



**AGENDA**  
**REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD**  
**WEDNESDAY OCTOBER 25, 2023 – 7:30 PM**  
**151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI\***

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The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **October 11, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
  - 1. **380 S. Bates – Community House – Request to rezone property to extend C (Community) overlay district across entire parcel.**
- G.** Community Impact Studies
  - 1. **720 S. Adams – Request for Community Impact Study Review for New 5-Story Mixed-Use Building in the Triangle District.**
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
  - 1. **720 S. Adams – Request for Preliminary Site Plan Review for New 5-Story Mixed-Use Building in the Triangle District.**
- J.** Study Session
- K.** Miscellaneous Business and Communications:
  - 1. Pre-Application Discussions
  - 2. Communications
    - i. **Project Updates**
  - 3. Administrative Approval Correspondence
    - i. **October 6, 2023 – October 20, 2023**
  - 4. Draft Agenda – **November 8, 2023**
  - 5. Action List – **2023**
  - 6. Other Business
- L.** Planning Division Action Items
  - 1. Staff Report on Previous Requests
  - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

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\* Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

**Link to Access Virtual Meeting:** <https://zoom.us/j/111656967>  
**Telephone Meeting Access:** 877-853-5247 US Toll-Free  
**Meeting ID Code:** 111656967

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

**City Of Birmingham**  
**Regular Meeting Of The Planning Board**  
**October 11, 2023**  
City Commission Room  
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 11, 2023. Chair Clein convened the meeting at 7:30 p.m.

**A. Roll Call**

**Present:** Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine (non-voting), Nasseem Ramin

**Absent:** Board Member Bert Koseck; Student Representatives Asher Kaftan, Matthew Wiegand

**Staff:** Planning Director Dupuis; Senior Planner Cowan, City Transcriptionist Eichenhorn

**B. Approval Of The Minutes Of The Regular Planning Board Meeting of September 13, 2023**

**10-39-23**

**Motion by Mr. Share**

**Seconded by Mr. Williams to approve the minutes of the Regular Planning Board meeting of September 27, 2023 as presented.**

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Clein, Williams, Ramin, Jeffares, Share, Boyle, Whipple-Boyce

Nays: None

**C. Chair's Comments**

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

**D. Review Of The Agenda**

**E. Unfinished Business/Courtesy Review**

**F. Rezoning Applications**

**G. Community Impact Studies**

**H. Special Land Use Permits and Site Plan & Design Reviews**

**I. Site Plan & Design Review**

**1. 35001 Woodward – Site Plan Extension Request**

PD Dupuis answered brief informational questions from the Board.



**10-40-23**

**Motion by Mr. Share**

**Seconded by Mr. Williams to extend the final site plan of 35001-35075 Woodward to November 1, 2024, subject to:**

- 1. If the applicant wants an additional extension, a personal appearance and detailed explanation of why an extension is justified.**

**The Board discussed whether a six month extension might be more appropriate, and it was determined that a year was both customary and appropriate for a first extension request.**

**Motion carried, 7-0.**

**VOICE VOTE**

Yeas: Clein, Williams, Ramin, Jeffares, Share, Boyle, Whipple-Boyce

Nays: None

**J. Study Session**

**1. Dumpster Screening Materials – Study Session**

PD Dupuis presented the item and answered brief informational questions from the Board.

Board comment was as follows:

- Article 4, Section 4.54 (B)(9)(a) should indicate that if the receptacle or equipment were over six feet, the Board would have the ability to adjust the height of the wall and the materials used above six feet;
- 'In no case shall the screenwall exceed the height of the object(s) being screened by more than 1 foot' should be removed from Article 4, Section 4.54 (B)(9)(a); and,
- 'Intended for exterior use' should be added after 'durable materials in Article 4, Section 4.54 (B)(9)(b).

**10-41-23**

**Motion by Mr. Williams**

**Seconded by Ms. Whipple-Boyce to set a public hearing date of November 8, 2023 to review amendments to Article 4, Section 4.54 of the Zoning Ordinance.**

**Motion carried, 7-0.**

**VOICE VOTE**

Yeas: Clein, Williams, Ramin, Jeffares, Share, Boyle, Whipple-Boyce

Nays: None

**2. Mixed-Use Requirements – Study Session**

PD Dupuis presented the item and answered brief informational questions from the Board.

Board members' discussion was as follows:

- The ordinance possibly should require that the commercial composition of the first floor of buildings in the Triangle be at least  $\frac{1}{3}$  of the total area of the first floor and should likely include a linear frontage requirement;
- Commercial uses do not have to be retail;
- Residential units could be allowed on the first floor interspersed with commercial uses, instead of in contiguous blocks of residential;
- Alternatively, residential units on the first floor would likely maintain drawn blinds in order to preserve privacy, which would not enhance activity on the street;
- The present ordinance made it too easy to get additional floors;
- The developer should not receive a building permit until they guarantee their commitment to the City in some way;
- It might be possible to design first floor residential on busy streets differently from first floor residential on less busy streets in order to increase activation;
- It might be most appropriate to remove LEED requirements from this ordinance entirely and to encourage the Sustainability Board to speak to the Commission about developing minimum sustainability standards for buildings;
- Maple, Bowers, Woodward, Haynes, and Adams could require commercial uses on the first floor, with the only exception being the minimum permitted for circulation;
- It might be worth considering adding a requirement that the commercial uses on Maple, Bowers, Woodward, Haynes, and Adams be publicly accessible; and,
- One of the requirements for extra floors could be if a developer provides a certain amount of parking, with the minimum to be discussed during the next discussion of this item.

## **K. Miscellaneous Business and Communications**

### **1. Pre-Application Discussions**

#### **i. 259 E. Frank**

SP Cowan and members of the applicant team presented the proposal.

The Board provided feedback on the proposal.

### **2. Communications**

#### **i. Project Updates**

#### **ii. City Commission Joint Meeting – October 23, 2023**

Members of the Board commented that it would be beneficial to discuss implementation of the 2040 Plan.

### **3. Administrative Approval Correspondence**

### **4. Draft Agenda**

### **5. Action List – 2023**

### **6. Other Business**

SP Cowan announced a sculpture unveiling at Woodward and Haynes scheduled for October 12, 2023 at 4:30 p.m. followed by an art walk through downtown Birmingham.

It was noted that utility meters on the front of single family residential homes were subject to screening requirements.

It was suggested that the Board consider whether all new buildings in the City should be required to meet one of the LEED standards at a minimum.

**L. Planning Division Action Items**

**a. Staff Report on Previous Requests**

**b. Additional Items from tonight's meeting**

**M. Adjournment**

No further business being evident, the Chair commended everyone present and adjourned the meeting at 9:19 p.m.

A blue ink signature of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature of Laura Eichenhorn, written in a cursive style.

Laura Eichenhorn, City Transcriptionist



## MEMORANDUM

Planning Division

**DATE:** October 25, 2023

**TO:** Planning Board Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** 380 S. Bates – Community House – Rezoning Request

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The applicant has submitted a rezoning application for 380 S. Bates – The Community House – to extend the C (Community) overlay zoning district across the entire “L” shaped parcel, which is wholly owned by the Community House. The subject site is located west of Shain Park, south of the Baldwin Public Library, and is bound by W. Merrill, S. Bates, Townsend, and S. Chester streets.

Per [Article 7, Section 7.02](#) of the Zoning Ordinance, any person with a fee interest in the property may seek an amendment in the zoning classification of that property. Each application is required to include statements addressing the following:

1. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.
2. An explanation of why the existing zoning classification is no longer appropriate.
3. An explanation of why the proposed rezoning will not be detrimental to surrounding properties.

The application must also be submitted with plans and documents containing detailed information about the site, its current zoning, dimensional details and other pertinent information. A full list of the requirements is provided below with an analysis. The Planning Board provides a recommendation on the rezoning application to the City Commission for final determination.

As noted above, the rezoning request is to extend the C (Community) overlay zoning district, which currently covers about 2/3 of the parcel, across the entire Community House site. The underlying R7 (Multiple-Family Residential) would remain as a part of this request.

### Requirements for Rezoning

Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following:

1. *An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.*

**Applicant Response:**

The Applicant requests a rezoning of the Community Zone of the Downtown Birmingham Overlay to include the northwest corner of the Community House Property. This inclusion is necessary to update the Overlay Zone of the 2040 Plan to conform to the uses envisioned in the 2040 Plan for Community uses. Further, rezoning is necessary for the preservation and enjoyment of the rights and usage that is commonly, and in this case historically associated with the Property ownership by the Community House. Property which is and has been used by the Community House operation for the past 100 years. Such rezoning will accommodate the existing and ongoing needs of the community.

2. *An explanation of why the existing zoning classification is no longer appropriate.*

**Applicant Response:**

The City of Birmingham's 2040 Plan clearly recognizes that the current zoning of R-7 is no longer appropriate by designating a future land use for the Subject Property which suggests that the entire parcel should be designated for "civic" uses, along with the neighboring Shain Park, Baldwin Public Library, and City Hall. The 2040 Plan for this area has been changed to update all of these properties, including the east and southeast portion of the L-shaped parcel, so that they are included in the Downtown Birmingham Overlay District. The entire parcel of the Subject Property should be included in the Downtown Birmingham Overlay District so that it is consistent with the future land use recommendation of "civic" for the entire parcel. If rezoning is granted, the entire parcel will be part of the C zone to coordinate with its historic and current use.

3. *An explanation of why the proposed rezoning will not be detrimental to the surrounding properties.*

**Applicant Response:**

The inclusion of the Subject Property in the Downtown Birmingham Overlay District, Community Zone would not be detrimental to the surrounding properties because the Applicant and many of the surrounding neighborhood properties are currently providing community services and are operating in the Downtown Birmingham Overlay District, Community Zone. A majority of the Community House Property is currently located in the Community Zone of the Downtown Birmingham Overlay District. This rezoning provides for uses that are complementary to the surrounding civic uses and will not be detrimental to the surrounding properties. Further, the Community House uses, and the uses of the surrounding properties are long-established. The rezoning applied for here does not cause a change to the character or use of any surrounding properties, but rather, enhances and strengthens the civic area of our City.

In addition to the above explanations, applications for amendments that are intended to change the zoning classification of a particular property shall also be accompanied by a plot plan. Information required on plot plans shall be as follows:

1. Applicant's name, address and telephone number.
2. Scale, north point, and dates of submission and revisions.
3. Zoning classification of petitioner's parcel and all abutting parcels.
4. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
5. Existing use of the property.
6. Dimensions, centerlines and right-of-way widths of all abutting streets and alleys.
7. Location of existing drainage courses, floodplains, lakes, streams, and wood lots.
8. All existing easements.
9. Location of existing sanitary systems and/or septic systems.
10. Location and size of existing water mains, well sites and building service.
11. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plans.

At this time, the applicant appears to have provided all of the above information within the site/design plans submitted as an attachment to this application. The majority of the above information can be found on sheets C2 (Preliminary Site Plan), A060 (Context Site Plan), and A070 (Zoning Plan).

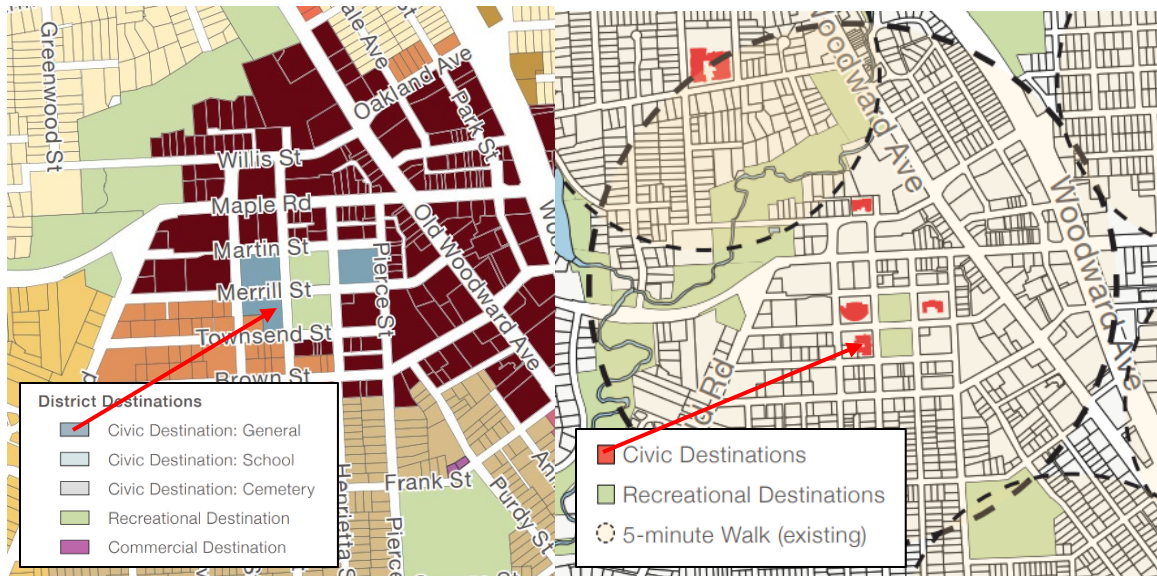
### **Planning Division Analysis & Findings of Fact**

The Planning Board shall make written findings of fact and transmit same, together with its recommendation, to the City Commission. The City Commission may hold additional hearings if the City Commission considers it necessary. The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:

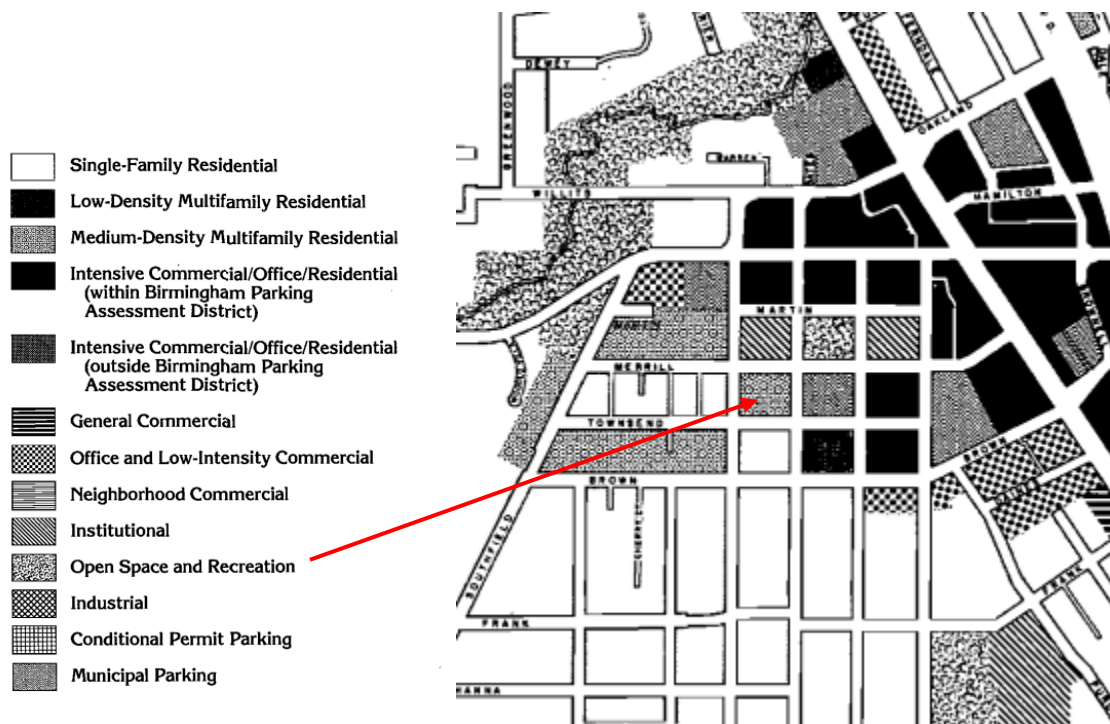
1. *The objectives of the City's then current master plan and the City's 2016 Plan.*

### **Planning Division Analysis:**

At this time, the City's current master plan is the [Birmingham Plan 2040](#) (the "2040 Plan"). The Future Land Use Map designates the Community House property as "Civic Destination: General." In the 2040 Plan, Civic Destinations are "key supportive features" of the planning district concept that aims to provide an area of analysis that has a consistent character and relatively consistent structure. The 2040 Plan goes on to describe Civic Destinations to include "fire stations, meeting halls, museums, places of worship, post offices, schools, and specialized civic institutions such as Next and the YMCA." The 2040 Plan emphasizes Civic Destinations in relation to the goal of "Connecting the City" based on their unique ability to draw from areas across the City and their ability to facilitate events, house organizations, or generally allow people a space to gather and socialize. Figure 23 (pg. 37) of the 2040 Plan denotes the Community House as a Civic Destination, which led to the designation of this particular parcel as a Civic Destination, since the entire parcel is owned by the Community House.



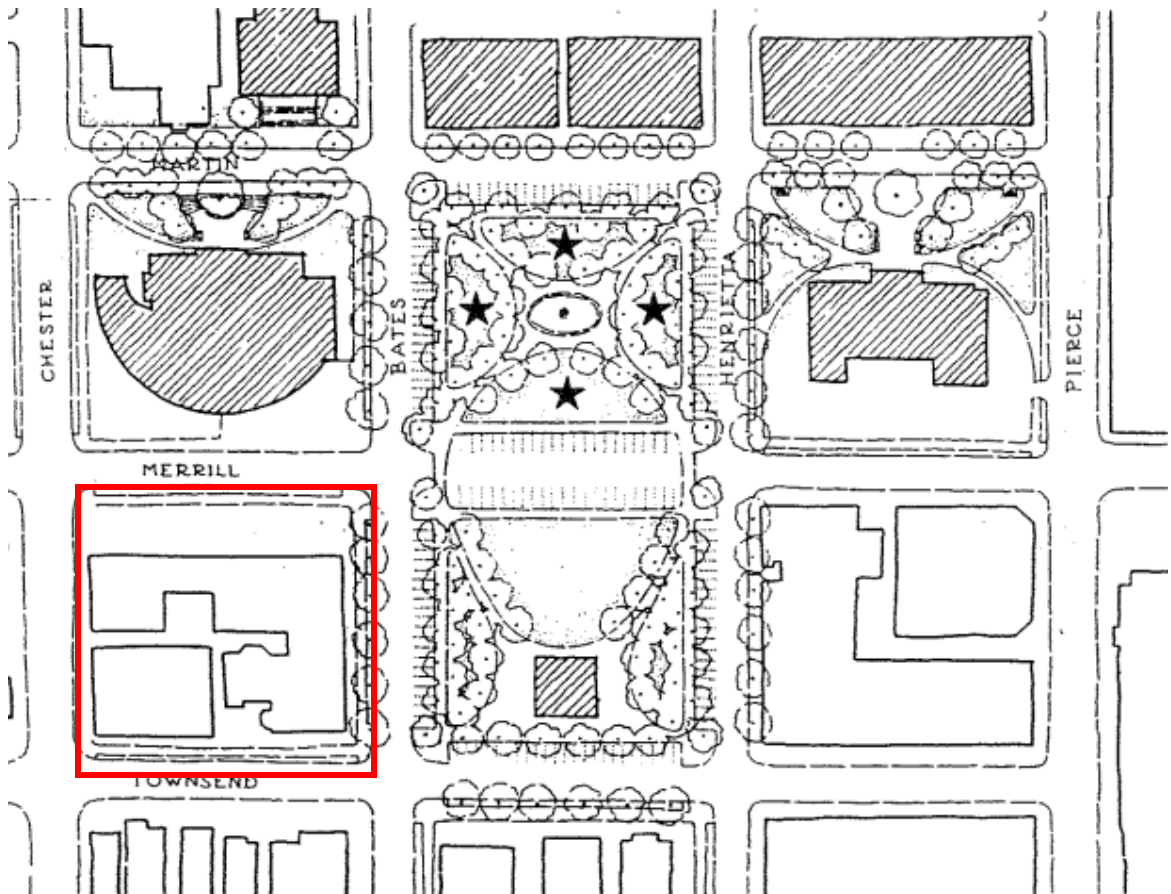
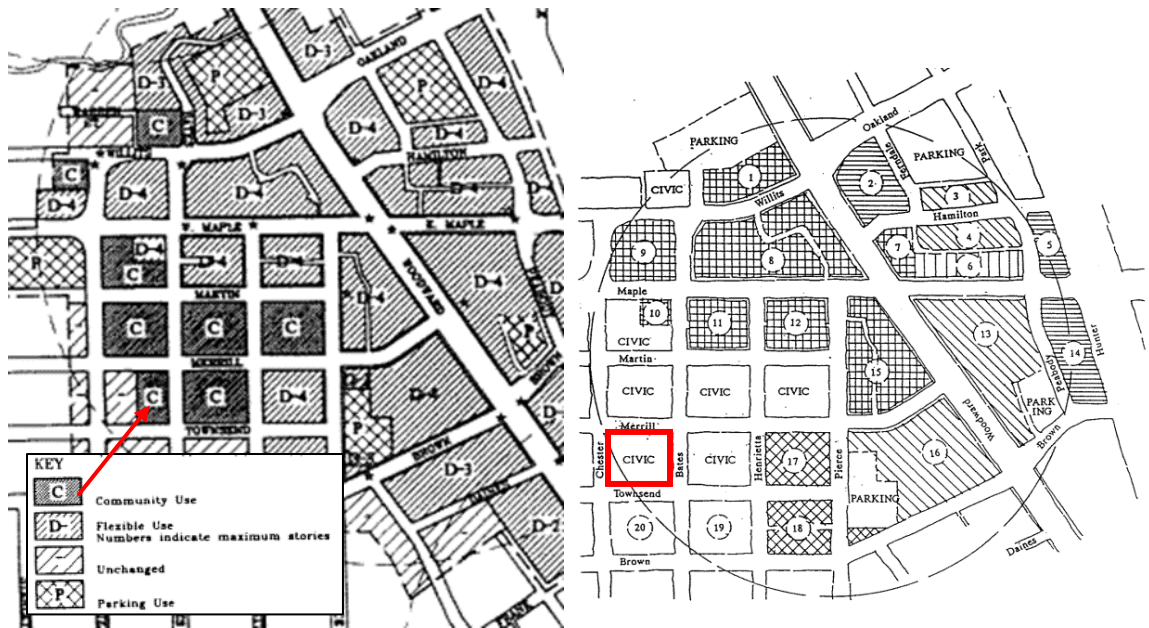
Although the City has moved on from the [1980 Birmingham Plan](#), it is of note that the proposals in the 2040 Plan are not inconsistent with the plan from 1980. In the 1980 Plan, this parcel was designated as “Open Space and Recreational” in the Future Land Use Map. This designation included parks and playgrounds, natural areas, *public/private indoor and outdoor cultural and recreational facilities*, and cemeteries.



As for the [Downtown Birmingham 2016 Plan](#) (the “2016 Plan”), the Regulating Plan of the Downtown Birmingham Overlay Zoning District does designate this parcel as “split-zoned” with the eastern 2/3 of the parcel being C (Community Use) and the western side of the parcel to remain “Unchanged.” There are other areas of the plan, however, that appear



to indicate that the use of the site would be civic, and another area that seems to contemplate an eventual addition or development to the community house site.





Ultimately, there is very little in the 2016 Plan that mentions the subject site or the Community House, with the exception of “Special Project 4: Cultural Sites.” Within the description of this special project, we may be able to discern why the regulating plan had this property “split-zoned” in the first place. In the discussion, the 2016 Plan suggests that there are several cultural, social and service institutions in the City, most of which appeared to be in a period of growth. This growth was anticipated to exceed the limitations of the physical buildings in which they were located, and indicated that they may move on from these sites in search of larger venues to continue their respective missions. If that were to happen, in this case to the Community House, the 2016 Plan recommended that the City invest in all parcels that face Shain Park for the purposes of creating new civic spaces and/or buildings and retain the civic center “campus.”

2. *Existing uses of property within in the general area of the property in question.*

The general adjacent area of the subject site contains two distinct use types. To the west/south, the properties are exclusively residential, while the properties to the north/east are all civic/community and eventually moves to commercial.

The following chart summarizes the land uses and zoning districts adjacent to and in the vicinity of the subject site:

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Existing Land Use</b>	Institutional	Multiple-Family Residential	Park/Open Space	Multiple-Family Residential
<b>Existing Zoning</b>	PP (Public Property)	R8 (Attached Single-Family)	PP (Public Property)	R8 (Attached Single-Family)
<b>Overlay Zoning</b>	C (Community)	N/A	C (Community)	N/A

3. *Zoning classification of property within the general area of the property in question.*

As noted in the table above section, the subject site is surrounded by two specific uses: Multiple-Family Residential and Institutional. These uses translate into the R8 and PP zones. In the PP zone, the adjacent properties are the Baldwin Public Library and Shain Park. These sites have maintained these uses since their inception/construction on the 1920’s. As for the adjacent R8 zoning district, many of the properties have been redeveloped into the attached single-family dwelling unit style that is permitted by the R8 zone, with some exceptions where some older single-family houses still remain. It is of note that the small parcel on the same block as the Community House was formerly owned by the Community House and was sold sometime before the 2016 Plan, which might explain why it does not show up in the 1980 Plan map, but is included in the 2016 Plan.

4. *The suitability of the property in question to the uses permitted under the existing zoning classification.*

The underlying zoning does appear to be suitable to the uses permitted in the existing zoning district. In the R7 zone, "Philanthropic Use" is permitted under a Special Land Use Permit and may be considered suitable to the Community House.

**Philanthropic Use:** Land uses such as senior citizen programs, youth programs, and other similar programs. Does not include correctional institutions, dormitory facilities or public dining hall facilities other than public dining hall facilities for citizens.

The request to rezone the property and extend the C (Community) overlay across the entire site may provide the Community House with an opportunity to conform to a use that better suits the facility and its programming, as per the applicant, which describes the Community House as "a gathering and meeting space for community groups and other civic, religious, and charitable events to benefit the citizens of our community":

**Community Use:** Premises used principally for education, worship, cultural performances, and gatherings administered by nonprofit cultural, educational, and religious organizations; premises used principally for local, state, and federal government, administration, provision of public services, education, cultural performances, and gatherings.

As has been publicly stated, this rezoning request is directly tied to a development proposal, which is an expansion of nearly 34,000 sq. ft. Although this particular Finding of Fact focuses on uses rather than development standards, the two are integrally related. [Article 9, Section 9.02](#) of the Zoning Ordinance defines use as "the primary and chief purpose for which a lot is used, which use is conducted within a principal building, or as otherwise specified by the Zoning Ordinance." As has been stated by the Applicant, the Community House is looking to expand their offerings to the community, which in their opinion will require more space than the existing building contains. If the Community House were to construct an addition to the R7 development regulations, the setback standards outlined in [Article 2, Section 2.18](#) would present a difficult condition and (potentially) an awkward building footprint. In an effort to better understand the differences in basic bulk, area and placement regulations between the R7 and C zones, please see the table below:

	<b>C (Community)</b>	<b>R7 (Multiple-Family Residential)</b>
Maximum Height	Shall comply with the underlying height restrictions, but may be negotiated by the Planning Board.	50 ft., 4 stories
Minimum Front Yard Setback	N/A	Avg. setback of residential buildings within 200 ft., otherwise 25 ft.
Minimum Rear Yard Setback	N/A	30 ft.
Minimum Side Yard Setback	N/A	1/2 the building height per side yard

5. *The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.*

The trend of development in the general area of the Community House is relatively stagnant, with the exception of a potential 5-story addition to the historic Birmingham Post Office site to the north along Maple Rd. Many of the nearby properties have already been redeveloped to their fullest potential, again with the exception of some older (and in some cases historic) single family dwellings to the west and south. The Baldwin Public Library has also seen several additions, two of which are fairly recent.

Based on a review of the rezoning application and supporting documentation submitted by the applicant, a review of the applicable master plan documents, current zoning and recent development trends in the area, the Planning Department finds that the applicant meets the established Zoning Ordinance requirements outlined in Article 7, section 7.02(B)(5) and that the subject site qualifies for a rezoning of the property to extend the C (Community) overlay district across the entire site.

### **Sample Motion Language**

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board adopts the findings of fact contained in the staff report dated October 25, 2023 and recommends **APPROVAL** to the City Commission for the rezoning of 380 S. Bates – The Community House – to extend the C (Community) overlay district across the entire site.

### **OR**

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends **DENIAL** to the City Commission of the applicant's request for the rezoning of the property at 380 S. Bates – The Community House – to extend the C (Community) overlay district across the entire site for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### **OR**

Motion to recommend **POSTPONEMENT** of the applicant's request for the rezoning of the property at 380 S. Bates – The Community House –pending receipt and review of the following information:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

October 6, 2023

Richard D. Rattner  
[rdr@wwrplaw.com](mailto:rdr@wwrplaw.com)

***Email and Hand-Delivered***

Planning Board  
City Commission  
City of Birmingham  
151 Martin St.  
Birmingham, MI 48012

***Re: Application for Zoning Map and Ordinance Change ("Application") for  
Property at 380 South Bates Street, Birmingham, Michigan ("Community  
House Property") submitted by The Community House ("Applicant").***

Dear Members of the Planning Board and the City Commission:

This letter supports the above-referenced Application. Applicant requests that the Planning Board recommend to the City Commission that the northwest corner of the Community House Property ("Subject Property") be rezoned to include the Subject Property in the Downtown Birmingham Overlay District, Community Zone, so that the entire Community House Property can exist in same Overlay District zone. Such inclusion in the Downtown Birmingham Overlay District, Community Zone is consistent with the future land use 2040 Master Plan.

**Executive Summary -- The Subject Property**

The Community House Property is used and has been used consistently for the past 100 years, as a gathering and meeting space for community groups and other civic, religious, and charitable events to benefit the citizens of our community. The eastern portion of the L-shaped parcel is currently located in the Downtown Birmingham Overlay District in the Community Zone, while the northwest portion of that Property was left out of the Downtown Birmingham Overlay District as currently configured.

The Birmingham Zoning Ordinance ("Zoning Ordinance") at Sec. 1.04 provides that the purpose of the Zoning Ordinance is to "...guide the growth and development of the City in accordance with the goals, objectives and strategies stated within the Birmingham Master Plan ("Birmingham Plan"), and Downtown Birmingham 2016 Plan ("2016 Plan")." The City of

Birmingham updated that plan and enacted the Downtown Birmingham 2040 Plan in May of 2023, which sets the goals and standards for future land use and development in the City. The Birmingham 2040 Plan recommends that the future land use for this area be a “Civic” use. The 2040 Plan does not distinguish the northwest portion of the property from the rest of the parcel. The 2040 Plan thus anticipates the rezoning that the Applicant is requesting in this Application, that is, that the parcel should be used for the benefit of the community.

In summary, The Community House’s proposed inclusion complies with the goals of the 2040 Plan and is necessary to allow the Community House to continue its philanthropic, civic and community uses for many years to come.

#### **Subject Property and District Intent of the District**

The purposes of the Downtown Birmingham Overlay District, set forth in Zoning Ordinance, Sec. 3.01, are to:

- A. Encourage and direct development within the boundaries of the Downtown Birmingham Overlay District and implement the Downtown Birmingham 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 Downtown Birmingham 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.

Under the Zoning Ordinance Section 9.02, Community Use is defined as “Premises used principally for education, worship, cultural performances, and gatherings administered by nonprofit cultural, educational, and religious organizations; premises used principally for local, state, and federal government, administration, provision of public services, education, cultural performances, and gatherings.” **The Community House is a nonprofit organization that provides for all of the uses identified as permitted uses in the C overlay zone.**

The Applicant provides the community with a myriad of civic services, including but not limited to providing an event venue for adult, children, and senior programming, daycare services, and other civic and community activities to serve the citizens of our community. That is and has been the mission of the Community House for the past century, and that mission mirrors the description of “Community Use” in our ordinances. The proposed rezoning allows the Applicant to continue to fulfill this mission of community service.



**Rezoning Amendment – Sec. 7.02 (B)(2)(b)(i)-(iii)**

The Zoning Ordinance at Sec. 7.02 requires that as part of the application for rezoning, the applicant should address certain issues to be considered by the Planning Board and the City Commission. Please consider the following comments with respect to these issues.

**7.02(B)(2)(b)(i) - An Explanation of Why the Rezoning is Necessary for the Preservation and Enjoyment of the Rights and Usage Commonly Associated with Property Ownership**

The Applicant requests a rezoning of the Community Zone of the Downtown Birmingham Overlay to include the northwest corner of the Community House Property. This inclusion is necessary to update the Overlay Zone of the 2040 Plan to conform to the uses envisioned in that 2040 Plan for Community uses. Further, rezoning is necessary for the preservation and enjoyment of the rights and usage that is commonly, and in this case historically associated with the Property ownership by the Community House. Property which is and has been used by the Community House operation for the past 100 years. Such rezoning will accommodate the existing and ongoing needs of the community.

**Sec. 7.02(B)(2)(b)(ii) - An Explanation of Why the Existing Zoning Classification is No Longer Appropriate**

The City of Birmingham's 2040 Plan clearly recognizes that the current zoning of R-7 is no longer appropriate by designating a future land use for the Subject Property which suggests that the entire parcel should be designated for "civic" uses, along with the neighboring Shain Park, Baldwin Public Library, and City Hall. The 2040 Plan for this area has been changed to update all of these properties, including the east and southeast portion of the L-shaped parcel, so that they are included in the Downtown Birmingham Overlay District. The entire parcel of the Subject Property should be included in the Downtown Birmingham Overlay District so that it is consistent with the future land use recommendation of "civic" for the **entire** parcel. If rezoning is granted, the entire parcel will be part of the C zone to coordinate with its historic and current use.

**Sec. 7.02(B)(2)(b)(iii) - An Explanation of Why the Proposed Zoning will not be Detrimental to the Surrounding Properties**

The inclusion of the Subject Property in the Downtown Birmingham Overlay District, Community Zone would not be detrimental to the surrounding properties because the Applicant and many of the surrounding neighborhood properties are currently providing community

services and are operating in the Downtown Birmingham Overlay District, Community Zone. A majority of the Community House Property is currently located in the Community Zone of the Downtown Birmingham Overlay District. This rezoning provides for uses that are complementary to the surrounding civic uses and will not be detrimental to the surrounding properties. Further, the Community House uses, and the uses of the surrounding properties are long-established. The rezoning applied for here does not cause a change to the character or use of any surrounding properties, but rather, enhances and strengthens the civic area of our City.

**Sec. 7.02(B)(5)(a)-(e) – Applicant Satisfies the Required Findings of Fact**

**(a) Applicant meets the objectives of the City’s current master plan and the 2016 Plan.**

As discussed, Applicant meets the objectives of the 2040 Plan and the City’s Master Plan because the entire parcel is to be used for “civic” purposes under the 2040 Plan. In the 2040 Plan, p. 37:

\*\*\*\*“Civic buildings and landscapes should be grand and iconic, and be distinct from residential construction to avoid confusing public and private use.”\*\*\*\*Throughout the community, Civic Destinations should be maintained and supported. During the planning charrette, some of the City’s civic institutions discussed their great variety of programs. We also heard that some struggle to reach residents and new generations who are not familiar with the role that civic institutions play in the community. To support these institutions, Birmingham should have a Community Foundation or fund, which the Chamber of Commerce is in the process of establishing. In addition to the fund, regular social events should be organized throughout the city. At present, a series of events occurs downtown, but additional events should be considered throughout the community. Regular events such as these are an important means of gaining visibility among community members, engaging them, and strengthening the community’s social and civic structure.”

The 2040 Plan supports and anticipates an increase in community events and gatherings, such as those provided by Applicant. The focus on serving the community set forth in the 2040 Plan is the same as the mission of the Community House for the past century. This rezoning of the remainder of the Community House property will help to provide for the growing need within the City as acknowledged by the Master Plan.

**(b) The proposed development is consistent with existing uses in the area.**

The inclusion of the Subject Property in the Downtown Birmingham Overlay District, Community Zone, is consistent with the existing uses in the area because most of the surrounding properties including the existing Community House are located in the Downtown



Birmingham Overlay District. The only exception is the location of the northeast parcel of the Community House Property which is the subject of this Application.

**(c) The proposed zoning classification is consistent with those in the general area.**

Slightly expanding the Downtown Birmingham Overlay District, Community Zone would have no effect on the surrounding properties. The surrounding properties have existed for many years as neighbors to the Community House. Therefore, there will be no differences that will disturb the character or existing uses in the area. All of the uses fit into the existing neighborhood, from the Baldwin House to the Library to Shane Park to the west and north of the Community House Property. Simply stated, the proposed rezoning is consistent with the general Overlay District pattern in the area, particularly because there are no new uses introduced into this well-established neighborhood character.

**(d) The proposed use of the Subject Property is not suitable under existing zoning.**

Applicant's uses reasonably fall under the "Civic" category of the new 2040 Plan. In fact, the Community House has used the property for "Community Use" purposes for 100 years. This rezoning simply updates the 2040 Planned Downtown Overlay District to accurately reflect not only what is envisioned for the property in the 2040 Plan, but what has been, and continues to exist. Inclusion in the Community Zone supports and confirms the 2040 Plan for the "Civic" uses in the Overlay District.

**(e) The trend of development in the area supports inclusion of the Subject Property in the Downtown Birmingham Overlay District.**

This Application supports the trend of development in the Downtown Birmingham Overlay Zone. The area has matured and been updated to accommodate the needs of the citizens. The City of Birmingham's municipal building, Baldwin Public Library (currently under construction) and Shain Park are also located in the Downtown Birmingham Overlay District and are also located in the Community Zone. These spaces serve the community, just as Applicant does. It is only fair and reasonable that the entire parcel, rather than only a part of the Subject Property should be included in the Downtown Birmingham Overlay, Community Zone. This rezoning will allow the Applicant to continue to be a first-class provider of civic services to complement the high quality of the City's Parks, library, and municipal building.

**Conclusion**

Applicant's requests that the Subject Property be rezoned to be included in the Downtown Birmingham Overlay District, Community Zone. This will allow Applicant to



continue to offer the best quality services to the community, and further, the rezoning is consistent with the City of Birmingham's 2040 Plan and complies with all of the requirements set forth in the Birmingham City Zoning Ordinances.

Respectfully, the Applicant requests that the City grant Applicant's Application to rezone the Subject Property to include it in the Downtown Birmingham Overlay District, Community Zone.

Should you have any further questions or comments with regard to the above, please do not hesitate to call. With kind regards, I am,

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

*Richard D. Rattner*

Richard D. Rattner  
Attorney for Applicant

# THE COMMUNITY HOUSE

380 South Bates Street  
Birmingham, MI 48009

**Owner:**  
The Community House  
380 South Bates Street  
Birmingham, MI 48009  
T: 248.644.5832  
Contact: William Seklar

**Architect:**  
Saroki Architecture  
430 N. Old Woodward Avenue, Suite 300  
Birmingham, MI 48009  
T: 248.258.5707  
Contact: Victor Saroki, FAIA

**Civil Engineer:**  
Nowak & Fraus Engineers  
46777 Woodward Avenue  
Pontiac, Michigan 48342  
T: 248.332.7931  
Contact: Patrick J. Williams, PE

**Landscape Architect:**  
Michael J. Dul & Associates Inc.  
212 Daines  
Birmingham, Michigan 48009  
T: 248.644.3410  
Contact: Patrick M. Funke, PLA, CNSP

**Mechanical, Electrical & Plumbing:**  
Mechanical Engineering Consultants, PC  
14496 N. Sheldon Rd., Suite 260  
Plymouth, Michigan 48170  
T: 734.454.5516  
Contact: William E. Vernier III, P.E. LEED AP

## BUILDING DATA SUMMARY

### Existing Building Areas:

Lower Level	15,125 s.f.
First Level	15,040 s.f.
Second Level	7,330 s.f.
Total	37,495 s.f.

### New Building Areas:

Lower (Court) Level	11,270 s.f.
Lower (Mezzanine) Level	2,065 s.f.
First Level	5,490 s.f.
Second Level	10,250 s.f.
Third Level	4,755 s.f.

Total 33,830 s.f.

### Renovated Areas:

First Level 4,410 s.f.

### Outdoor Terraces:

Sculpture Garden	1,050 s.f.
Ballroom Terrace	1,030 s.f.
Second Floor Terrace	1,440 s.f.
Third Floor Terrace	2,350 s.f.

Total 5,870 s.f.



<b>Drawing Index:</b>  ● DRAWING ISSUED ○ DRAWING ISSUED FOR REFERENCE ONLY □ DRAWING NOT ISSUED		2023-03-13 PLANNING BOARD PRE APPLICATION 2023-06-07 PRELIMINARY SITE PLAN APPROVAL									
GENERAL											
G000	COVER SHEET & DRAWING INDEX	●	●								
CIVIL											
C-1	BOUNDARY / TOPOGRAPHIC / TREE SURVEY	●	●								
C-2	PRELIMINARY SITE PLAN	●	●								
LANDSCAPE											
L1	PRELIMINARY LANDSCAPE PLAN – GROUND LEVEL	●	●								
L2	PRELIMINARY LANDSCAPE PLAN – 2ND LEVEL	●	●								
L3	PRELIMINARY LANDSCAPE PLAN – 3RD LEVEL	●	●								
ARCHITECTURAL											
A060	CONTEXT SITE PLAN	●	●								
A065	CONTEXT ELEVATIONS	●	●								
A070	ZONING PLAN	●	●								
A100	LOWER (COURT) LEVEL – FLOOR PLAN	●	●								
A100M	LOWER (MEZZANINE) LEVEL – FLOOR PLAN	●	●								
A110	FIRST LEVEL – FLOOR PLAN	●	●								
A120	SECOND LEVEL – FLOOR PLAN	●	●								
A130	THIRD LEVEL – FLOOR PLAN	●	●								
A200	NORTH (MERRILL STREET) ELEVATION	●	●								
A210	WEST (CHESTER STREET) ELEVATION	●	●								
A220	SOUTH (TOWNSEND STREET) ELEVATION	●	●								
A230	EAST (BATES STREET) ELEVATION	●	●								
A300	BUILDING SECTION – CONCEPT		●								
ELECTRICAL											
E-0	EXTERIOR LIGHT FIXTURE OUTSHEETS		●								
E-1	FIRST LEVEL – EXTERIOR PHOTOMETRIC PLAN		●								
E-2	SECOND LEVEL – EXTERIOR PHOTOMETRIC PLAN		●								
E-3	THIRD LEVEL – EXTERIOR PHOTOMETRIC PLAN		●								
MECHANICAL											
M-0	LOWER LEVEL – HVAC PLAN		●								
M-1	FIRST LEVEL – HVAC PLAN		●								
M-2	SECOND LEVEL – HVAC PLAN		●								
M-3	THIRD LEVEL – HVAC PLAN		●								

### Approvals:



**SAROKI**  
ARCHITECTURE

430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009

P. 248.258.5707  
F. 248.258.5515

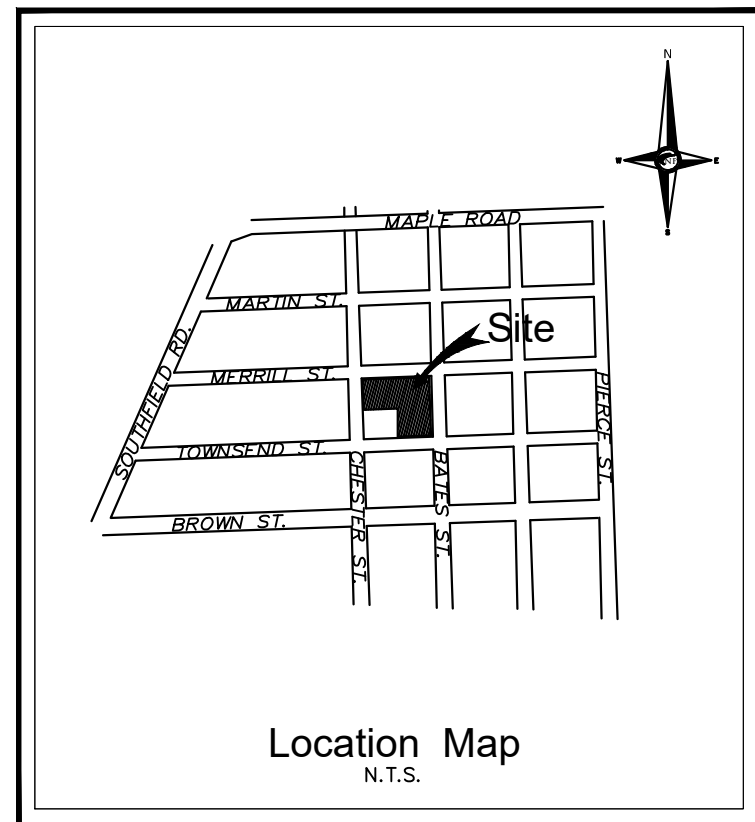
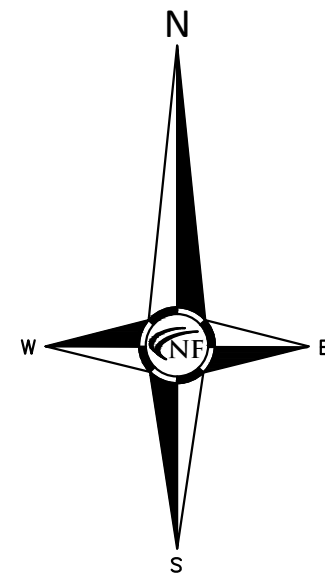
SarokiArchitecture.com

**Project:**  
The Community House  
380 South Bates Street  
Birmingham, Michigan 48009

**Date:** 2023-03-13  
**Issued For:** PLANNING BOARD  
PRE APPLICATION  
2023-06-07 PRELIMINARY  
SITE PLAN APPROVAL

Sheet No.:  
**G000**  
COVER SHEET &  
DRAWING INDEX





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

SEAL

PROJECT  
The Community House

CLIENT  
The Community House  
380 S. Bates Street  
Birmingham, MI 48009

Contact: Bill Seklar  
P: 248.835-3551

PROJECT LOCATION  
Part of the NW 1/4  
of Section 36  
T. 2N, R. 10E.  
City of Birmingham,  
Oakland County, Michigan

SHEET  
Boundary / Topographic /  
Tree Survey



Know what's below  
Call before you dig.

DATE ISSUED/REVISED

DRAWN BY:  
A. Wiseman

DESIGNED BY:  
A. Wiseman

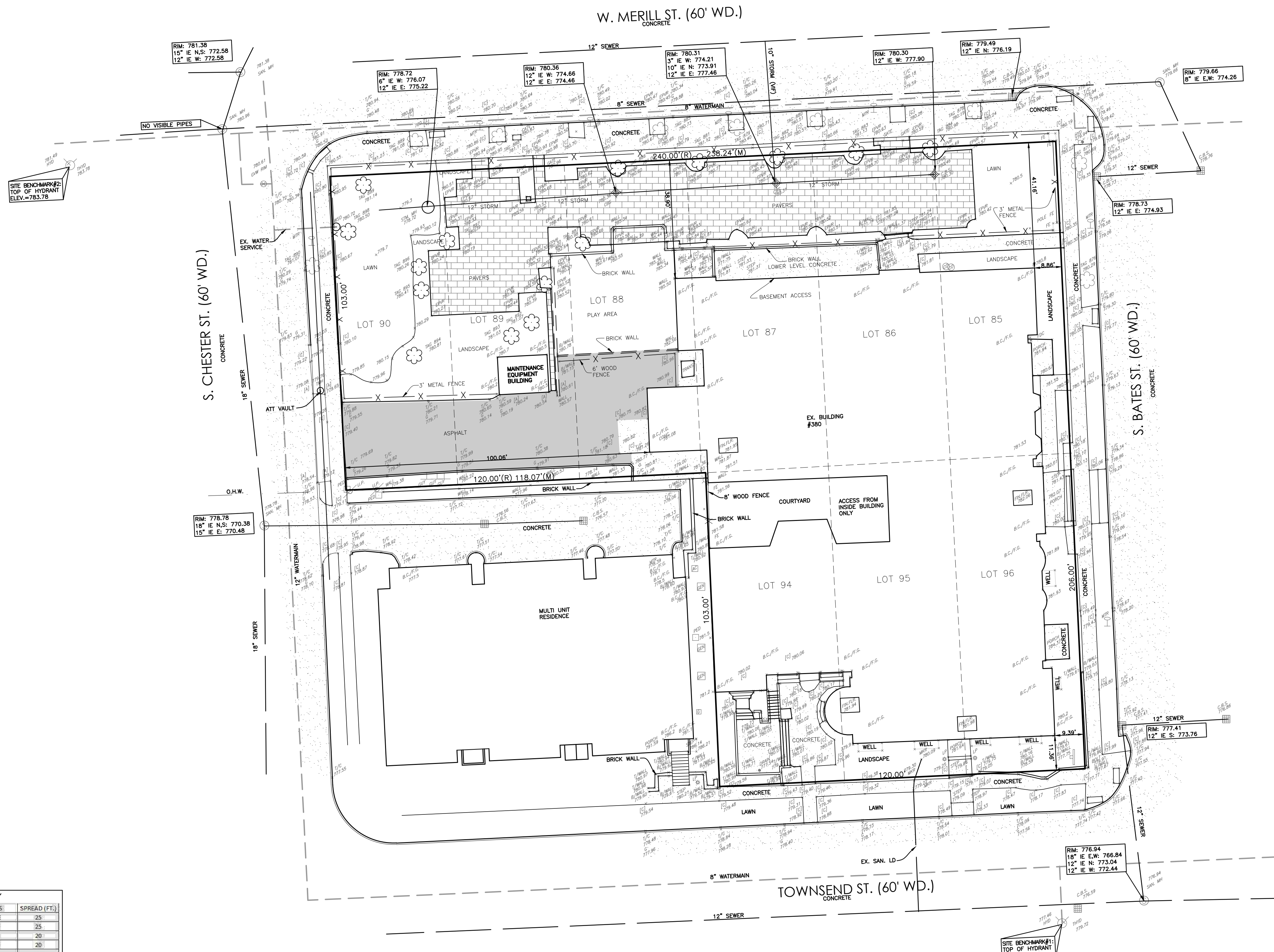
APPROVED BY:  
P. Williams

DATE:  
March 03, 2023

SCALE: 1" = 20'

NFE JOB NO.  
N382

SHEET NO.  
C-1



#### BUILDING PLACEMENT PER CITY ZONING ORDINANCE:

BUILDINGS AND THEIR ELEMENTS SHALL BE PLACED ON LOTS AS FOLLOWS:

FRONT BUILDING FACADES AT THE FIRST STORY SHALL BE LOCATED AT THE FRONTAGE LINE, EXCEPT THE PLANNING BOARD MAY ADJUST THE REQUIRED FRONT YARD TO THE AVERAGE FRONT SETBACK OF ANY ABUTTING BUILDING.

IN THE ABSENCE OF A BUILDING FACADE, A SCREENWALL SHALL BE BUILT ALONG THE FRONTAGE LINE AND ALIGNED WITH THE ADJACENT BUILDING FACADE. SCREENWALLS SHALL BE BETWEEN 2.5 AND 3.5 FEET IN HEIGHT AND MADE OF BRICK, STONE OR OTHER MASONRY MATERIAL MATCHING THE BUILDING. UPON APPROVAL BY THE PLANNING BOARD, SCREENWALLS MAY BE A CONTINUOUS, MAINTAINED EVERGREEN HEDGE OR METAL FENCING. SCREENWALLS MAY HAVE OPENINGS A MAXIMUM OF 25 FEET TO ALLOW VEHICULAR AND PEDESTRIAN ACCESS.

SIDE SETBACKS SHALL NOT BE REQUIRED.

A MINIMUM OF 10 FOOT REAR YARD SETBACK SHALL BE PROVIDED FROM THE MIDPOINT OF THE ALLEY, EXCEPT THAT THE PLANNING BOARD MAY ALLOW THIS SETBACK TO BE REDUCED OR ELIMINATED. IN THE ABSENCE OF AN ALLEY, THE REAR SETBACK SHALL BE EQUAL TO THAT OF AN ADJACENT, PREEXISTING BUILDING.

FIRST-FLOOR AWNINGS MAY ENCOACH UPON THE FRONTAGE LINE AND PUBLIC SIDEWALK, BUT MUST AVOID THE STREET THRESH. PROVIDE AT LEAST 8 FEET OF CLEARANCE ABOVE THE SIDEWALK, AND BE SET BACK A MINIMUM OF 2 FEET FROM THE ROAD CURB.

UPPER-FLOOR AWNINGS SHALL BE PERMITTED ONLY ON VERTICALLY PROPORTIONED WINDOWS, PROVIDED THAT THE AWNING IS ONLY THE WIDTH OF THE WINDOW, ENCOACHES UPON THE FRONTAGE LINE NO MORE THAN 3 FEET, AND IS NOT USED AS A BACKLIT SIGN.

LOADING DOCKS AND SERVICE AREAS SHALL BE PERMITTED ONLY WITHIN REAR YARDS. DOORS FOR ACCESS TO INTERIOR LOADING DOCKS AND SERVICE AREAS SHALL NOT FACE A PUBLIC STREET. ALL BUILDINGS SHALL HAVE THEIR PRINCIPAL PEDESTRIAN ENTRANCE ON A FRONTAGE LINE.

#### LEGEND

- SECTION CORNER
  - FOUND IRON, MON., NAIL
  - SET IRON
  - RECORDED
  - MEASURED
  - CALCULATED
- EXISTING DESCRIPTION
- UTILITY POLE
  - EDGE OF WOODS
  - BOTTOM OF BERM
  - TOP OF BERM
  - EDGE OF ASPHALT
  - EDGE OF CONCRETE
  - CORRUGATED METAL PIPE INVERT
  - TOP OF WALL
  - BOTTOM OF WALL
  - EDGE OF WATER
  - BUILDING CORNER/FINISHED GRADE
  - MARKER
  - WATER SHUT OFF
  - CENTERLINE
  - SANITARY MANHOLE
  - CATCH BASIN BEEHIVE
  - TOP OF CURB
  - STORM MANHOLE
  - TOP OF BANK
  - BOTTOM OF BANK
  - CATCH BASIN SQUARE
  - LIGHT POLE
  - GATE VALVE/WELL
  - PARKING METER
  - EXISTING GRADE

PROPERTY DESCRIPTION  
TON. RIDE, SEC. 36, MERRILL'S PLAT LOTS 85 TO 90 INCL, ALSO LOTS 94, 95 & 96 7/24/90FR  
00170004INCL0008

SITE BENCHMARK#1: TOP OF HYDRANT, ELEVATION: 779.72 (CITY DATUM)  
SITE BENCHMARK#2: TOP OF HYDRANT, ELEVATION: 783.78 (CITY DATUM)  
CITY BENCHMARK #29: BRASS DISC LOCATED AT THE SE CORNER OF CHESTER & MARTIN, ELEVATION: 783.350 (CITY DATUM)

TREE SURVEY			
TAG #	DIA. (IN.)	SPECIES	SPREAD (FT.)
877	9	MAPLE	25
878	8	PEAR	25
879	9	PEAR	20
880	9	PEAR	20
881	8	PEAR	25
882	9	PEAR	20
883	7	PEAR	15
884	5	PEAR	10
885	8	PEAR	15
886	9	PEAR	20
887	12	PEAR	30
888	11	PEAR	25
889	8	PEAR	20
890	15	LOCUST	35
891	6	PEAR	15
892	13	PINE	25
893	16	PINE	30
894	17	MAPLE	35
895	7	ORNAMENTAL	15
896	5	ORNAMENTAL	15
897	7	ORNAMENTAL	15
898	4	CRABAPPLE	25
899	6	CRABAPPLE	20



3 WORKING DAYS  
(EXCLUDING SAT,  
SUN, AND HOLIDAYS)  
**BEFORE YOU DIG  
CALL MISS DIG**  
1-800-482-7171  
(TOLL FREE)

ADDRESS: 380 S BATES ST  
PARCEL I.D. #19-36-132-007

#### REVISIONS



**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 20'	FIELD: BH, VA	DRAWN BY: R.PERRI
DATE: 05/25/2022	CHECKED: JSR,P.E./JUS,P.E./TWO	
TOPOGRAPHIC MAPPING PLAN UPON LOTS 85 TO 90 AND 94 TO 96 "MERRILL'S PLAT" PART OF THE NW 1/4 OF SECTION 36, TON. RIDE, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN		
CLIENT: THE COMMUNITY HOUSE		SHEET 1 OF 3
DRAWING NUMBER: 22-00232		



Detention Calculations (10) Year Storm Event

Contributing Area:	0.270	Acre
Allowable Outflow, Qa :	1.000	CFS / Acre
Runoff Coefficient, C :	0.950	Imperviousness
Maximum Allowable Outflow, Qo :	1.053	CFS / Acre * Imperv.
Ts Storage Time ( 10 Yr ):	53.958	Minutes
Vs Storage Time ( 10 Yr ):	4,903.532	CF / Acre * Imperv.
Vt Total Volume ( 10 Yr ):	1,257.756	Cubic Feet

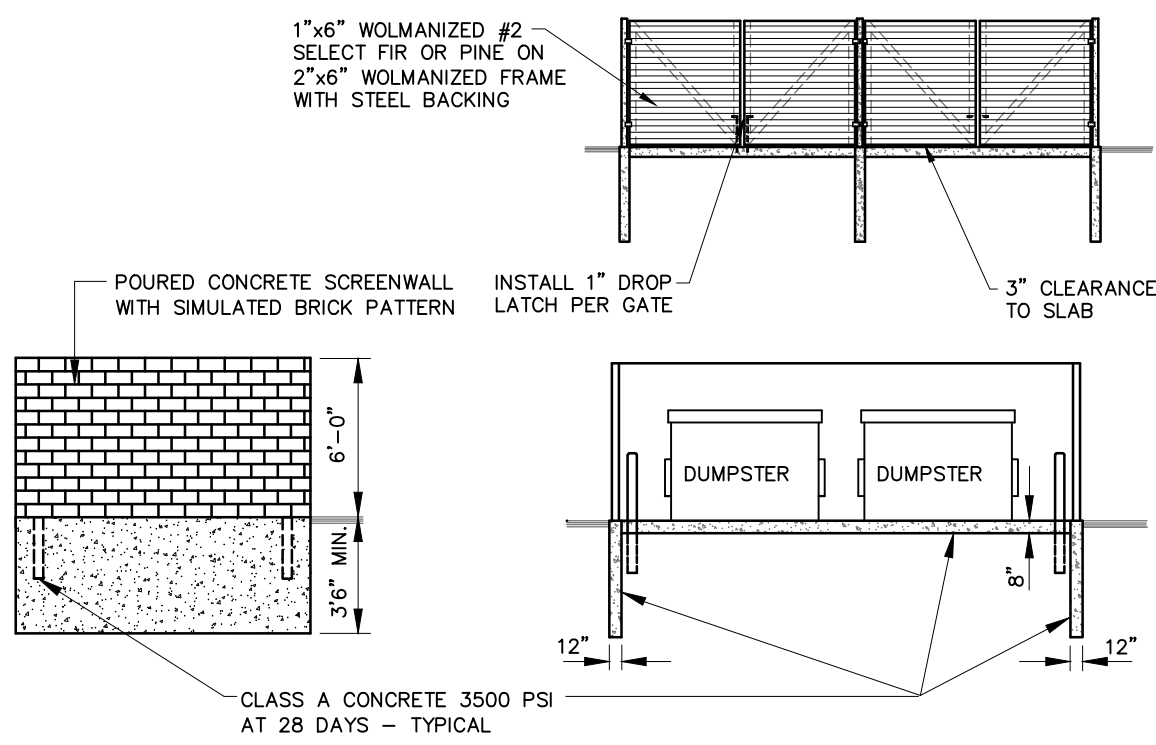
Volume Required : 1,258 Cubic Feet

Required Formulae:  
Qo = Qa / (Area x C) Vs = (10,500 x T)/(T + 25) - (40 x Qo x T)  
T = -25 + (6,562.5 / Qo)/0.5 Vt = Vs x A x C

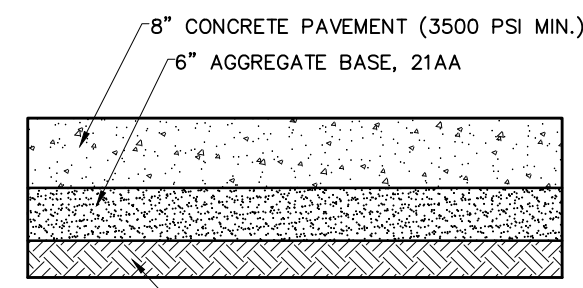
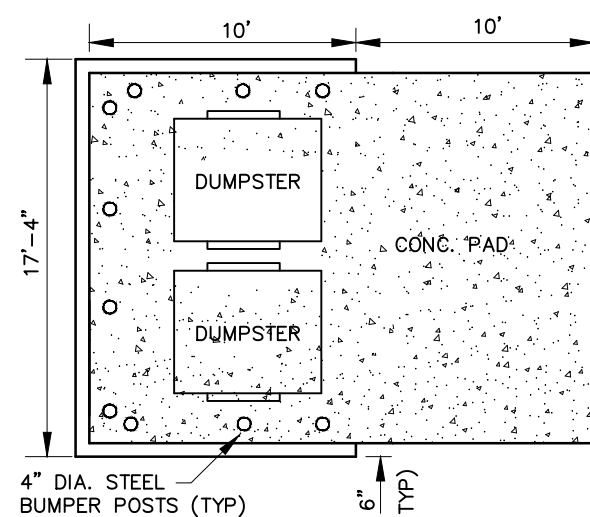
PIPE STORAGE CALCULATIONS

Pipe Dia (inches)	X-sec area (sq. ft.)	Length (LF)	Volume Provided (Cubic Feet)
36	7.07	180	1272.9

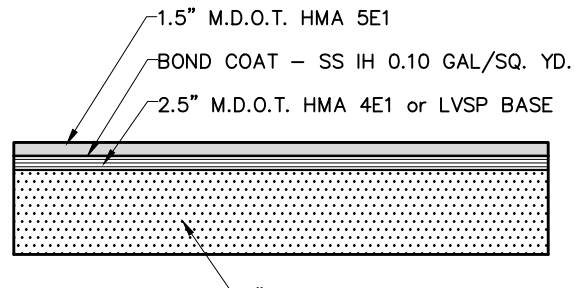
Volume Provided (Cu. Ft.) 1,273



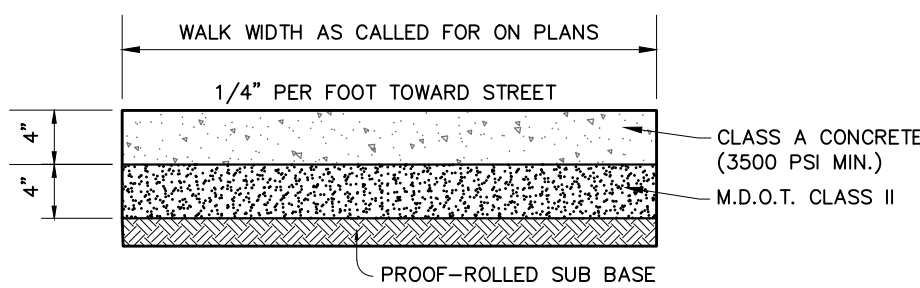
DUMPSTER ENCLOSURE DETAIL  
N.T.S.



CONCRETE PAVEMENT SECTION  
N.T.S.



ASPHALT PAVEMENT SECTION  
(DRIVE AND PARKING)



CONCRETE SIDEWALK SECTION  
N.T.S.

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.  
ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.  
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKewise ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

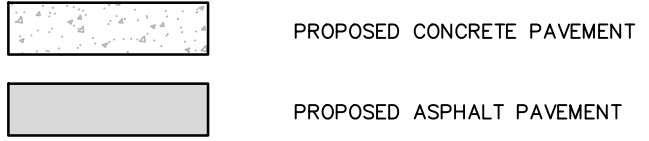
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

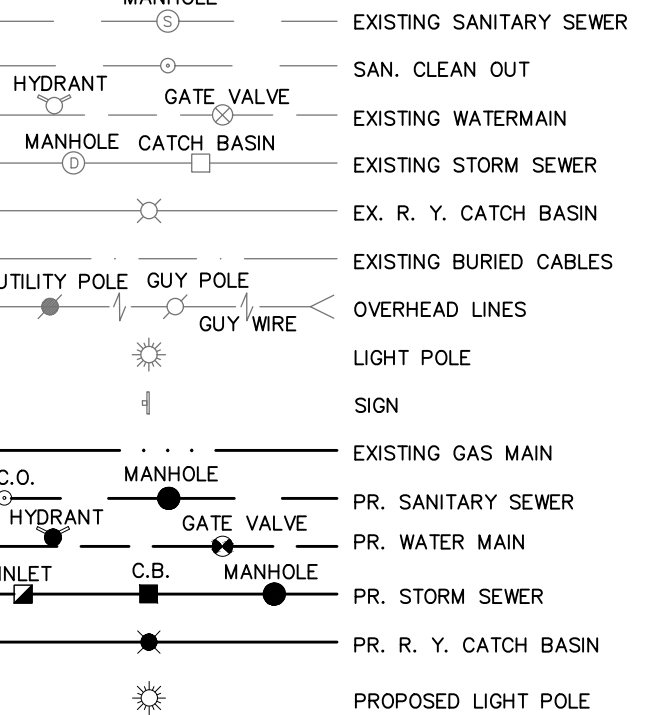
ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

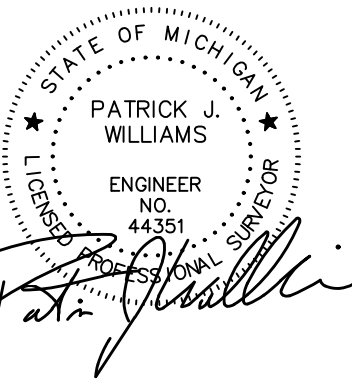


LEGEND



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

SEAL



PROJECT  
The Community House

CLIENT  
The Community House  
380 S. Bates Street  
Birmingham, MI 48009

Contact: Bill Seklar  
P: 248.835-3551

PROJECT LOCATION  
Part of the NW 1/4  
of Section 36  
T. 2N, R. 10E.  
City of Birmingham,  
Oakland County, Michigan

SHEET  
Preliminary Site Plan



DATE ISSUED/REVISED

DRAWN BY:  
A. Wiseman

DESIGNED BY:  
A. Wiseman

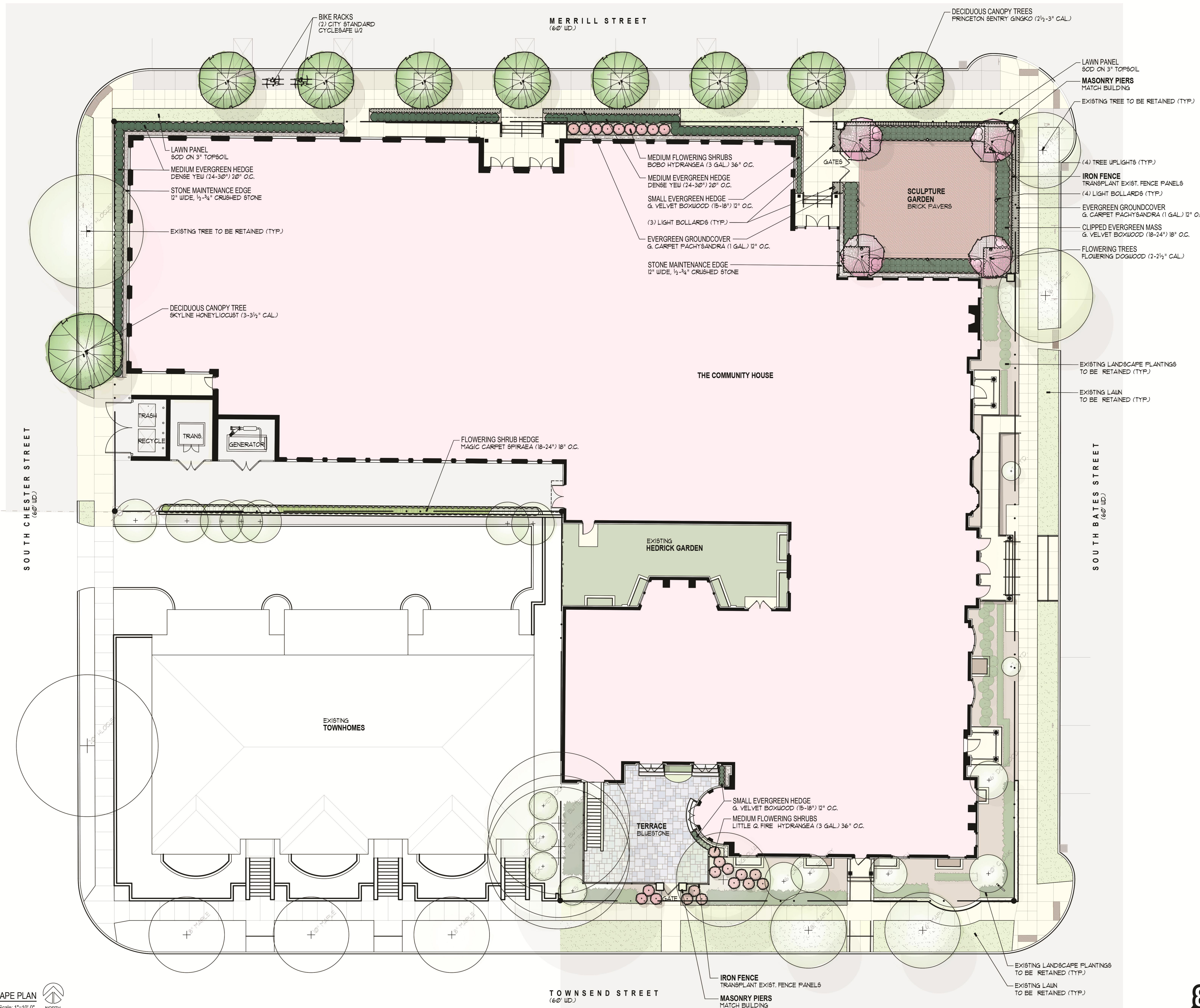
APPROVED BY:  
P. Williams

DATE:  
March 03, 2023

SCALE: 1" = 20'

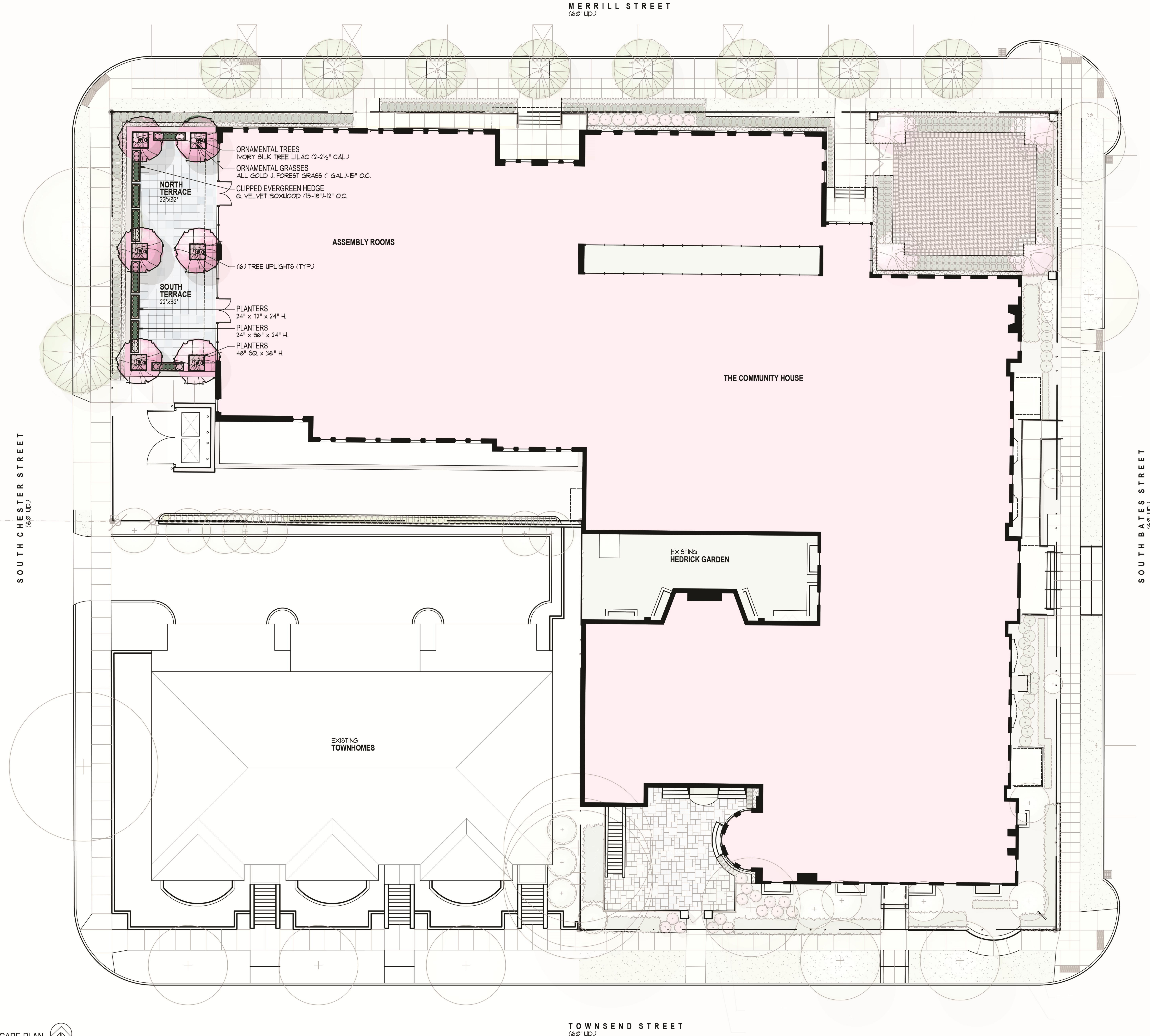
NFE JOB NO. SHEET NO.  
N382 C-2







A  
B  
C  
D  
E  
F  
G  
H



A PRELIMINARY LANDSCAPE PLAN  
L2 Plan-2nd Level  
Scale: 1"=10'-0"  
NORTH

1 2 3 4 5 6 7 8 9 10

LANDSCAPE  
ARCHITECTURE

MICHAEL J. DUL  
& ASSOCIATES, INC

212 DAINES STREET  
BIRMINGHAM  
MICHIGAN 48009

P 248 644 3410  
F 248 644 0819



SAROKI  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI  
4 8 0 0 9  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

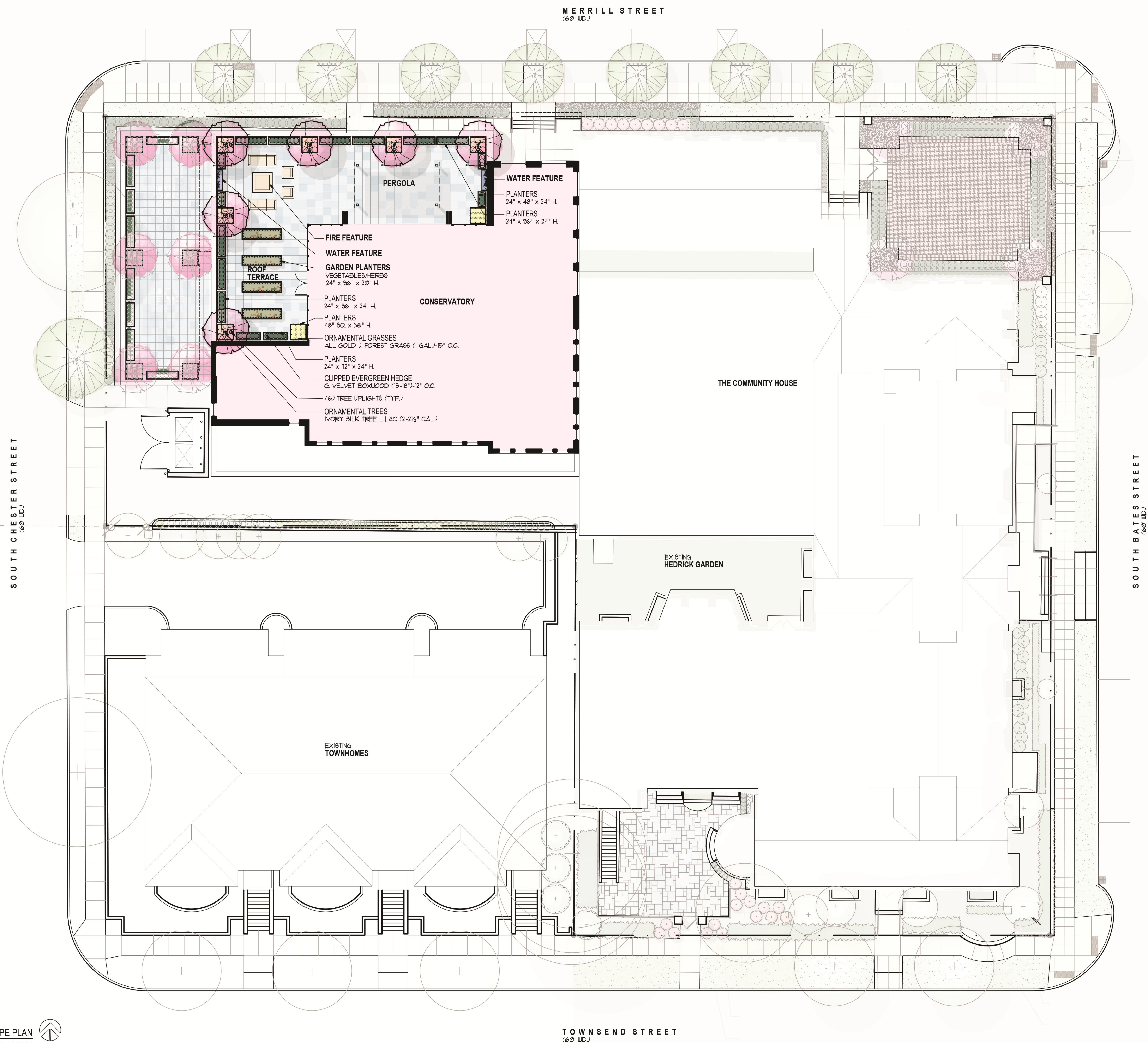
Project:  
The Community House  
380 Bates Street  
Birmingham, MI 48009

Date: Issued  
For:  
02-28-2023 Prelim. Site Plan Approval  
04-04-2023 Revisions

Sheet No.:  
L2  
Preliminary  
Landscape Plan  
2ND LEVEL



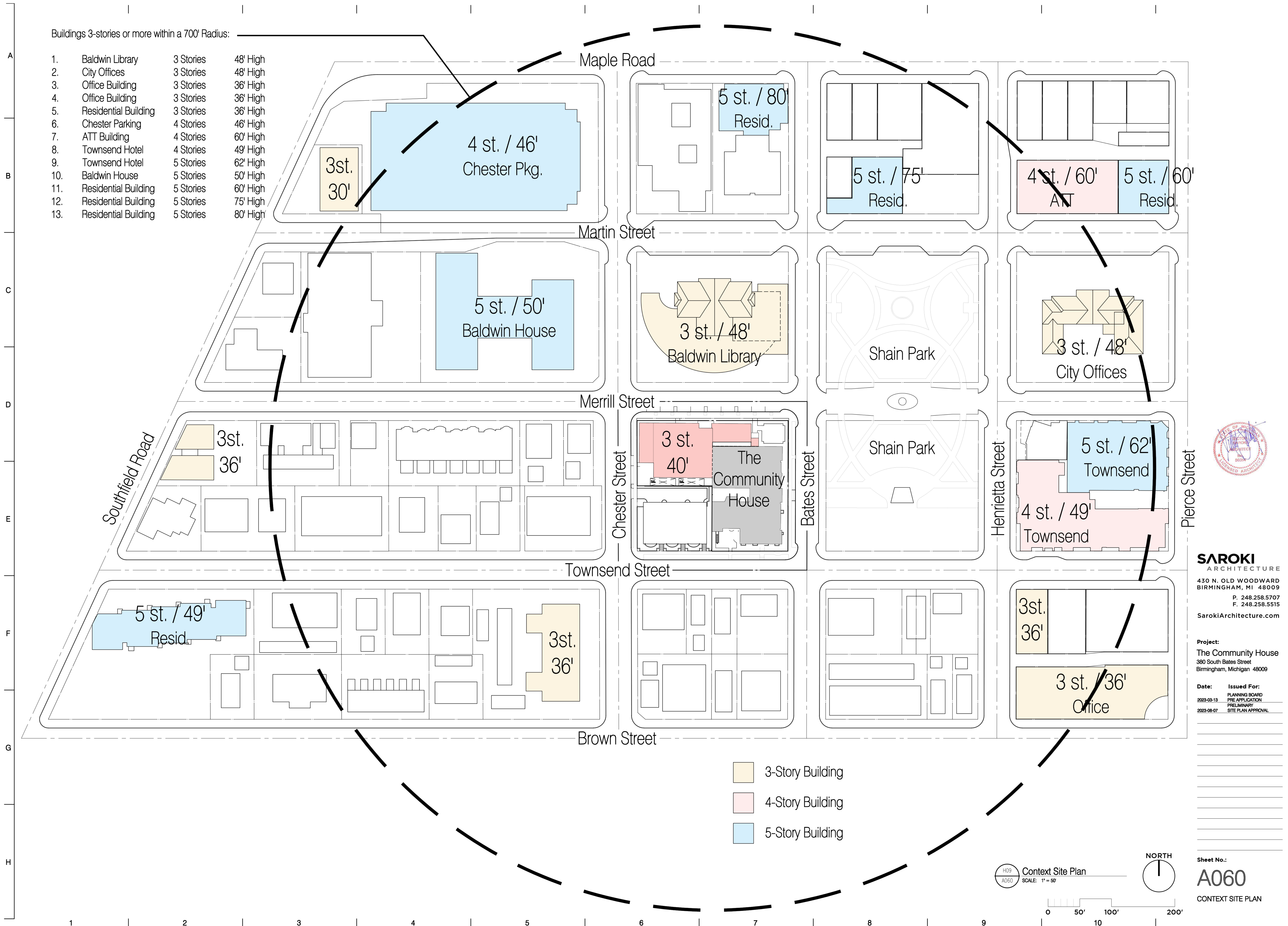






Buildings 3-stories or more within a 700' Radius:

- |     |                      |           |          |
|-----|----------------------|-----------|----------|
| 1.  | Baldwin Library      | 3 Stories | 48' High |
| 2.  | City Offices         | 3 Stories | 48' High |
| 3.  | Office Building      | 3 Stories | 36' High |
| 4.  | Office Building      | 3 Stories | 36' High |
| 5.  | Residential Building | 3 Stories | 36' High |
| 6.  | Chester Parking      | 4 Stories | 46' High |
| 7.  | ATT Building         | 4 Stories | 60' High |
| 8.  | Townsend Hotel       | 4 Stories | 49' High |
| 9.  | Townsend Hotel       | 5 Stories | 62' High |
| 10. | Baldwin House        | 5 Stories | 50' High |
| 11. | Residential Building | 5 Stories | 60' High |
| 12. | Residential Building | 5 Stories | 75' High |
| 13. | Residential Building | 5 Stories | 80' High |

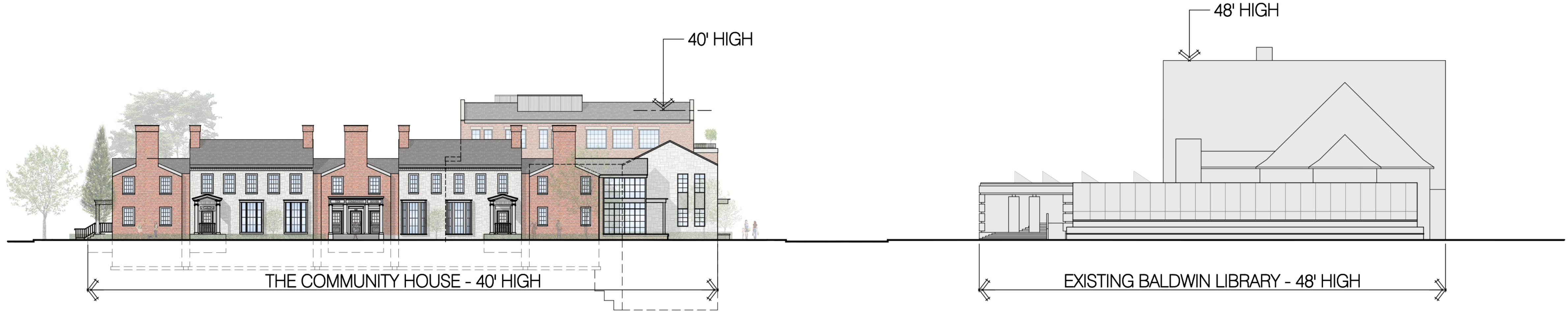




A  
B  
C  
D  
E  
F  
G  
H



D6 North Context Elevation  
A065 SCALE: 1" = 20.0'



F6 East Context Elevation  
A065 SCALE: 1" = 20.0'



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

Project:  
The Community House  
380 South Bates Street  
Birmingham, Michigan 48009

Date:	Issued For:
2023-03-13	PLANNING BOARD PRE APPLICATION
2023-06-07	PRELIMINARY SITE PLAN APPROVAL

Sheet No.:  
**A065**  
CONTEXT ELEVATIONS





A  
B  
C  
D  
E  
F  
G  
H

Zoned R7  
Multiple-Family  
Residential  
Baldwin House

Zoned C  
Community  
Baldwin Library

Zoned C  
Community  
Shain Park

Zoned R8  
Multiple-Family  
Residential

S. CHESTER ST. (60' WD.)

Zoned R7  
Multiple-Family  
Residential  
The Community House  
Zoned R8  
Multiple-Family  
Residential  
Townsend Townhomes  
Zoned C  
Community

S. BATES ST. (60' WD.)

Zoned R7  
Multiple-Family  
Residential

Zoned R8  
Multiple-Family  
Residential

Zoned R8  
Multiple-Family  
Residential

W. MERILL ST. (60' WD.)

TOWNSEND ST. (60' WD.)

1

2

3

4

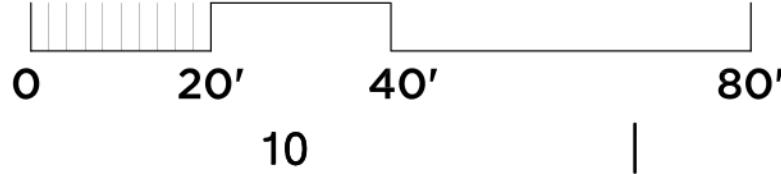
5

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H09  
A070  
Zoning Plan - Current  
SCALE: 1" = 20.0'



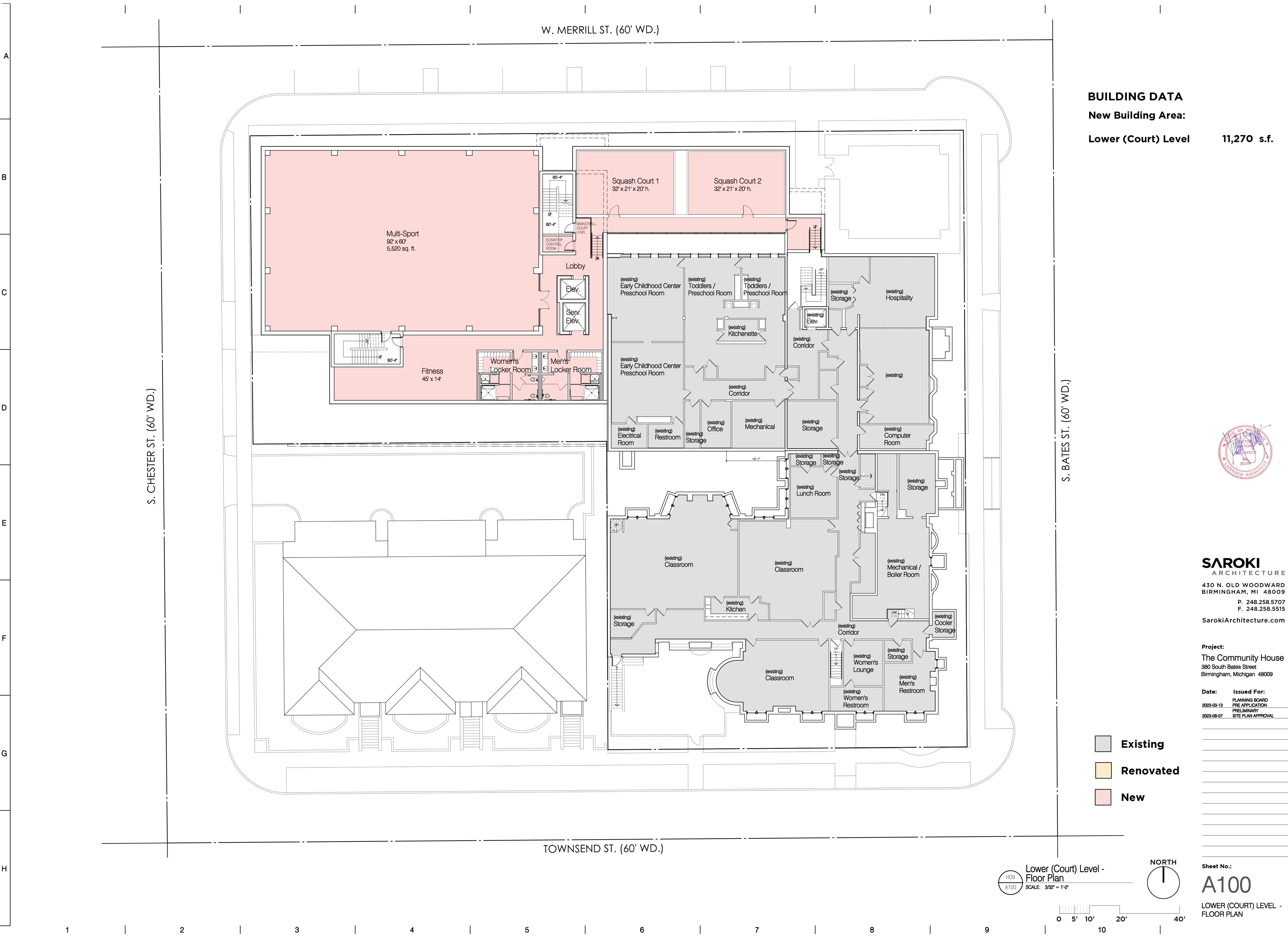
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BIRMINGHAM, MI 48009  
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Sheet No.:  
**A070**  
ZONING PLAN





**BUILDING DATA**  
**New Building Area:**  
**Lower (Court) Level      11,270 s.f.**



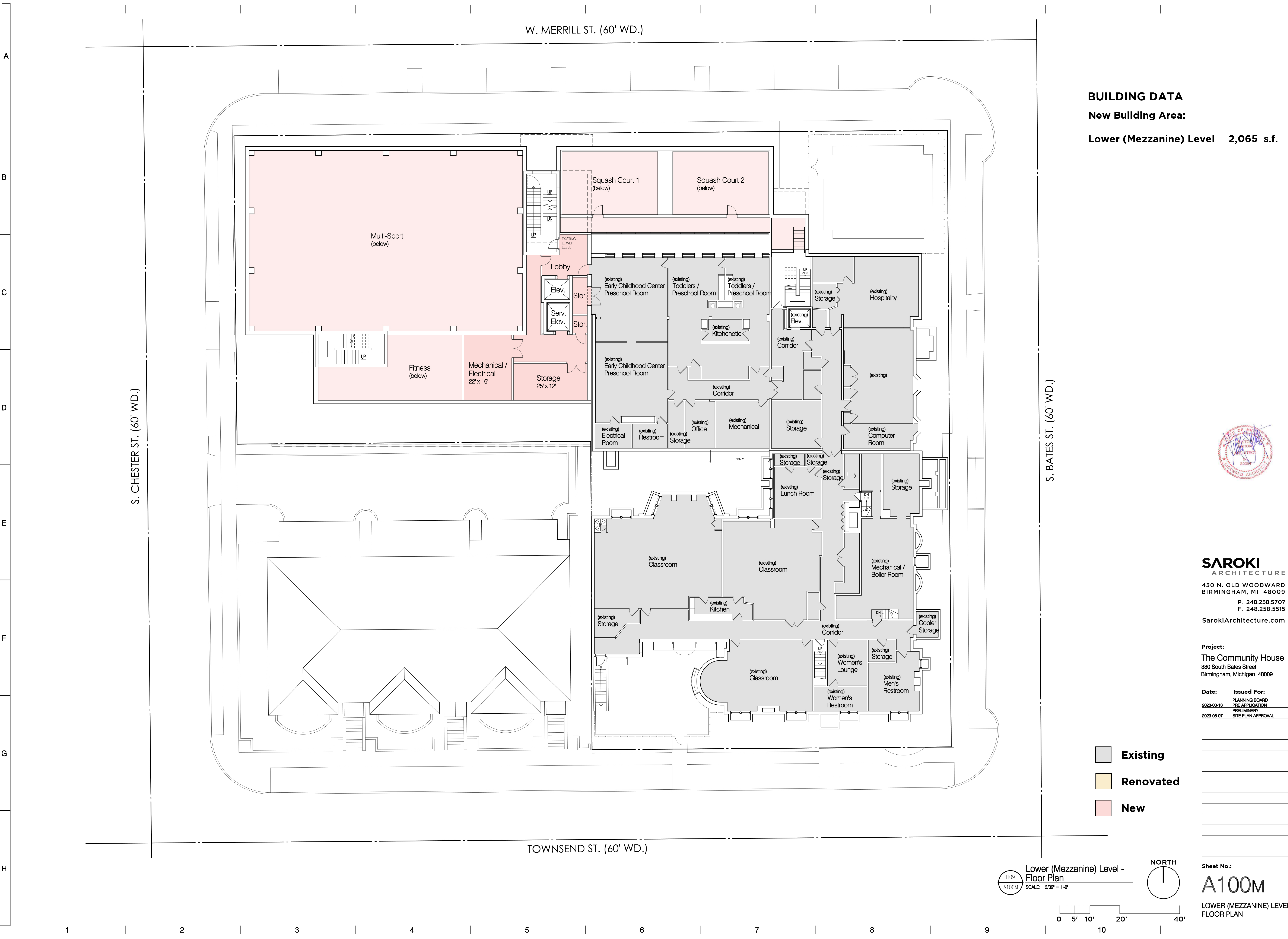
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<b>Date:</b>	<b>Issued For:</b>
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2023-06-07	PRE APPLICATION
	PRELIMINARY
	SITE PLAN APPROVAL

**Sheet No.:**  
**A100**  
LOWER (COURT) LEVEL -  
FLOOR PLAN





**BUILDING DATA**

**New Building Area:**

**Lower (Mezzanine) Level    2,065   s.f.**



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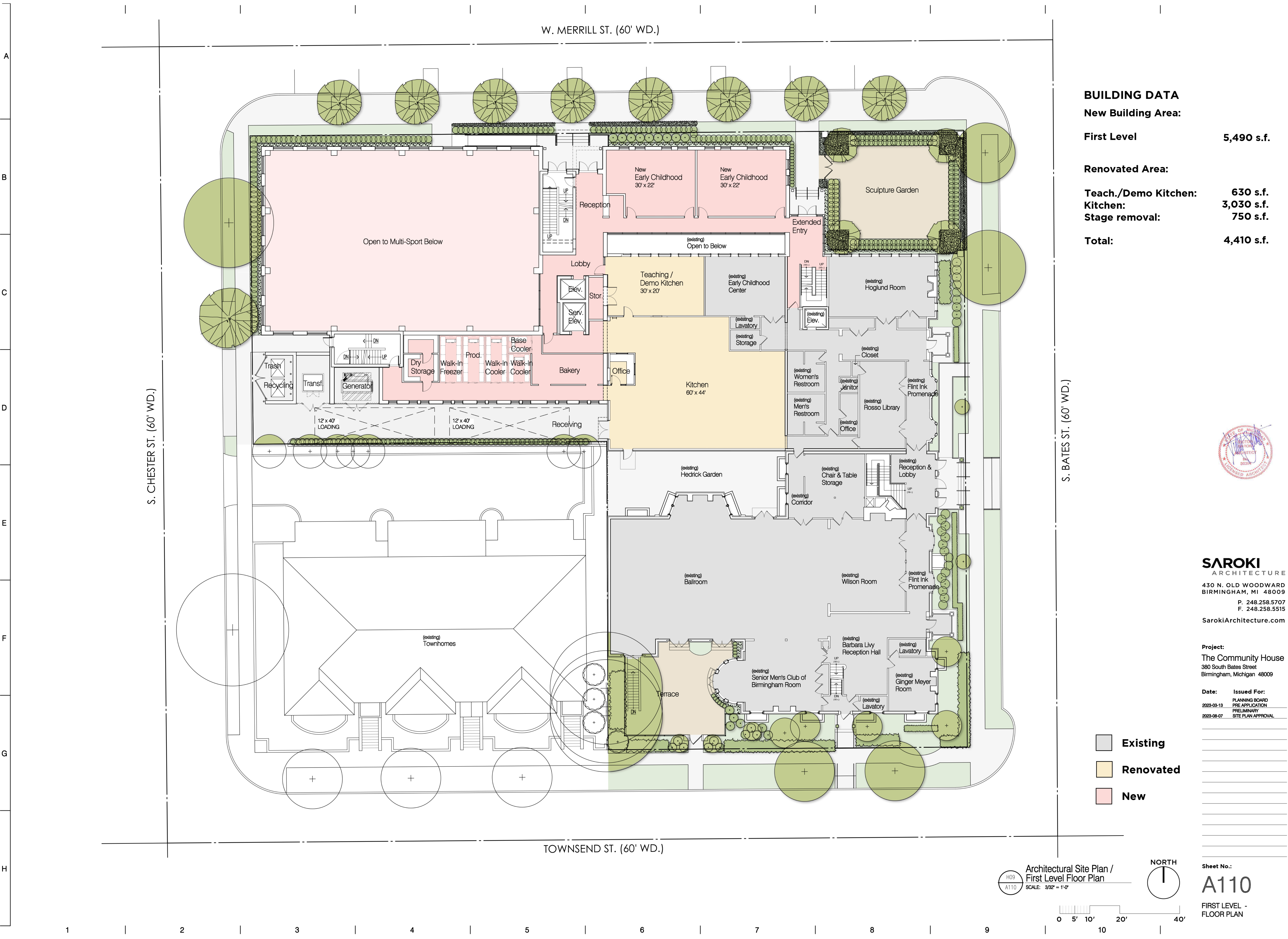
**Project:**  
The Community House  
380 South Bates Street  
Birmingham, Michigan 48009

Date:	Issued For:
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2023-06-07	PRELIMINARY SITE PLAN APPROVAL

Sheet No.:  
**A100M**

LOWER (MEZZANINE) LEVEL -  
FLOOR PLAN





**BUILDING DATA**

**New Building Area:**

**First Level** **5,490 s.f.**

**Renovated Area:**

**Teach./Demo Kitchen:** **630 s.f.**

**Kitchen:** **3,030 s.f.**

**Stage removal:** **750 s.f.**

**Total:** **4,410 s.f.**



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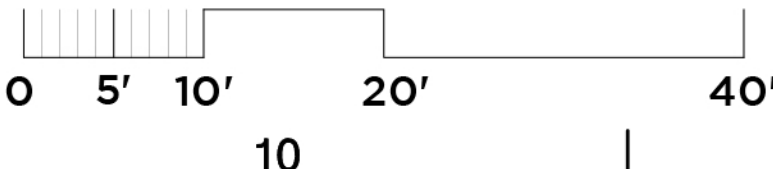
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<b>Date:</b>	<b>Issued For:</b>
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	PRELIMINARY
	SITE PLAN APPROVAL

- Existing
- Renovated
- New

Architectural Site Plan /  
First Level Floor Plan  
SCALE: 3/32" = 1'-0"



Sheet No.:  
**A110**  
FIRST LEVEL -  
FLOOR PLAN



W. MERRILL ST. (60' WD.)

BUILDING DATA

New Building Area:

Second Level 10,345 s.f.

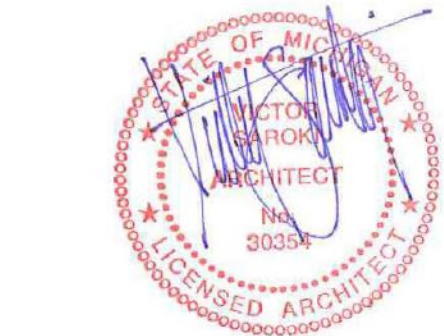
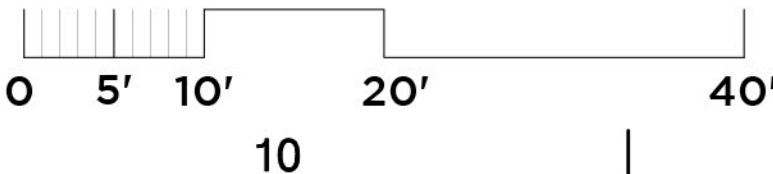
S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

TOWNSEND ST. (60' WD.)

- Existing
- Renovated
- New

Second Level - Floor Plan  
SCALE: 3/32" = 1'-0"



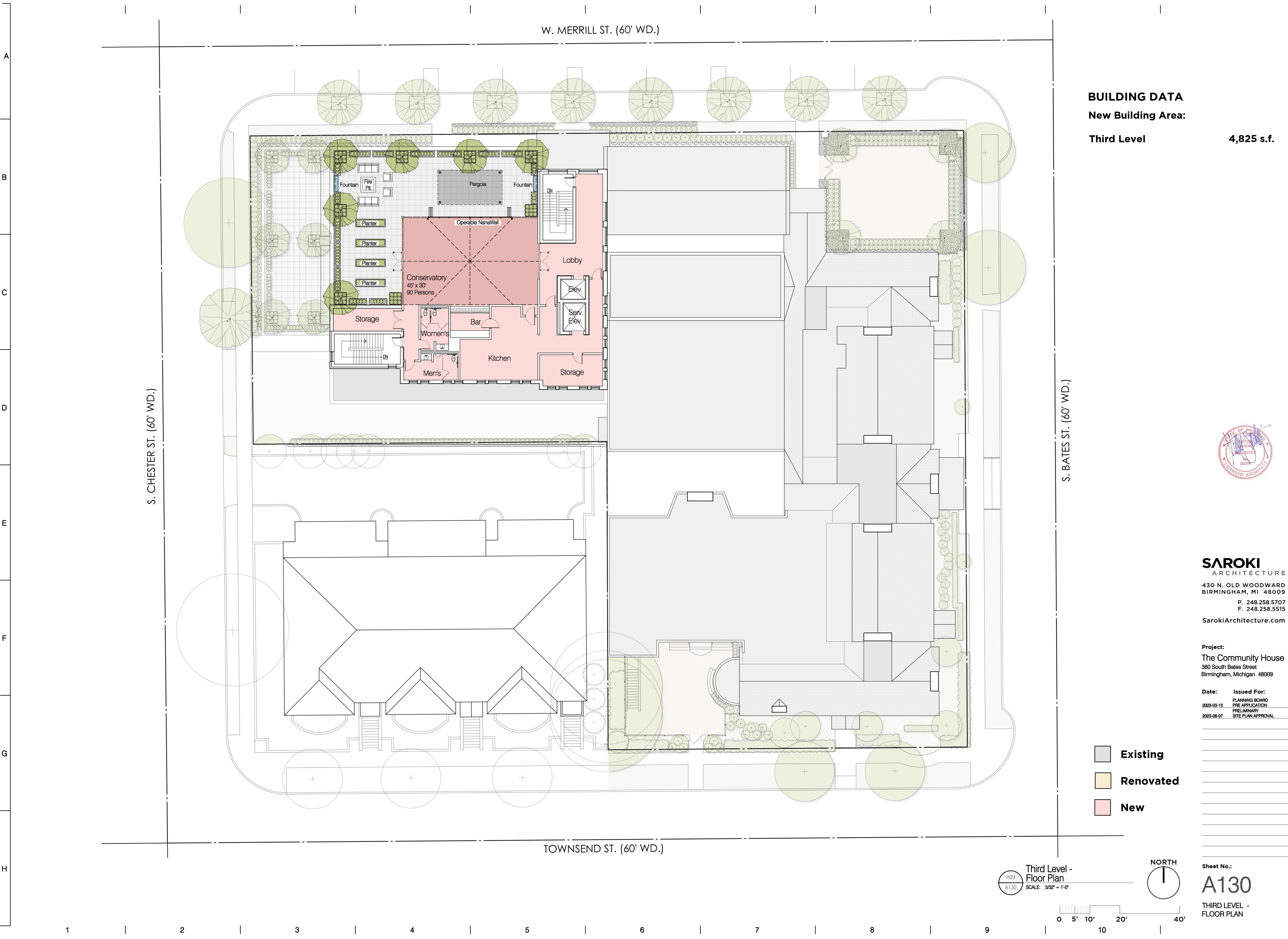
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Date: 2023-03-13  
Issued For: PLANNING BOARD  
PRE APPLICATION  
2023-06-07 PRELIMINARY  
SITE PLAN APPROVAL

Sheet No.:  
**A120**  
SECOND LEVEL - FLOOR PLAN





**BUILDING DATA**

**New Building Area:**

**Third Level** **4,825 s.f.**



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Sheet No.:  
**A130**  
THIRD LEVEL -  
FLOOR PLAN



A

B

C

D

E

F

G

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1

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TOP OF ROOF  
(FLAT / MID-POINT OF SLOPE)  
139'-0"

FINISHED THIRD FLOOR  
125'-0"

FINISHED SECOND FLOOR  
111'-0"

FINISHED FIRST FLOOR  
100'-0"

FINISHED LOWER FLOOR  
90'-4"

FINISHED BASKETBALL COURT  
76'-0"

FINISHED SQUASH COURT  
76'-0"

40' PROPOSED BUILDING HEIGHT



**SAROKI**  
ARCHITECTURE

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**Date:** 2023-03-13  
**Issued For:** PLANNING BOARD  
PRE APPLICATION  
2023-06-07 PRELIMINARY  
SITE PLAN APPROVAL

**Sheet No.:**  
**A200**  
NORTH ELEVATION

H9  
A200  
North Elevation  
SCALE: 3/32" = 1'-0"

0 5' 10' 20' 40'



A

B

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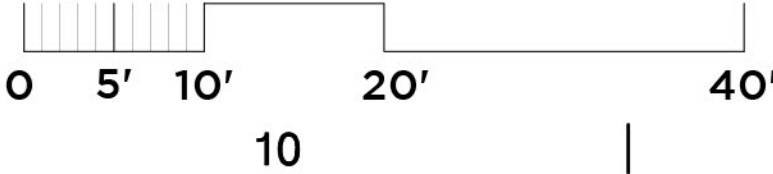
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ARCHITECTURE  
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2023-06-07	PRELIMINARY SITE PLAN APPROVAL

**Sheet No.:**  
**A210**  
WEST ELEVATION

H9  
A210  
West Elevation  
SCALE: 3/32" = 1'-0"





A

B

C

D

E

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1 2 3 4 5 6 7 8 9



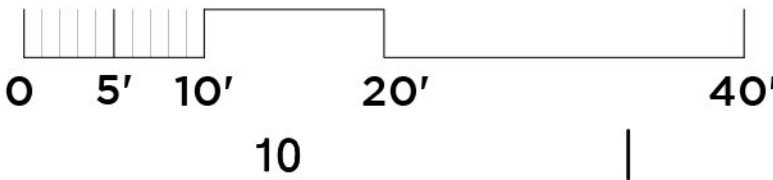
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2023-06-07	PRELIMINARY SITE PLAN APPROVAL

**Sheet No.:**  
**A220**  
SOUTH ELEVATION

H9  
A220  
South Elevation  
SCALE: 3/32" = 1'-0"





A

B

C

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E

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1 2 3 4 5 6 7 8 9



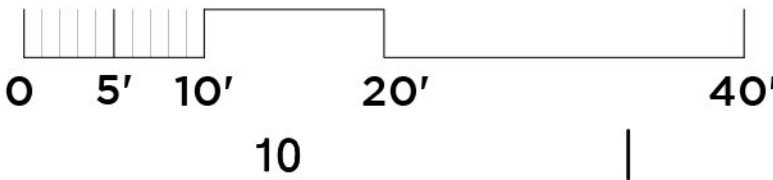
**SAROKI**  
ARCHITECTURE  
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BIRMINGHAM, MI 48009  
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2023-06-07	PRELIMINARY SITE PLAN APPROVAL

**Sheet No.:**  
**A220wo**  
SOUTH ELEVATION

H9  
A220  
South Elevation  
SCALE: 3/32" = 1'-0"





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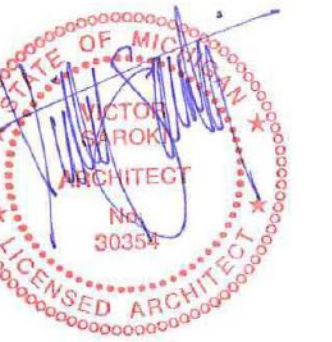
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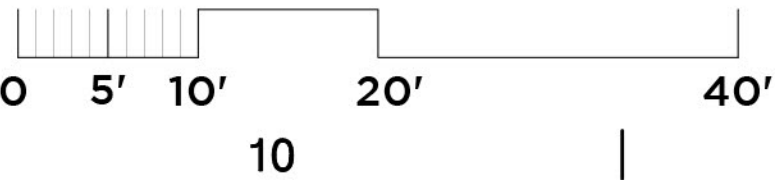
**SAROKI**  
ARCHITECTURE  
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**Sheet No.:**  
**A230**  
EAST ELEVATION

H9  
A230  
East Elevation  
SCALE: 3/32" = 1'-0"





A

B

C

D

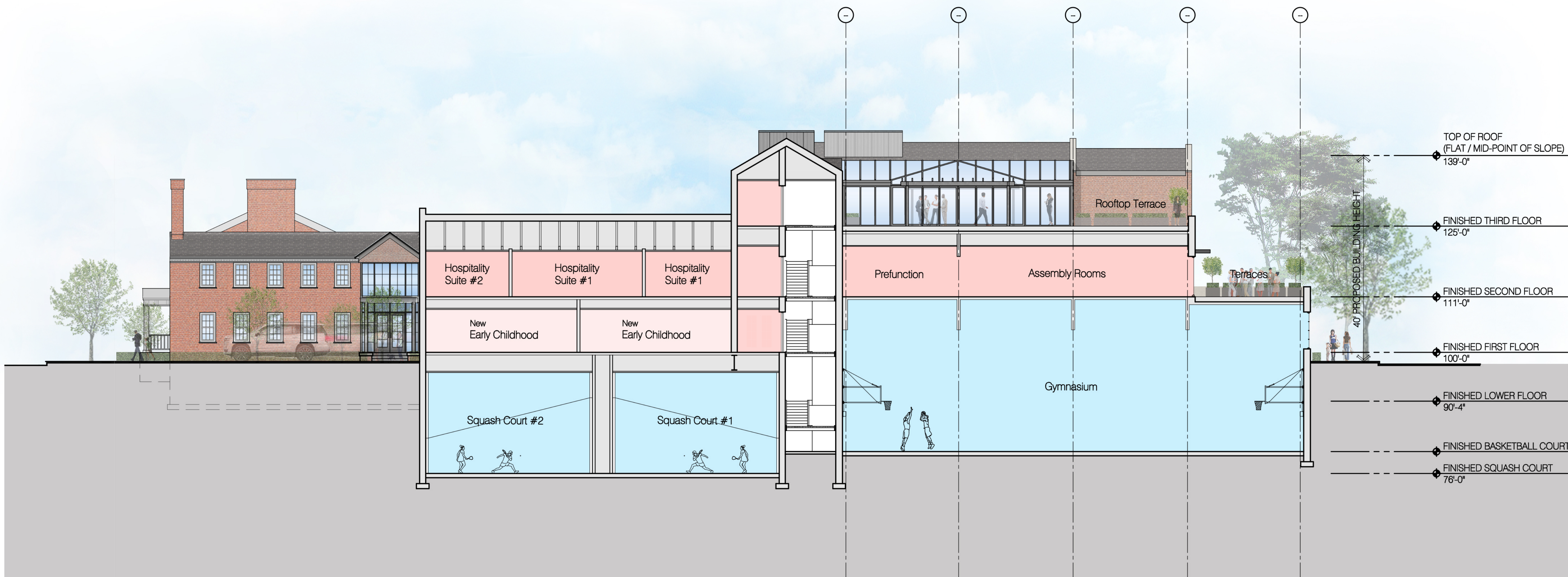
E

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G

H

1 2 3 4 5 6 7 8 9



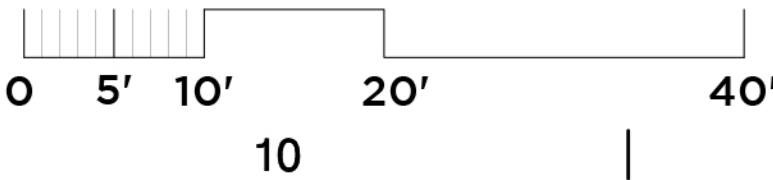
**SAROKI**  
ARCHITECTURE  
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2023-06-07	PRELIMINARY SITE PLAN APPROVAL

**Sheet No.:**  
**A300**  
BUILDING SECTION -  
CONCEPT

H9  
A300  
Building Section - Concept  
SCALE: 3/32" = 1'-0"





A

B

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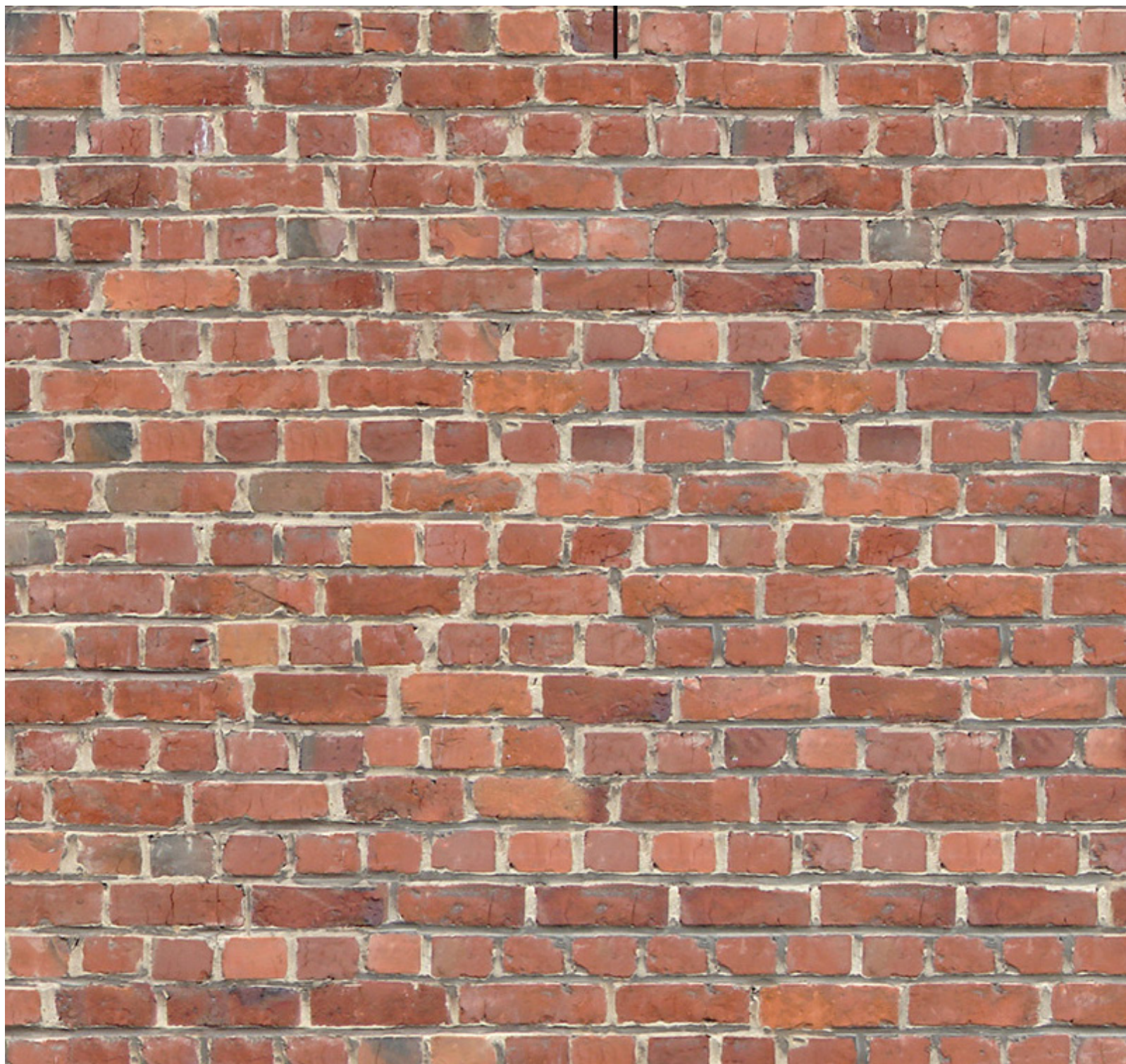
6

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10



Architectural Brick  
(similar to existing building)



Stone  
(similar to existing building)



Window Frames  
Black



Metal Railings  
Black



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ARCHITECTURE  
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Sheet No.:  
**A900**  
EXTERIOR MATERIALS



























1 EXTERIOR LIGHT FIXTURE SPECIFICATION - BOLLARD LIGHT - 'FXB'

2 EXTERIOR LIGHT FIXTURE SPECIFICATION - DOWNLIGHT - 'FXD-750' / 'FXD-1000'  
NTS

3 EXTERIOR LIGHT FIXTURE SPECIFICATION - PERGOLA LIGHT - 'FXP'

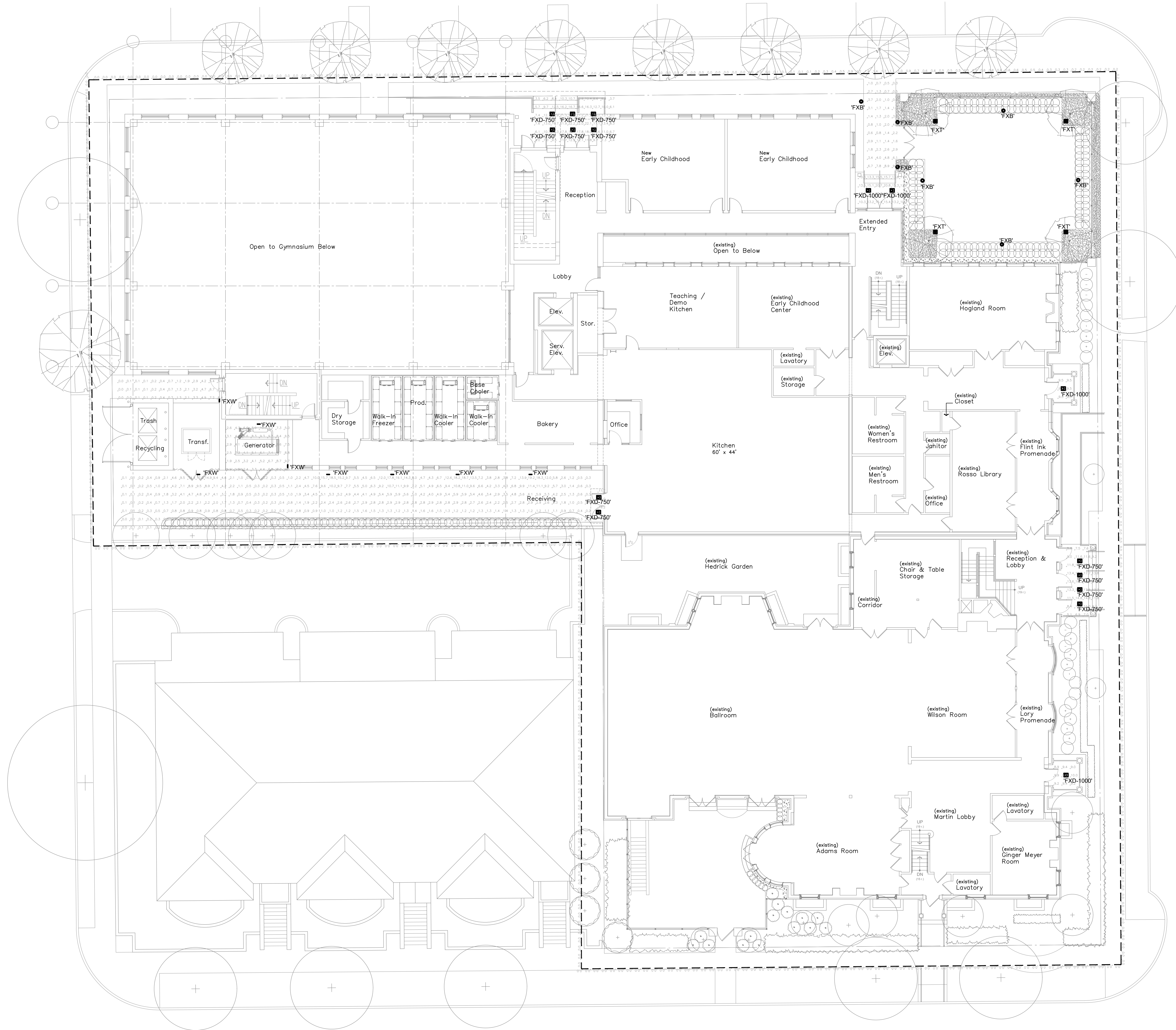
4 EXTERIOR LIGHT FIXTURE SPECIFICATION - TREE UPLIGHT - 'FXT'

5 EXTERIOR LIGHT FIXTURE SPECIFICATION - WALL PACK LIGHT - 'FXW'

# The Community House



S. CHESTER ST. (60' WD.)

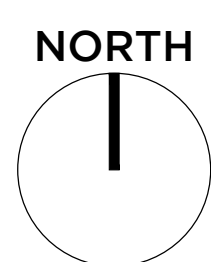


S. BATES ST. (60' WD.)

**GENERAL NOTES:**

1. THE INTENSITY OF LIGHT ON THE SITE DOES NOT EXCEED ONE AND ONE HALF (1.5) MAINTAINED FOOT-CANDLES AT ANY PROPERTY LINE FOR ANY OTHER ZONED PROPERTY OTHER THAN SINGLE-FAMILY RESIDENTIAL ZONED. THE LIGHT INTENSITY IS MEASURED AT 6FT ABOVE THE GROUND LEVEL ON A VERTICAL PLANE, NOTED ALONG THE BOLD DASHED LINE.
2. THE INTENSITY OF LIGHT ON A SITE WHICH PROVIDES A FRONT SETBACK OF LESS THAN 5FT SHALL BE MEASURED FROM 5FT BEYOND THE FRONT PROPERTY LINE, NOTED ALONG THE BOLD DASHED LINE.
3. REFER TO SHEET E-0 FOR LIGHT FIXTURE SPECIFICATIONS

**First Level Exterior Lighting Photometric Plan  
Proposed**



**The Community House**

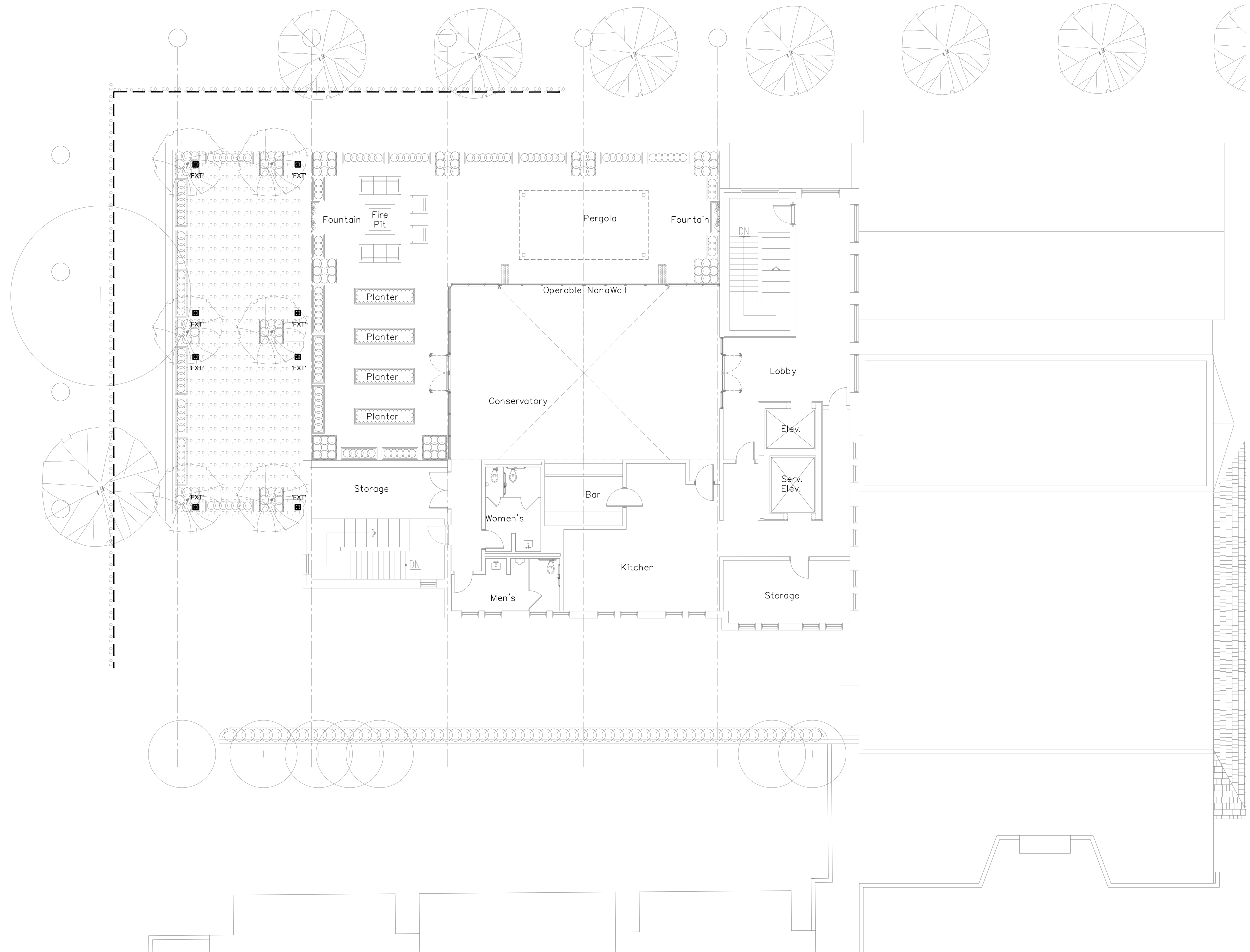
380 Bates Street  
Birmingham, Michigan  
**Proposed Layout**  
3/32" = 1'-0"

April 25, 2023

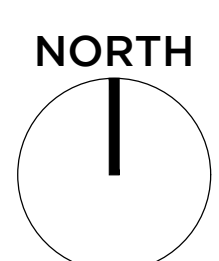


**GENERAL NOTES:**

1. THE INTENSITY OF LIGHT ON THE SITE DOES NOT EXCEED ONE AND ONE HALF (1.5) MAINTAINED FOOT-CANDLES AT ANY PROPERTY LINE FOR ANY OTHER ZONED PROPERTY OTHER THAN SINGLE-FAMILY RESIDENTIAL ZONED. THE LIGHT INTENSITY IS MEASURED AT 8FT ABOVE THE GROUND LEVEL ON A VERTICAL PLANE, NOTED ALONG THE BOLD DASHED LINE.
2. THE INTENSITY OF LIGHT ON A SITE WHICH PROVIDES A FRONT SETBACK OF LESS THAN 5FT SHALL BE MEASURED FROM 5FT BEYOND THE FRONT PROPERTY LINE, NOTED ALONG THE BOLD DASHED LINE.
3. REFER TO SHEET E-0 FOR LIGHT FIXTURE SPECIFICATIONS



**Second Level Exterior Lighting Photometric Plan  
Proposed**



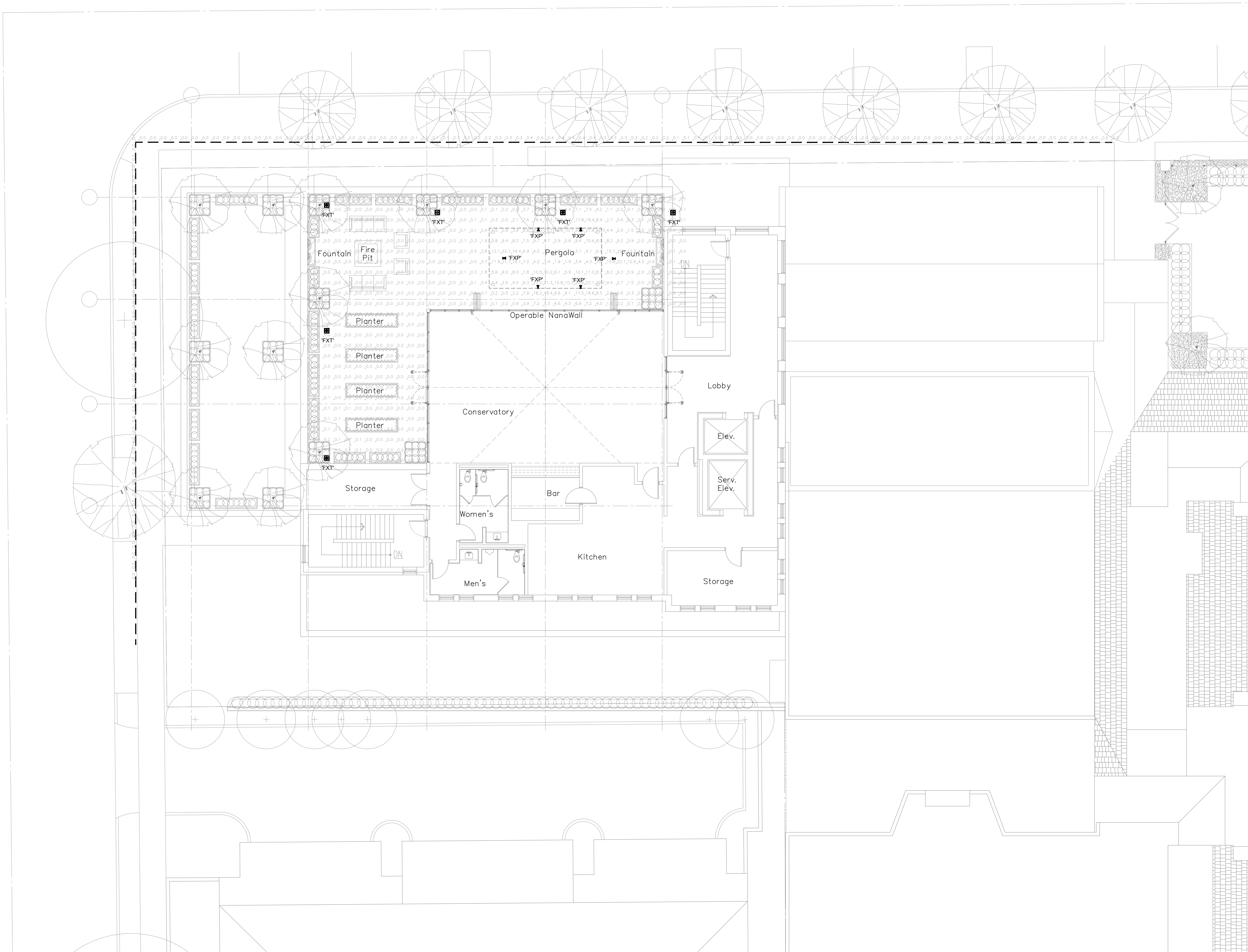


W. MERRILL ST. (60' WD.)

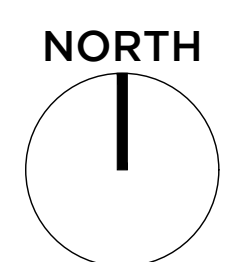
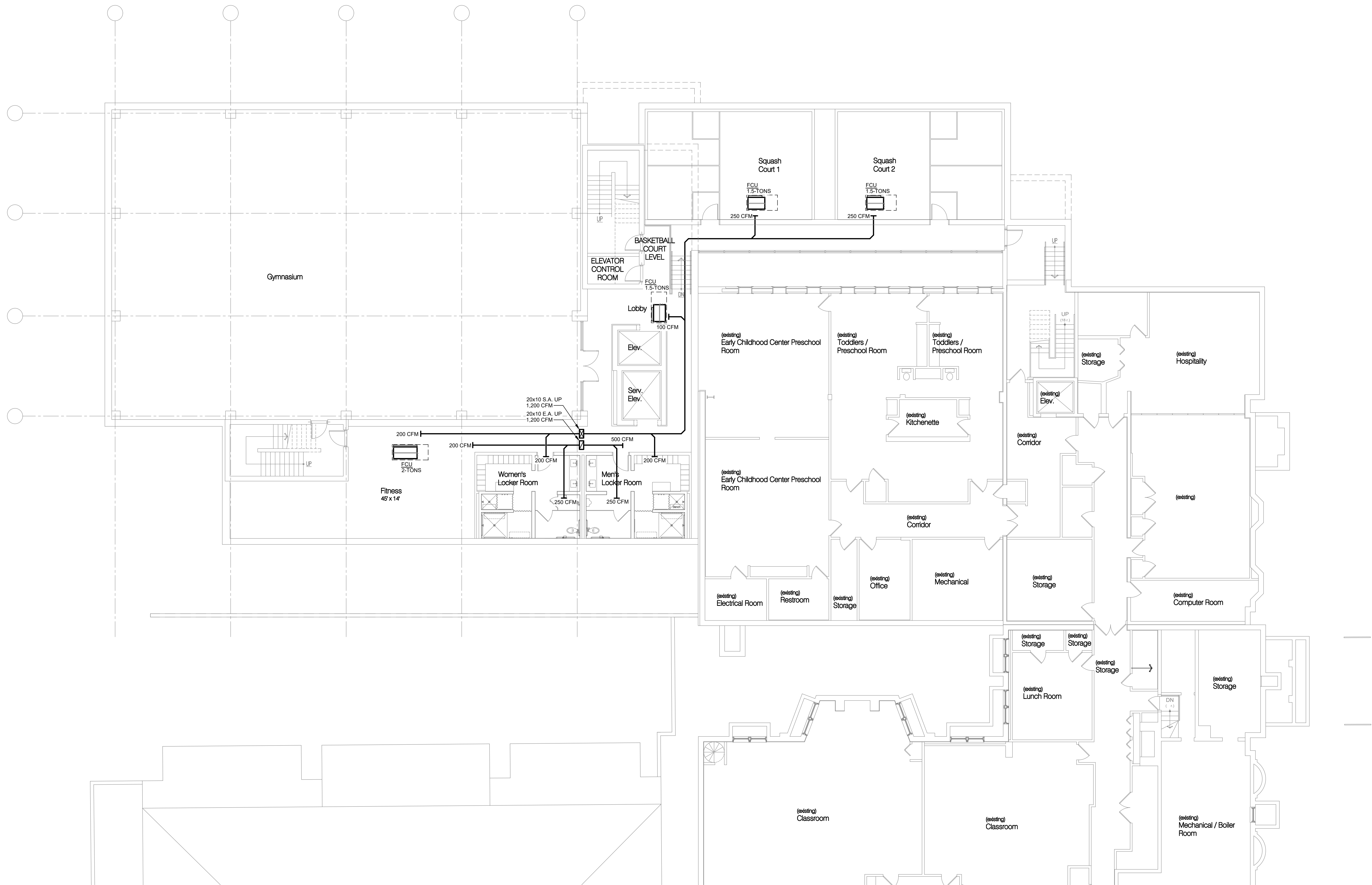
**GENERAL NOTES:**

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S. CHESTER ST. (60' WD.)



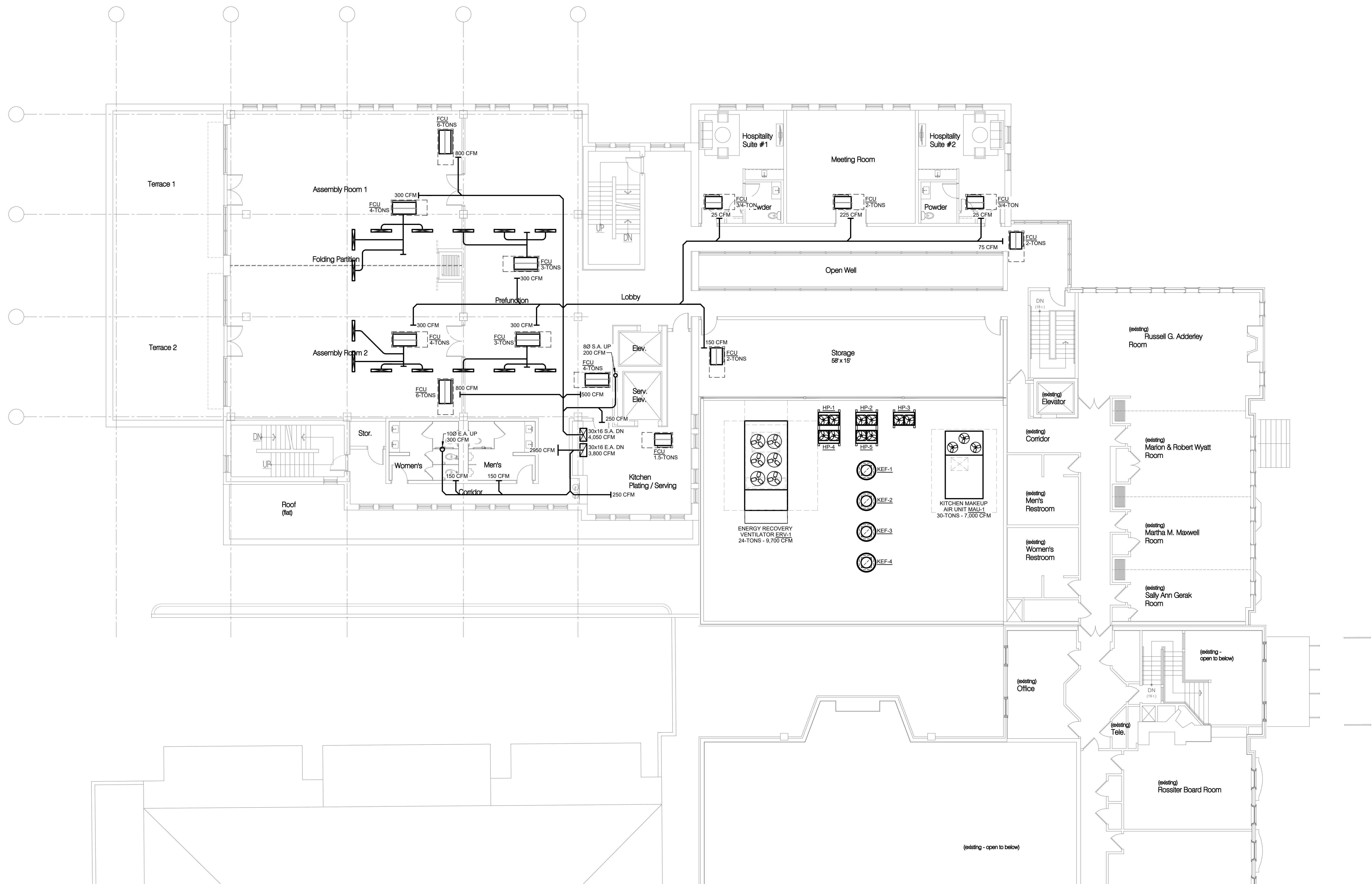




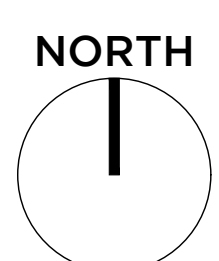




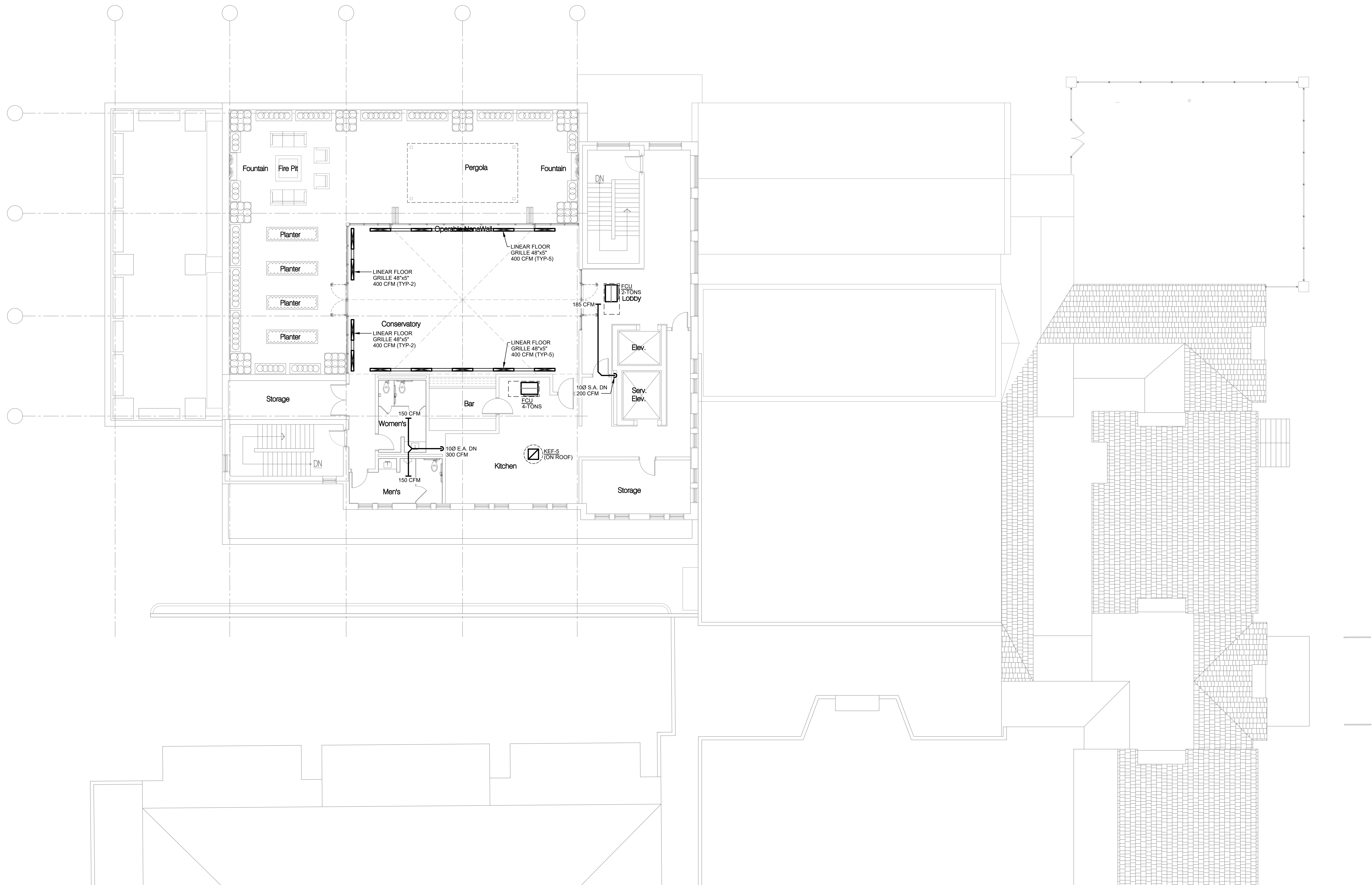




Second Level HVAC Plan  
Proposed









# **720 S. Adams - CIS & PSP**

## **Navigation**

Please click the links below to jump directly to each section:

1. [Planning Division Report](#)
2. [Zoning Summary](#)
3. [Departmental Review Comments](#)
4. [Transportation Impact Study Review Letter](#)
5. [Site/Design Plans](#)
6. [Community Impact Study](#)





## MEMORANDUM

Planning Division

**DATE:** October 20<sup>th</sup>, 2023

**TO:** Planning Board Members

**FROM:** Brooks Cowan, Senior Planner

**APPROVED:** Nicholas Dupuis, Planning Director

**SUBJECT:** 720 S. Adams – Community Impact Study & Preliminary Site Plan

---

### Introduction

The property owner of 720 S. Adams has submitted an application for a Community Impact Study and Preliminary Site Plan Review for a new 5-6 story mixed-use building in the Triangle District. The proposed building is located on the corner of S. Adams and Haynes Street which was the former site of The Plant Station. The proposed building borders the recently approved and currently under construction project of 707 S. Worth on the southern and western sides.

### Community Impact Statement

Article 7, Section 7.27 (E) states that a Community Impact Study (CIS) shall be required for a new structure and/or building of 20,000 square feet of gross floor area or greater, to be prepared by the petitioner, for review by the Planning Board at the Preliminary Site Plan Review. As the building is proposed to be 99,943 gross sq. ft., a CIS has been submitted. 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.

### 1.0 Planning & Zoning Issues

- 1.1 **Use:** The proposed use of first floor commercial space along S. Adams and Haynes Street with 41 residential units on floors 2-6 is permitted in the MU3 and MU5 zoning districts.



1.2 **Triangle District Urban Design Plan:** Article 3, Section 3.05 of the Zoning Ordinance states that the purpose of the Triangle Overlay District is to:

- 6.1 Develop a fully integrated, mixed-use, pedestrian-oriented environment with buildings containing commercial, residential and office uses, similar to the downtown character west of Woodward Avenue.
- 6.2 Create a synergy of uses within the Triangle Overlay District to support economic development and redevelopment in accordance with the recommendations of the Triangle District Urban Design Plan.
- 6.3 Minimize traffic congestion, inefficient surface parking lots, infrastructure costs and environmental impacts by promoting a compact, mixed-use, pedestrian-friendly district.
- 6.4 Regulate building height to achieve appropriate scale along streetscapes to ensure proper transition to nearby residential neighborhoods.
- 6.5 Create a definable sense of place for the Triangle Overlay District with a pedestrian oriented, traditional urban form with bold innovations in architecture.

The proposed development appears to conform to the Triangle District Urban Design Plan in a number of ways. In terms of bulk, placement, design and size, the proposed building will replace an existing building that does not offer a strong presence at the corner of S. Adams and Haynes St. The building is also designed with large windows, canopies, and a material variety that offers an enhanced pedestrian experience. These features are part of an overall design of the building that is a contemporary style, as is recommended by the Plan.

In terms of the mix of uses, the composition of the building is weighted heavily towards residential. The site plan indicates 1,600 sq. ft. for first floor commercial space with the remainder of the building being 41 residential units and associated parking.

1.3 **Land Development Issues**

The applicant has submitted a Phase 1 Environmental Site Assessment (ESA) dated December 2<sup>nd</sup>, 2011. Historical records document that the subject property operated as a gasoline service station from 1957 to to the 1970's. According to previous site assessment activities, the former UST's were removed in 1978, however directory listings document that the gasoline service station operation continued through the 1980's – the property has operated as a florist/nursery since that time.

Within the supplemental information provided by the applicant, the results of the study revealed no evidence of recognized environmental conditions (REC's) on the site, except for the following:



- Review of municipal records documents that subject property formerly contained one (1) 550-gallon waste oil UST and one (1) 550 gallon fuel oil UST located west of the subject building. The potential exists for orphan USTs to remain in this area and/or for a release to have occurred.
- The previous LUST investigation identified the location of the UST basin east of the subject building. Based upon review of aerial photographs, the potential exists for additional residual contamination to be present in the northern portion of the property.
- The previous subsurface investigation completed by August Mack was insufficient to assess the former in-ground hoists. The potential remains for contamination to be present from the in-ground hoist system.
- The previous subsurface investigation completed by August Mack was insufficient to assess the former service operations and floor drains within the subject building. The potential exists for contamination to be present from the former service operation, floor drains, and/or potential oil/water separator.

Based upon these findings, PME recommends additional investigation to address the RECs identified in the Phase I ESA. In addition to the RECs evaluation, PEM observed suspected asbestos containing materials and recommends that if significant interior renovation or demolition activities are planned, a full asbestos containing materials inspection be conducted in accordance with all applicable regulations. **The Planning Board may wish to consider requiring that the applicant provide a Phase II ESA.**

The subject site has no steep slopes to consider, therefore no measures are required to overcome potential erosion, slope stability, and runoff. The projected volume of excavated soils to be removed from the site is 12,293 cubic feet, and a map has been provided demonstrating a haul route originating on Haynes or S. Adams, then north on S. Adams toward the prospective destination.

#### 1.4 **Utilities, Noise & Air Issues**

The CIS indicates that the proposed development will utilize DTE Energy and Consumers for electric and natural gas. Electrical services will be delivered to the southeast corner of the site. The existing overhead lines and electrical poles that are proposed to be removed and relocated underground. The Consumers Energy natural gas line exists beneath S. Adams, which is where the applicant is proposing to connect the development. The CIS goes on to describe a fire suppression and water service line connection from S. Adams as well. Verification for all required utility easements will be coordinated with the respective utility owner during the site plan and building review process.

A Noise Impact Assessment dated May 23<sup>rd</sup>, 2023 was prepared by Kolano and Saha Engineers, Inc. (K & S) for the proposed development, which concludes that the proposed development will produce no excessive noise contribution to the adjacent community and will be within the Birmingham Noise Ordinance limits.



K&S identified five (5) potential sources of noise that must be addressed and designed to meet the City of Birmingham noise standards which include individual residential heating and cooling units, building wide heating and cooling units, subterranean parking, emergency power generator, and loading dock activities. Throughout the report, K&S suggests that the development team has stated that the proposed design will provide appropriate measures to reduce the noise associated with these sources.

The subject site is located within the Southeast Michigan Air Quality District, with monitoring stations in Pontiac, Rochester, Oak Park and Allen Park. The district has attained and surpassed the National Ambient Air Quality Standards for carbon monoxide, nitrogen dioxide, ozone, sulfur dioxide and particulate matter less than 10 microns. The air quality is expected to remain high and the project will not establish a trend which may lead to a violation of air quality standards. The project is consistent with typical Triangle District projects and will provide charging stations for 10% of the buildings' parking spaces.

#### 1.5 **Environmental Design & Historic Values**

The existing commercial building and its associated parking lot spanning the rest of the property will be removed, and the trees on S. Adams and Haynes will be removed and replaced per the ordinance requirements. Thus, there are no concerns over the loss of natural areas on the property.

The CIS continues to explain that the proposed design is intended to meet all of the requirements of the Zoning Ordinance, and will not introduce any elements that are out of character or scale with the existing physical environment, and that the development will not bring any visual pollution, ongoing vibrations, dust, odors, heat or glare that might interfere with the ambient conditions necessary for the enjoyment of the physical environment.

The proposed building will create a continuous streetscape oriented towards the primary streets with a new skyline involving stepped back upper floors. The applicant has also indicated that the project will be built to LEED Standards. **The Planning Board may wish to have the applicant elaborate on LEED elements of the building.**

Furthermore, the applicant has expressed that there are no historic properties on the site, and that the subject sites do not appear on the National Register of Historic Places. In addition, they applicant suggests that the buildings on site do not appear to be historic (or eligible for designation), and that there are no designated historic resources on the adjacent properties. The Planning Division is in agreement with the assertions provided.

#### 1.6 **Refuse, Sewer & Water**

The CIS and site plans submitted detail two dedicated trash rooms proposed within the development. The applicant is proposing two trash rooms on the first floor, one which is connected to floors 2-6 through a chute system. The main dumpster room is located on the west side of the building adjacent to the loading and



receiving area, while the second trash room connected to upper floor via a trash chute is across the hall from the dumpster area. The applicant has indicated that both rooms will be accommodating of recycling bins needed.

The development will have access to sanitary sewers that exist on Haynes and S. Adams and intends to use sewer within the Adams right-of way for wastewater discharge. The proposed development anticipates a 6 inch service lead for the building that will connect to the existing sewer main in the right-of-way. The building design will include low flow toilets and faucets and Energy Star rated appliances. There are no known or anticipated capacity issues for the waste water, and the applicant intends to coordinate their plans with the City Engineer prior to site plan approvals.

In regards to storm water disposal, the proposed development intends to utilize the 42-inch public combined gravity storm sewer with the S. Adams right-of-way for rooftop stormwater discharge and a 10-inch lead connection for the building. It is not anticipated that the design capacity of the municipal sewer system will be exceeded by the proposed development. The proposed project does not increase the amount of impervious surface that exists on the site and additional detention can be designed if required.

In regards to water service, it is anticipated that the existing water main will also have the capacity to adequately service the proposed development. The development proposes a 4-inch domestic service line and 6-inch fire suppression line. As with sanitary and storm water designs, the applicant intends to coordinate with the City Engineer on all water service designs.

#### **1.7 Public Safety**

The CIS does not indicate that they expect to have any public safety concerns as a part of the proposed development. The site has adequate access along S. Adams and Haynes, is one block from the Adams Fire Station, provides building access via a main entrance, and contains 2 elevators that can accommodate a medical cart. Furthermore, the building will have a security system that will be interfaced with the Police Department, intercom systems, and restricted access to the residential parking facility. The building will conform to all applicable fire codes for layout, access, hydrant coverage and water connections. The entire building will be fully fire suppressed per NFPA 13 and include a fire pump which will have an alternative power source.

#### **1.8 Transportation Issues**

The applicant has submitted a FORM A Transportation Study questionnaire completed by Tetra Tech dated February 23<sup>rd</sup>, 2023. The trip generation forecast projects less than 50 peak hour peak directional trips, and less than 500 total daily trips, therefore neither a traffic impact assessment nor a traffic impact study are required for the development. A review of the submission was performed by the City's traffic consultants in a report dated October 19, 2023 by Flies & Vandebrink. There were no issues with the applicant's trip generation model and no issues regarding traffic projections.



Aside from passenger vehicle transportation, the CIS indicates that several other modes of transportation are available close by as well. There are SMART bus stations in close proximity to the site, bicycle facilities, and complete pedestrian connections to existing sidewalks. In addition to providing six bike racks in the public right-of-way, the applicant is also proposing a 36 unit bike storage/parking facility within the parking garage to encourage cycling.

#### 1.9 **Parking Issues**

Based on a review of the site plans submitted, the applicant is proposing an off-street parking facility with 51 parking spaces where 50 are required. The 17 ground level parking spaces appear to be accessible for all patrons while the 31 basement level spaces, appear to be only available for the residential users of the building (access via gate system). Article 3, Section 3.08 (G)(6) states that on-street parking located along a lot's frontage in the Triangle District may be credited towards meeting the parking requirements for that use, provided the streetscape is improved to meet the requirements of Section 3.12. The site plans submitted show a total of 3 on-street parking spaces available to be counted towards the parking total.

#### 1.10 **Natural Features**

As noted in several places above, the site does not contain any natural features that will be lost as a result of this development.

#### 1.11 **Departmental Reports**

6.1 **Engineering Division** – Engineering Division comments will be available at CIS and Preliminary Site Plan Review on October 25<sup>th</sup>, 2023.

6.2 **Department of Public Services** – The Department of Public Services comments will be available at CIS and Preliminary Site Plan Review on October 25<sup>th</sup>, 2023.

6.3 **Fire Department** – Please see attached for Fire Department comments dated 10/16/23.

6.4 **Police Department** – The Police Department has commented that proper sight distance at the intersection stop bars should be verified for vehicles.

6.5 **Building Division** – Please see the attached Building Division comments dated 10/18/23.

6.6 **Parking Manager** – The Parking Manager has no concerns at this time.



1.12 **Summary of CIS**

The following is a list of outstanding or unresolved issues relating the CIS information provided:

1. The ESA Phase I report from PM Environmental dated December 2<sup>nd</sup>, 2011 recommends additional investigation to address the identified RECs, however the applicant has not provided an ESA Phase II report.

1.13 **Suggested Action**

Based on a review of the CIS documents provided and the standards outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **POSTPONE** the Community Impact Study as provided by the applicant for the proposed development at 720 S. Adams with the following conditions:

1. The applicant provide the Planning Board a Phase II ESA that includes further investigation into the RECs identified in Phase I.

1.14 **Sample Motion Language**

Motion to **POSTPONE** the Community Impact Study as provided by the applicant for the proposed development at 720 S. Adams with the following Conditions:

1. The applicant provide the Planning Board a Phase II ESA that includes further investigation into the RECs identified in Phase I.

**OR**

Motion to **APPROVE** the Community Impact Study as provided by the applicant for the proposed development at 770 S. Adams pending receipt of the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

Motion to **REJECT** the Community Impact Study as provided by the applicant for the proposed development at 770 S. Adams for the following reason(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



## Preliminary Site Plan Review

The applicant has submitted an application for Preliminary Site Plan review for the construction of a 5-6 story mixed-use building in the B2 (General Business) and MU3/MU5 Zoning Districts. The subject site is located on the corner of Haynes Street and S. Adams and currently consists of a single story commercial building formerly occupied by "The Plant Station". The proposed development consists of one parcel with two Triangle Overlay District zones, MU5 on the western 60 feet while the remaining eastern portion being MU3. The subject property is adjacent to the recently approved development for 770 S. Adams on the southern and western side.

### 1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use is commercial, and currently contains a single-story retail building and the associated off-street parking facility.
- 1.2 **Zoning** – The subject site exists within the B2 (General Business) and MU3 Overlay (Mixed-Use 3) and MU5 Overlay (Mixed-Use 5) zoning districts.
- 1.3 **Summary of Adjacent Land Use & Zoning** – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
<b>Existing Land Use</b>	Commercial/ Office	Commercial/ Office	Commercial/ Office	Commercial
<b>Existing Zoning District</b>	B2 (General Business)	B2 (General Business)	B2 (General Business)	B2 (General Business)
<b>Overlay Zoning District</b>	MU3	MU3 & MU5	N/A	MU5

### 2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to satisfy the bulk, area and height requirements of the Triangle District.

In terms of the additional height permissions within Article 3, Section 3.08 (E) of the Zoning Ordinance, the applicant is required to provide 2 or more of the following with the proposed development:

1. Structured public parking, or a payment in lieu to the City for construction of a public parking structure at an offsite location.
2. Dedication of an improved public plaza.
3. Mixed use building with a minimum 50% residential use.
4. LEED building design accredited based upon the rating system of the United States Green Building Council.



5. Transfer of development rights for additional floor area that zoning would permit on a site containing an historic building or resource designated under Section 127 of the Birmingham Code.

At this time, the applicant is proposing to maximize the amount of bonus stories for each zoning district within its property which is an additional two stories for MU3 and one story for MU5. The MU3 portion is proposed to be 5 stories in height and the MU5 portion is proposed to be 6 stories. The applicant satisfies the Triangle Overlay District requirements for the bonus stories by providing a mixed use building with a minimum of 50% residential units and a LEED building design.

In regards to setback requirements, the building's frontage is the eastern elevation facing S. Adams Road, therefore the western elevation is considered the rear setback. The western elevation is in the MU5 District and therefore has a 0' rear setback requirement. The side setback along the south elevation is allowed to be 0' for walls facing a side lot line that do not contain windows, and 10' for walls that do contain windows. The site plan indicates balconies on the southern elevation that project to the 0' lot line with doors accessing the balconies on the southern elevation that are set back 10', therefore permitted. Each of the bonus floors are set back a minimum of 45 degrees from the floor below.

It is also of note that the residential balconies and terraces facing Haynes Street and S. Adams Road appear to be within the property line and do not extend into the public right-of-way.

### **3.0 Screening & Landscaping**

- 3.1 Dumpster Screening – The applicant is proposing two trash rooms on the first floor. The dumpster room is connected to the loading zone facing Haynes Street on the northwest corner of the building. The second trash area is a chute room where residents on floors 2-6 may drop their garbage. This area is across the hall from the main dumpster. Both trash rooms are contained within the building envelope, thus fully screened.
- 3.2 Parking Lot Screening – The applicant is proposing ground level parking and one level of underground parking for a total of 48 on-site spaces. All 48 parking spaces are contained within the building envelope, thus fully screened.
- 3.3 Mechanical Equipment Screening – The site plan indicates 44 rooftop mechanical units that will be screened by Lawrence Fabric and Metal Structures that do not appear to exceed the building's maximum height. **The applicant will be required to provide dimensions of the rooftop screening to ensure full screening at Final Site Plan review.**

In terms of the ground-mounted mechanical units, a transformer is proposed within the building envelope on the southeast corner of the building, thus fully screened.



- 3.4 Landscaping – The applicant is not proposing to install significant landscaping on-site at this time. Article 4, Section 4.20 of the Zoning Ordinance does not require the applicant to provide landscaping on-site due to its location in a commercial zoning district.
- 3.5 Streetscape Elements – The applicant has provided a number of street trees, street lights, and what appears to be 4 benches, 4 trash receptacles, and 6 bike racks on the site plans submitted. In terms of street trees, Article 4, Section 4.20 (G) requires at least 1 street tree for each 40 linear feet of frontage along a street. Details of the tree species will be provided during Final Site Plan review. A breakdown of the required and proposed street trees is provided below:

<b>Street</b>	<b>Linear Frontage (ft.)</b>	<b>Required</b>	<b>Provided</b>
Adams	126	3	3
Haynes	145	3	3

As far as streetlights, the applicant appears to be proposing 8 street lights total, 4 along Haynes, and 4 along S. Adams. Each streetlight is spaced 40 ft. apart and set in between street trees. All streetlights proposed are expected to meet the streetscape standards for the Triangle District. A full analysis will be conducted at Final Site Plan review.

Finally, the applicant has proposed 4 total benches: 2 along Adams and 2 along Haynes. There are 3 bike racks proposed on Haynes and 3 on S. Adams, and 4 trash receptacles located adjacent to the benches on the site plans submitted.

#### **4.0 Parking, Loading & Circulation**

- 4.1 Parking – Article 4, Section 4.46 of the Zoning Ordinance requires the applicant to provide the following off-street parking for the uses proposed in the site plans submitted:

<b>Proposed Use</b>	<b>Requirements</b>	<b>Area or Units</b>	<b>Spaces</b>
Retail	1 per 300 sq. ft.	1,600	5
2 or less room unit	1 space per unit	25	25
3 or more room unit	1.25 spaces per unit	16	20
<b>Total Required</b>	-	-	<b>50</b>
<b>Total On-Site</b>	-	-	<b>48</b>
<b>On Site + On-Street</b>			<b>51</b>

The site plan indicates 41 residential units and 1,600 square feet of retail space. Based on the calculations above, the applicant meets the parking requirements for the proposed development given the 48 on-site and 3 on-street parking spaces. 17 on-site parking spaces are accessible to the public on the ground floor. An overhead door within the garage appears to provide lower level parking access for residents only.



Article 3, Section 3.08 (G)(6) states that on-street parking located along a lot's frontage in the Triangle District may be credited towards meeting the parking requirements for that use, provided the streetscape is improved to meet the requirements of Section 3.12.

Article 3, Section 3.08(G)(1)(b) limits frontages in the Triangle District to have no more than 20% or 60 feet, whichever is less, to be occupied by parking. The subject property has 371 feet of frontage, therefore only 60 feet of frontage may be occupied by parking. The site plan submitted indicates 20 feet of frontage occupied by parking on along Haynes Street, therefore the parking space is allowed.

- 4.2 Loading – Based on the commercial space within the proposed development (1,600 sq. ft.), the applicant is not required to provide one off-street loading space, however the applicant has elected to provide one loading space 40 feet long by 12 feet wide with a 10'10" wide entrance.
- 4.3 Vehicle Circulation & Access – The site plans submitted indicate that the main vehicle access to the site will be through an opening on the north side of the building that leads to the interior parking area. The openings for ingress and egress measure at 10.75' wide each.
- 4.4 Pedestrian Circulation & Access – Pedestrian access is currently provided for residents and retail visitors with a main lobby entrance at the eastern portion of the building facing S. Adams. The north side of the building also appears to have one pedestrian entrance which connects to the ground level parking area and bicycle storage room.

Article 3, Section 3.09(A)(3) requires one usable entrance every full 50 feet of frontage along the front public sidewalk and shall provide architectural variation to visually break up the building. Haynes Street has 145' of frontage, and therefore requires two pedestrian entrances. S. Adams has 126' of frontage, also requiring two pedestrian entrances. Thus, the applicant is required to provide an additional pedestrian entrance on each of its frontages.

Furthermore, Article 3, Section 3.09(F) requires corner buildings to have enhanced entrances located at the corner, or within 20 feet of the corner. Thus, the applicant must amend the site plan to provide an enhanced pedestrian entrance at the corner of the building.

## **5.0 Lighting**

The Planning Division will provide a full review of the lighting proposal at Final Site Plan review.

## **6.0 Departmental Reports**



- 6.1 **Engineering Division** – Engineering Division comments will be available at CIS and Preliminary Site Plan Review on October 25<sup>th</sup>, 2023.
- 6.2 **Department of Public Services** – The Department of Public Services comments will be available at CIS and Preliminary Site Plan Review on October 25<sup>th</sup>, 2023.
- 6.3 **Fire Department** – Fire Department comments will be available at CIS and Preliminary Site Plan Review on October 25<sup>th</sup>, 2023.
- 6.4 **Police Department** – The Police Department has no concerns at this time.
- 6.5 **Building Division** – Please see the attached Building Division comments dated 1/21/2022.
- 6.6 **Parking Manager** – The Parking Manager has no concerns at this time.

## 7.0 Design Review

The applicant has submitted elevation drawings with material notes. Specification sheets and samples for all façade materials, windows & doors, railings, and other proposed materials are required at Final Site Plan to complete the Design Review. Additionally, the applicant has submitted glazing calculations for the proposed building, a full review of which will be provided at Final Site Plan, however there are no major issues identified by staff at this time impacting the bulk, height, or area of the proposed building.

## 8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Land Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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

- 9.1 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.



- 9.2 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.
- 9.3 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.
- 9.4 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.
- 9.5 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.
- 9.6 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 plans submitted and the requirements outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the Preliminary Site Plan for 770 S. Adams with the following conditions:

- 1. The applicant provide an enhanced front entrance at the corner of Haynes and S. Adams;
- 2. The applicant provide full screening details for all proposed mechanical units at Final Site Plan;
- 3. The applicant submit lighting and material specifications, samples, photometric plan and all other required information for the proposed building to complete the Design Review at Final Site Plan; and
- 4. The applicant comply with the requests of all City Departments.

## **11.0 Sample Motion Language**

Motion to **APPROVE** the Preliminary Site Plan for 720 S. Adams with the following conditions:

- 1. The applicant provide an enhanced front entrance at the corner of Haynes and S. Adams;
- 2. The applicant provide full screening details for all proposed mechanical units at Final Site Plan;
- 3. The applicant submit lighting and material specifications, samples, photometric plan and all other required information for the proposed building to complete the Design Review at Final Site Plan; and
- 4. The applicant comply with the requests of all City Departments.



**OR**

Motion to **POSTPONE** the Preliminary Site Plan for 720 S. Adams pending receipt of the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

Motion to **DENY** the Preliminary Site Plan for 720 S. Adams for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



**Zoning Compliance Summary Sheet  
Final Site Plan Review  
770 S. Adams**

**Existing Site:** 2 story commercial & office buildings

Zoning: B2 (General Business) & MU3/MU% (Triangle District Overlay)

Land Use: Commercial/Office

**Existing Land Use and Zoning of Adjacent Properties:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Existing Land Use</b>	Commercial/ Office	Commercial/ Office	Commercial/ Office	Commercial
<b>Existing Zoning District</b>	B2 (General Business)	B2 (General Business)	B2 (General Business) & O2 (Office-Commercial)	B2 (General Business)
<b>Overlay Zoning District</b>	MU3 & MU5	MU3 & MU5	N/A	MU5 & MU7

<b>Land Area:</b>	Existing:	2.05 ac
	Proposed:	2.05 ac
<b>Dwelling Units:</b>	Existing:	0 units
	Proposed:	138 units
<b>Minimum Lot Area/Unit:</b>	Required:	N/A
	Proposed:	N/A
<b>Min. Floor Area /Unit:</b>	Required:	600 sq. ft. (efficiency and one bedroom) 800 sq. ft. (two or more bedroom)
	Proposed:	627-963 sq. ft. (one bedroom) 1,066-1,855 (two or more bedroom)
<b>Max. Total Floor Area:</b>	Required:	200% for offices except in Parking Assessment District 100% in Parking Assessment District Not applicable for residential and parking uses
	Proposed:	N/A
<b>Min. Open Space:</b>	Required:	N/A
	Proposed:	N/A



<b>Max. Lot Coverage:</b>	Required:	N/A
	Proposed:	N/A
<b>Front Setback:</b>	Required:	0 ft. minimum
	Proposed:	0 ft.
<b>Side Setbacks</b>	Required:	0 ft. with walls facing side lot line w/ no windows
	Proposed:	0 ft.
<b>Rear Setback:</b>	Required:	10 ft.
	Proposed:	10 ft.
<b>Min. Front+Rear Setback</b>	Required:	N/A
	Proposed:	N/A
<b>Max. Bldg. Height:</b>	Permitted:	66 ft., 5 stories (MU3) 74 ft., 6 stories (MU5)
	Proposed:	66 ft., 5 stories (MU3) 75 ft., 6 stories (MU5)
<b>Min. Eave Height:</b>	Required:	N/A
	Proposed:	N/A
<b>Floor-Floor Height:</b>	Required:	14 ft. minimum (1 <sup>st</sup> story)
	Proposed:	20 ft.
<b>Front Entry:</b>	Required:	On frontage line
	Proposed:	On frontage line
<b>Absence of Bldg. Façade:</b>	Required:	N/A
	Proposed:	N/A
<b>Opening Width:</b>	Required:	N/A
	Proposed:	N/A
<b>Parking:</b>	Required:	50 parking spaces
	Proposed:	48 off-street spaces - 3 on-street parking spaces 51 total parking spaces
<b>Min. Parking Space Size:</b>	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
<b>Parking in Frontage:</b>	Required:	N/A
	Proposed:	N/A
<b>Loading Area:</b>	Required:	0 off-street loading spaces



Proposed: 1 off-street loading spaces

**Screening:**

Parking: Required: 6 ft. masonry screen wall  
Proposed: Screened by building facade

Loading: Required: Screened from view  
Proposed: Interior loading area screened by building

Rooftop Mechanical: Required: Screened from view  
Proposed: 6 ft. screen wall

Elect. Transformer: Required: Obscured from public view  
Proposed: Arborvitae plantings

Dumpster: Required: Masonry screen wall with wood gates  
Proposed: Two fully interior trash rooms fully screened by building facade



**CITY OF BIRMINGHAM**  
**Community Development – Building Department**  
**151 Martin Street, Birmingham, MI 48009**

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October 18, 2023

RE: Preliminary Site Plan Review Comments  
720 S. Adams, New Mixed Use Building

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 Design Review purposes and applicant consideration:

**Applicable Building Codes:**

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Residential Code.** Applies to all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

**Review Comments:**

1. Accessible parking spaces and access aisles must meet the size requirements of Chapter 5 of the ICC A117.1 standard. One van accessible space will be required per Section 1106.5 of the building code.
2. The access to both exit stairways in the basement level pass through an elevator lobby. Where two exits are required, the exit access to only one stairway is permitted through an elevator lobby. (Section 1016.2 (1) of the building code).



**CITY OF BIRMINGHAM**  
**Community Development – Building Department**  
**151 Martin Street, Birmingham, MI 48009**

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3. The exit door from the west stairway on level 1 encroaches more the one-half the required width of the exit passage way. (Section 1005.7.1 of the building code).
4. The maximum area of exterior wall openings on the south elevation will be limited by Table 705.8 of the building code based on fire separation distance from the property line.





## Birmingham Fire Department

572 South Adams Road  
Birmingham, MI 48009  
Fire Marshal J. Scaife (248) 530-1903




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<b>Occupant Name:</b>	VACANT	<b>Inspection Date:</b>	10/16/2023
<b>Address:</b>	720 South Adams	<b>InspectionType:</b>	Site Plan Review
<b>Suite:</b>		<b>Inspected By:</b>	Scaife Jeff 248-530-1903 jscaife@bhamgov.org

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**No violations have been noted at this time.** If you have any questions, please call our office. No violations.

**Inspector Comments:** The following are concerns regarding the site plan for this location including, but are not limited to the following comments. As the project moves forward more comments and concerns may be generated by the AHJ to ensure proper code compliance.

FOLLOW INTERNATIONAL FIRE CODE 2015 ED., REFERENCE ON SUBMITTED PLANS.

KNOX PAD LOCKS REQUIRED ON CONSTRUCTION FENCING ACCESS GATES

FOLLOW CHAPTER 33 OF IFC 15th ED. FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

KNOX POWER SHUTDOWN DEVICE REQUIREMENTS (REVIEW ORDINANCE SPECS. FOR REQUIREMENTS).

KNOX BOX

SPRINKLER SYSTEM (AS REQUIRED) SUBMIT PLANS TO AHJ FOR REVIEW AND APPROVAL.

ALARM PLANS (AS REQUIRED) SUBMIT PLANS TO AHJ FOR REVIEW AND APPROVAL

KITCHEN HOOD PLANS (AS NEEDED)- SUBMIT PLANS TO AHJ FOR REVIEW AND APPROVAL.

GENERATOR (AS REQUIRED, HIRISE, ETC.)

MEANS OF EGRESS REQUIREMENTS



FIRE COMMAND CENTER (HIRISE REQUIREMENTS)

CO GAS DETECTION SYSTEM AND VENTILATION FOR PARKING GARAGES AS NEEDED.

STAIRCASE TO ROOF ACCESS FOR HIRISE

FDC HYDRANT REQUIREMENTS

CONSTRUCTION PHASE OF PROJECT INSTALL STANDPIPE SYSTEM WITH ACCESS OF ALL FLOORS DURING CONSTRUCTION PHASE

ROOFTOP GARDEN REQUIREMENTS, IFC CHAPTER 317 AND SEC. 905.3.8 FOR ALL REQUIREMENTS.

BI-DIRECTIONAL REQUIREMENTS COMMENTS (MAY BE REQUIRED-WILL BE ASSESSED TOWARD THE END OF CONSTRUCTION PHASE) By an approved testing company.

All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.

Fire suppression in enclosed parking areas are a concern. Assumed EV vehicles and charging stations will occupy, therefore the discussion of advanced fire alarm notification and fire suppression are necessary.

---





October 19, 2023

VIA EMAIL [bcowan@bhamgov.org](mailto:bcowan@bhamgov.org)

Brooks Cowan  
City Planner  
City of Birmingham  
151 Martin Street, P.O. Box 3001  
Birmingham, MI 48012

**RE: 720 Adams, Birmingham, MI  
Site Plan and Trip Generation Analysis Review**

Dear Brooks:

Fleis & VandenBrink (F&V) staff have completed our review of the proposed 720 Adams Trip Generation Letter dated February 23, 2023 performed by Tetra Tech, which was received by F&V on September 29, 2023. Based on our review we have the following comments:

1. The trip generation analysis provided for the proposed development utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition Land Use Code (LUC) 221-Multi-Family Housing, Mid-Rise and LUC 822 Strip Retail Plaza (<40k SF). These uses are consistent with the proposed site plan provided for review.
2. The proposed site plan provided includes 41 multi-family units and 1,600 SF retail development. The trip generation analysis performed by Tetra Tech evaluated 42 units and 2,100 SF retail development. The discrepancy between the site plan and the trip generation analysis performed is negligible and will not impact the results of the analysis. The updated trip generation for this site is summarized below. The proposed development site generated trips are below the City criteria for further traffic analysis.

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Mid-Rise)	221	41	DU	149	1	5	6	10	6	16
Strip Retail Plaza (<40k SF)	822	1,600	SF	297	2	2	4	11	10	21
<b>Total</b>				<b>446</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>21</b>	<b>16</b>	<b>37</b>
<i>TIA Threshold</i>				<i>500</i>	<i>50</i>	<i>50</i>		<i>50</i>	<i>50</i>	
<b>Exceeds Threshold?</b>				<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>	<b>No</b>	

## SUMMARY

- The proposed development plan trips are below the City criteria for further traffic analysis.
- The end user for the retail user has not been determined, if a higher traffic generator is proposed for this space, the applicant should review with the City prior to occupancy of the use to determine if further traffic or parking analysis is required.

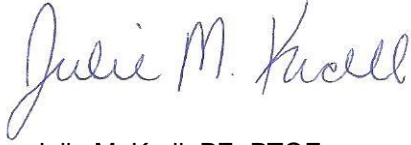
**27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334**  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)



We hope that this report addresses the City's needs regarding this project. If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.

A handwritten signature in blue ink that reads "Julie M. Kroll". The signature is written in a cursive, flowing style.

Julie M. Kroll, PE, PTOE  
Traffic Engineering, Group Manager



# ADAMS & HAYNES: MIXED USE DEVELOPMENT

APARTMENTS / RETAIL / PARKING  
720 S. ADAMS ROAD  
BIRMINGHAM, MI 48009

DRAWING INDEX SHEET	
SHEET NO.	SHEET CONTEXT
A - 0	TITLE SHEET
	EXISTING CONDITION (PHOTOGRAPHS)
	MAPS
	SURVEY / TOPO
ST-1	SITE PLAN
ST-2	EXISTING CONDITIONS PLAN
ST-3	LANDSCAPE / STREETScape PLAN
A - 1	BASEMENT PARKING
A - 2	LEVEL 1 FLOOR PLAN
A - 3	LEVEL 2 & 3 FLOOR PLAN
A - 4	LEVEL 4 FLOOR PLAN
A - 5	LEVEL 5 FLOOR PLAN
A - 6	ROOF / PENTHOUSE PLAN
A - 7	GLAZING CALCULATIONS
A - 8	ELEVATIONS
A - 9	COURTYARD ELEVATION
A - 10	SECTIONS
A - 11	MATERIALS & GLAZING COMPONENTS
A - 12	GROUND LEVEL EQUIPMENT
SF - 1	SQUARE FOOTAGE BREAKDOWN TABLE

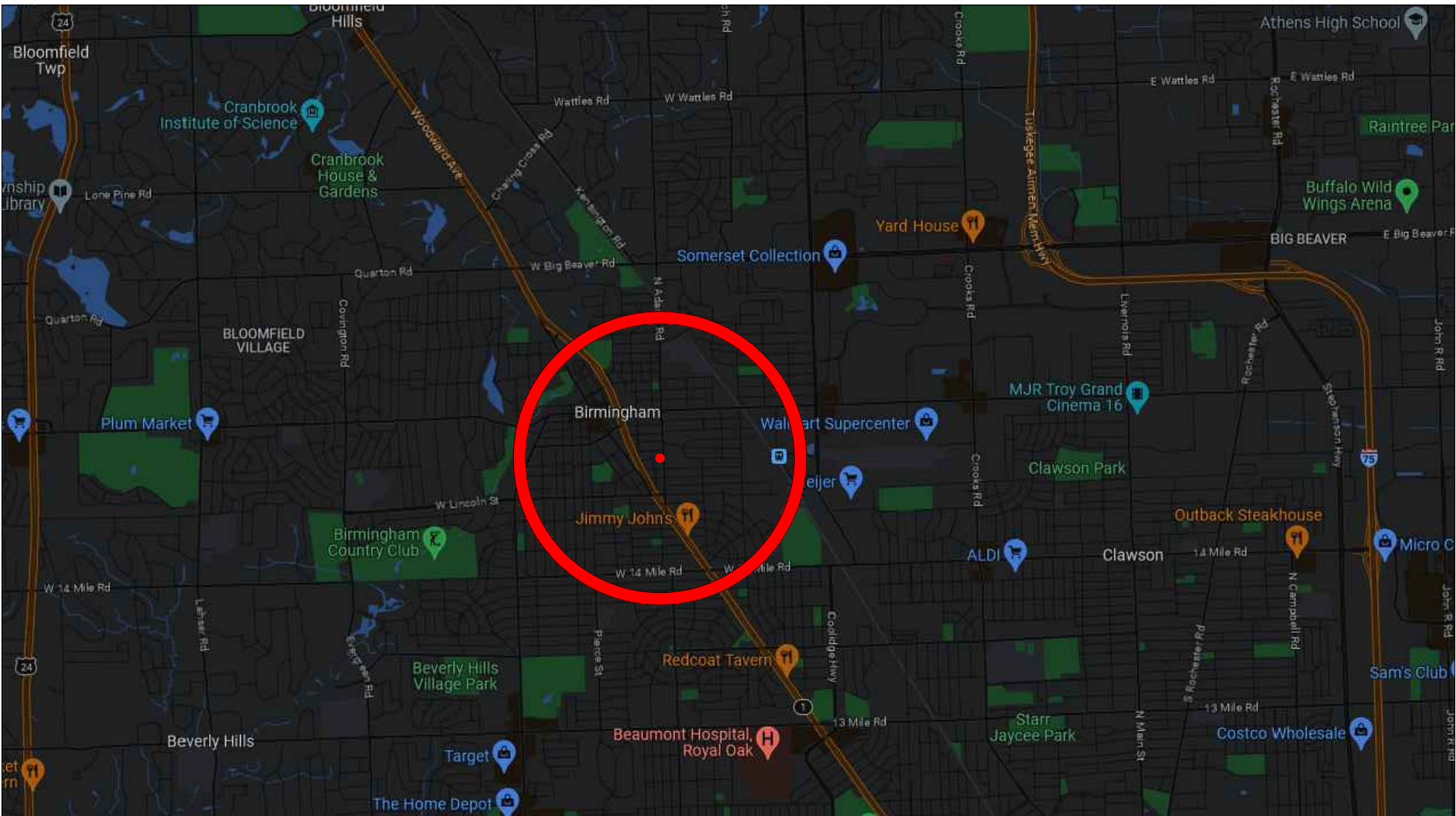
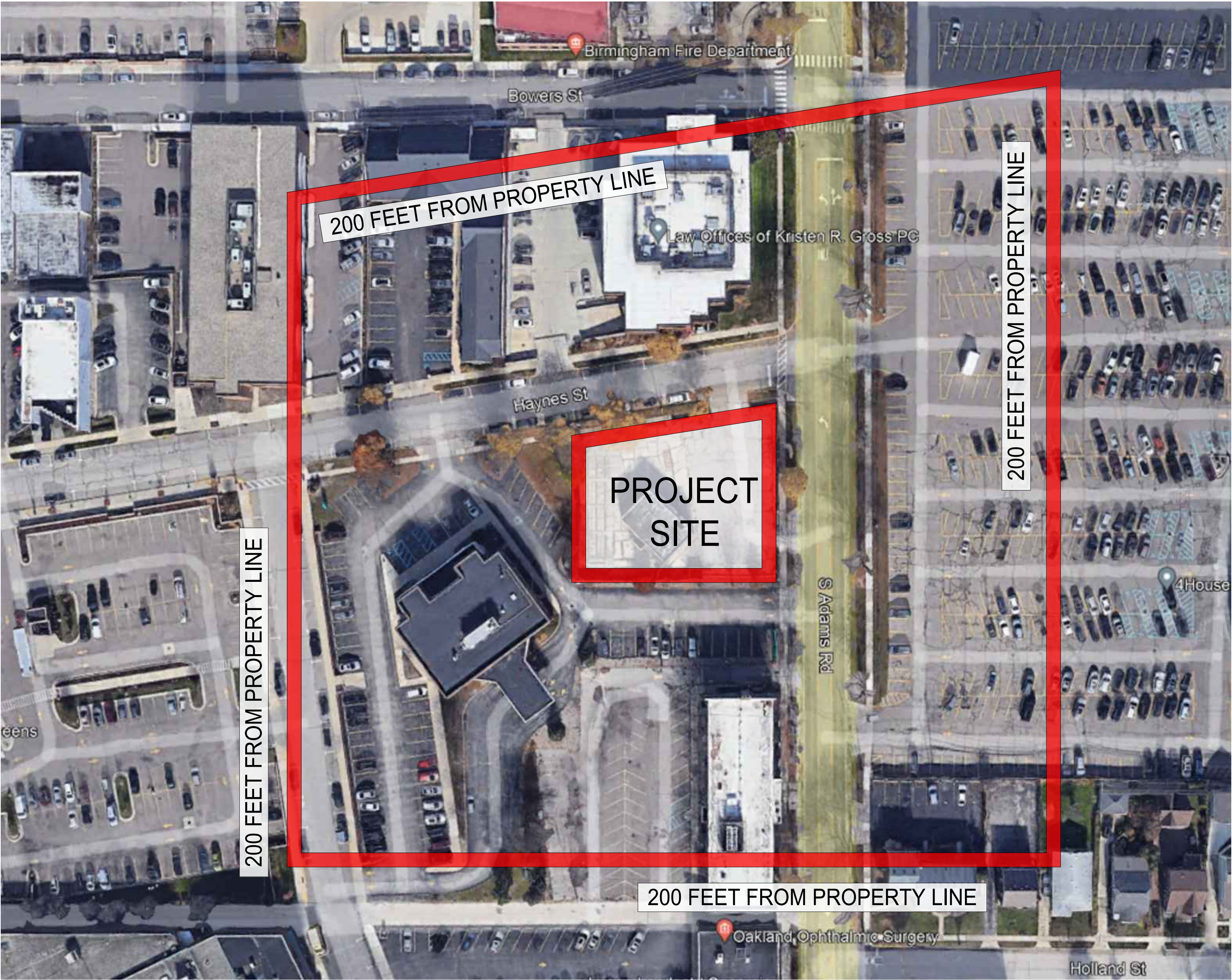
## PROJECT DESCRIPTION

A NEW CONSTRUCTION OF 99,943 S.F. - A MIXED USE DEVELOPMENT THAT PROVIDES (4) LEVELS OF RESIDENTIAL UNITS ABOVE 2,000 S.F. OF RETAIL. GROUND LEVEL: WALKABLE FRONTAGE RETAIL + INTERIOR RESIDENTIAL PARKING + 1 LEVEL OF UNDERGROUND PARKING FOR RESIDENTS. LEVELS 2 THROUGH 5: RESIDENTIAL UNITS RANGING FROM ONE BEDROOM STUDIOS TO 2 & 3 BEDROOM PREMIUM UNITS.

BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : NEW CONSTRUCTION	
BUILDING	2015 MICHIGAN BUILDING CODE (R2 STRUCTURE)
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2015 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION	
USE CLASSIFICATION	R2
CONSTRUCTION CLASSIFICATION	TYPE : VB
GROSS BUILDING AREA	99,892 S.F.
REQUIRED EXITS PER SEC. 1006	2015 MICHIGAN BUILDING CODE
SPRINKLER SYSTEM REQUIRED	2015 MICHIGAN BUILDING CODE

BUILDING CODE REVIEW	
<b>LEGAL DESCRIPTION:</b> LOTS 12 AND 13 OF O.E.S HATTUCK SUBDIVISION OF OF BIRMINGHAM," MICHIGAN. PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 10 EAST, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND CO., STATE OF MICHIGAN AS RECORDED IN LIBER 8 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS.	
ZONED MU-3 SITE AREA = 16,614 S.F = 0.381 AC. BUILDING AREA= 16,600 S.F BUILDING COVERAGE = 99%	



## CONTACTS INFORMATION

OWNER:	BIRMINGHAM HAYNES LLC. ADDRESS: (P.O. BOX 1207) WALLD LAKE, MI 48390-5207 PHONE: 248-926-8088 EMAIL: ralph@afprop.com
ARCHITECT:	JOHN MARUSICH ADDRESS: 36880 WOODWARD AVENUE, SUITE 100. BLOOMFIELD HILLS, MI 48304 PHONE: 248-792-2949 / 313-482-0645 EMAIL: johnm.marusicharchitecture@gmail.com
ENGINEER:	MASON L. BROWN ADDRESS: 2708 BRIDLE ROAD. BLOOMFIELD HILLS, MI 48304 PHONE: 248-425-9789 EMAIL: mason_brown@sbglobal.net

NOT FOR CONSTRUCTION



36880 WOODWARD AVENUE , BLOOMFIELD HILLS, MI. 48304  
CELL: 313-482-0645  
EMAIL: JOHN.M.MARUSICHARCHITECTURE@GMAIL.COM

## ADAMS & HAYNES: MIXED USE DEVELOPMENT

APARTMENTS / RETAIL / PARKING  
720 S. ADAMS ROAD  
BIRMINGHAM, MI 48009



# ADAMS & HAYNES

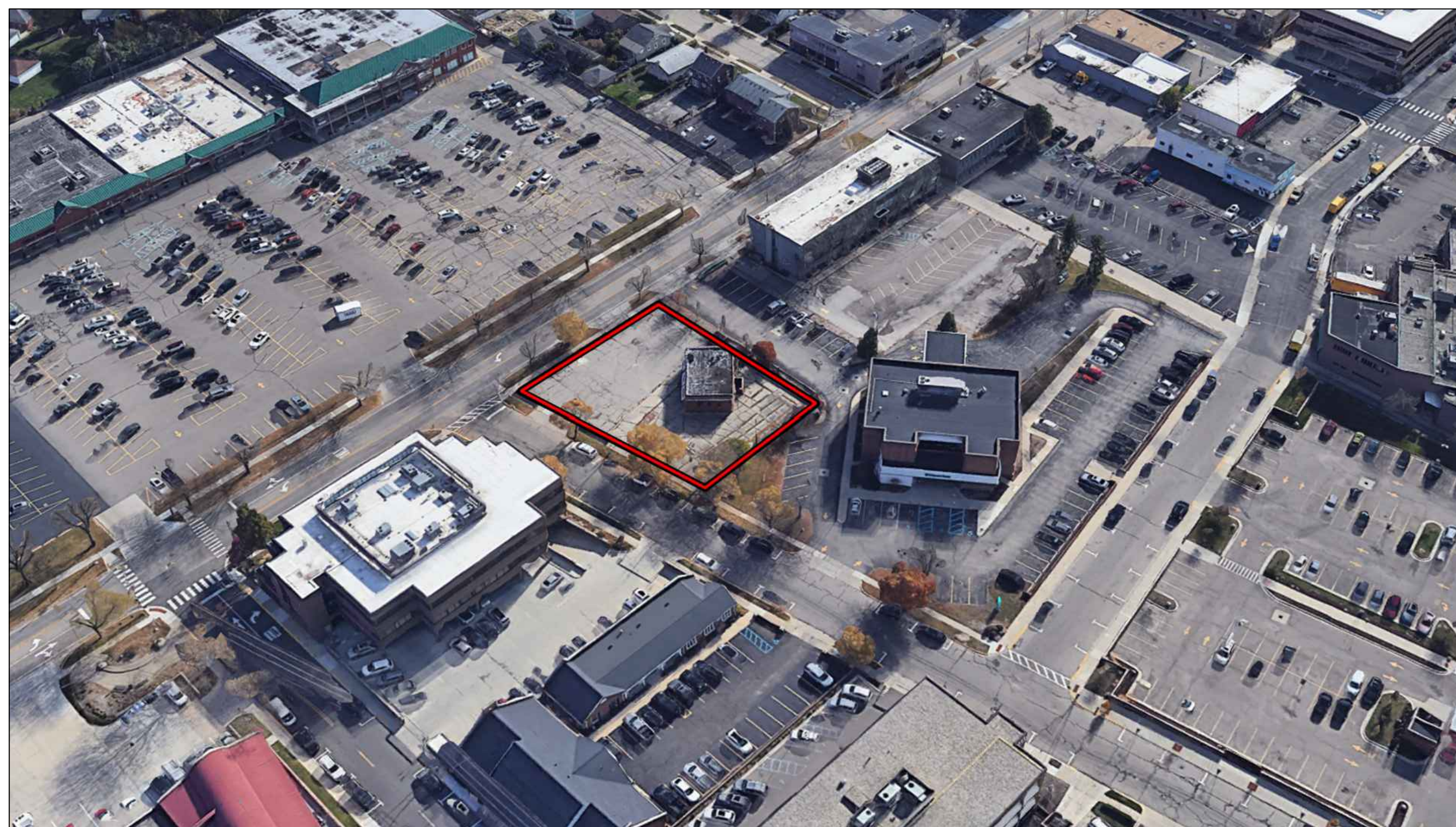
## EXISTING AERIAL SITE PHOTOS



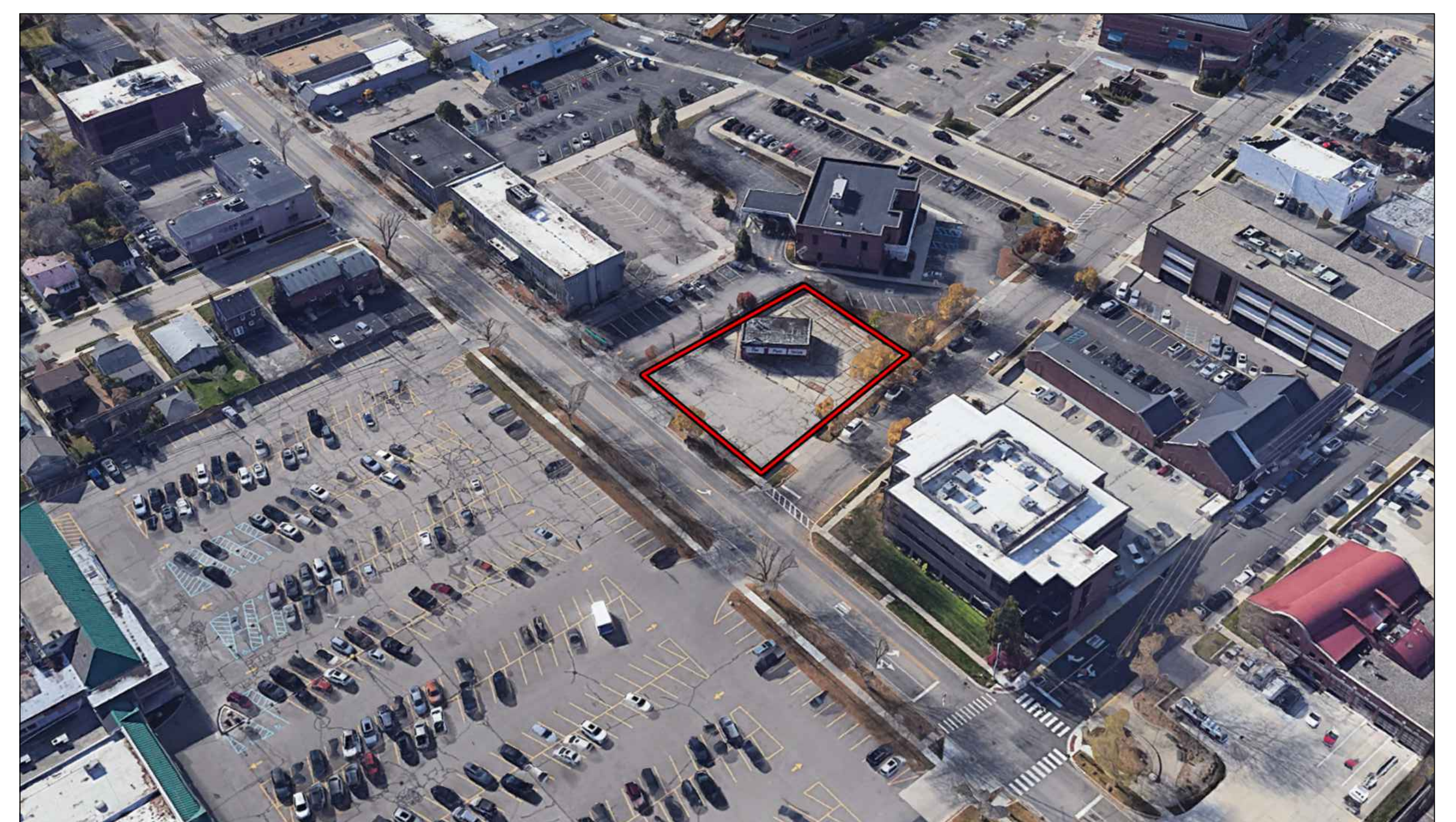
LOOKING NORTH EAST



LOOKING NORTH WEST



LOOKING SOUTH EAST



LOOKING SOUTH WEST



# ADAMS & HAYNES

## EXISTING GROUND SITE PHOTOS



LOOKING NORTH WEST



LOOKING SOUTH EAST



LOOKING SOUTH WEST



LOOKING NORTH

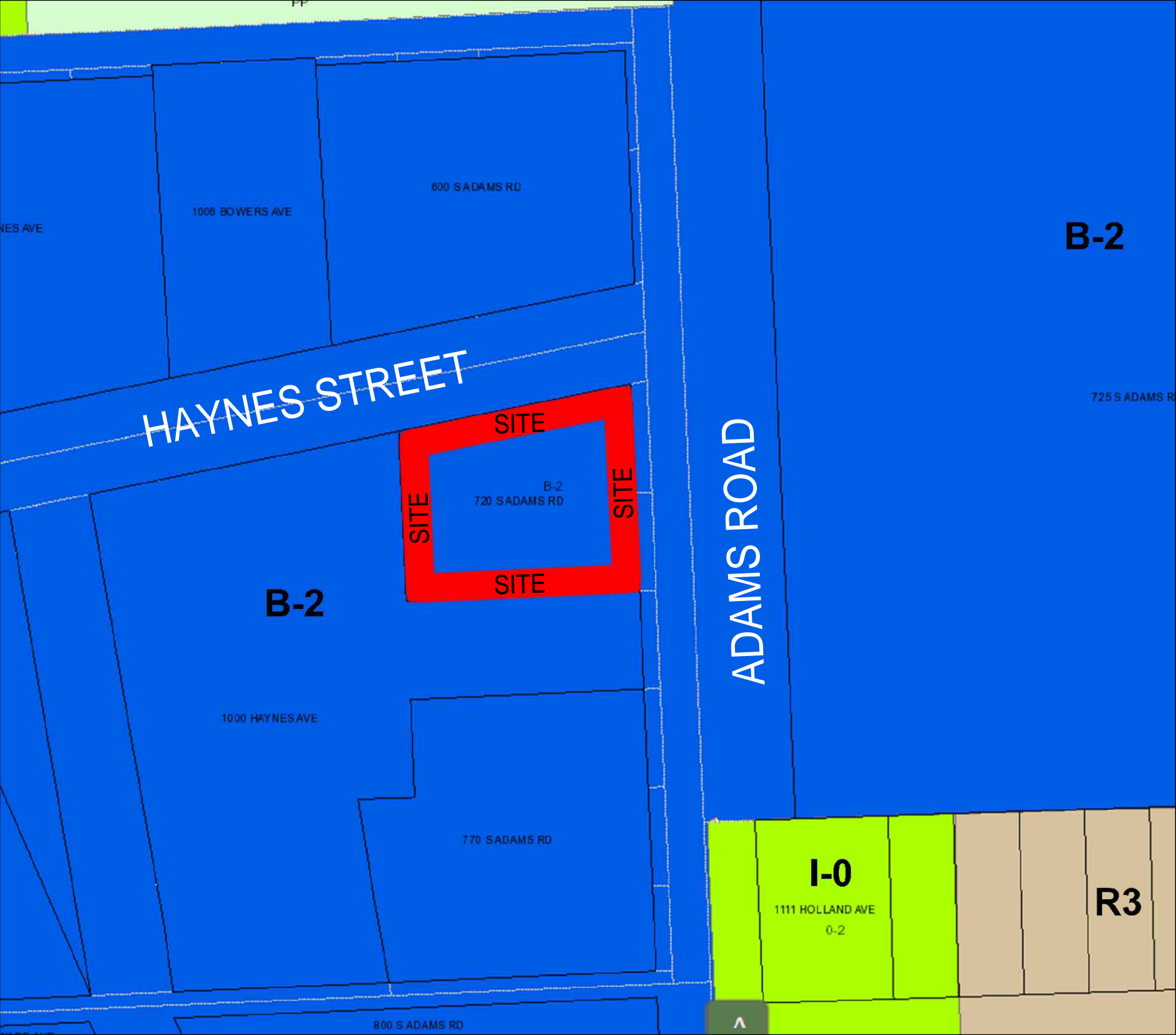


# ADAMS & HAYNES: MIXED USE DEVELOPMENT

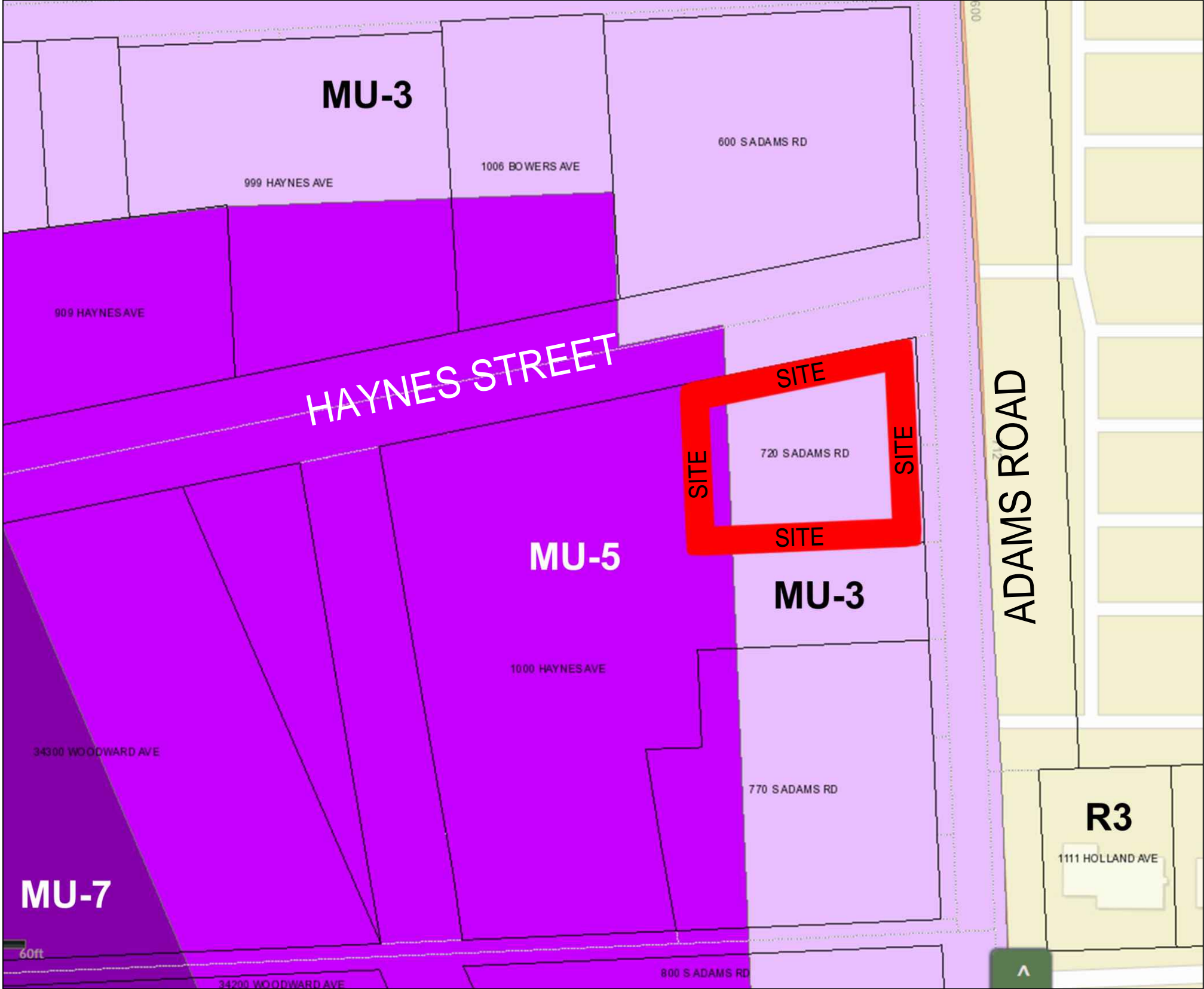
720 S. ADAMS ROAD

BIRMINGHAM, MI 48009

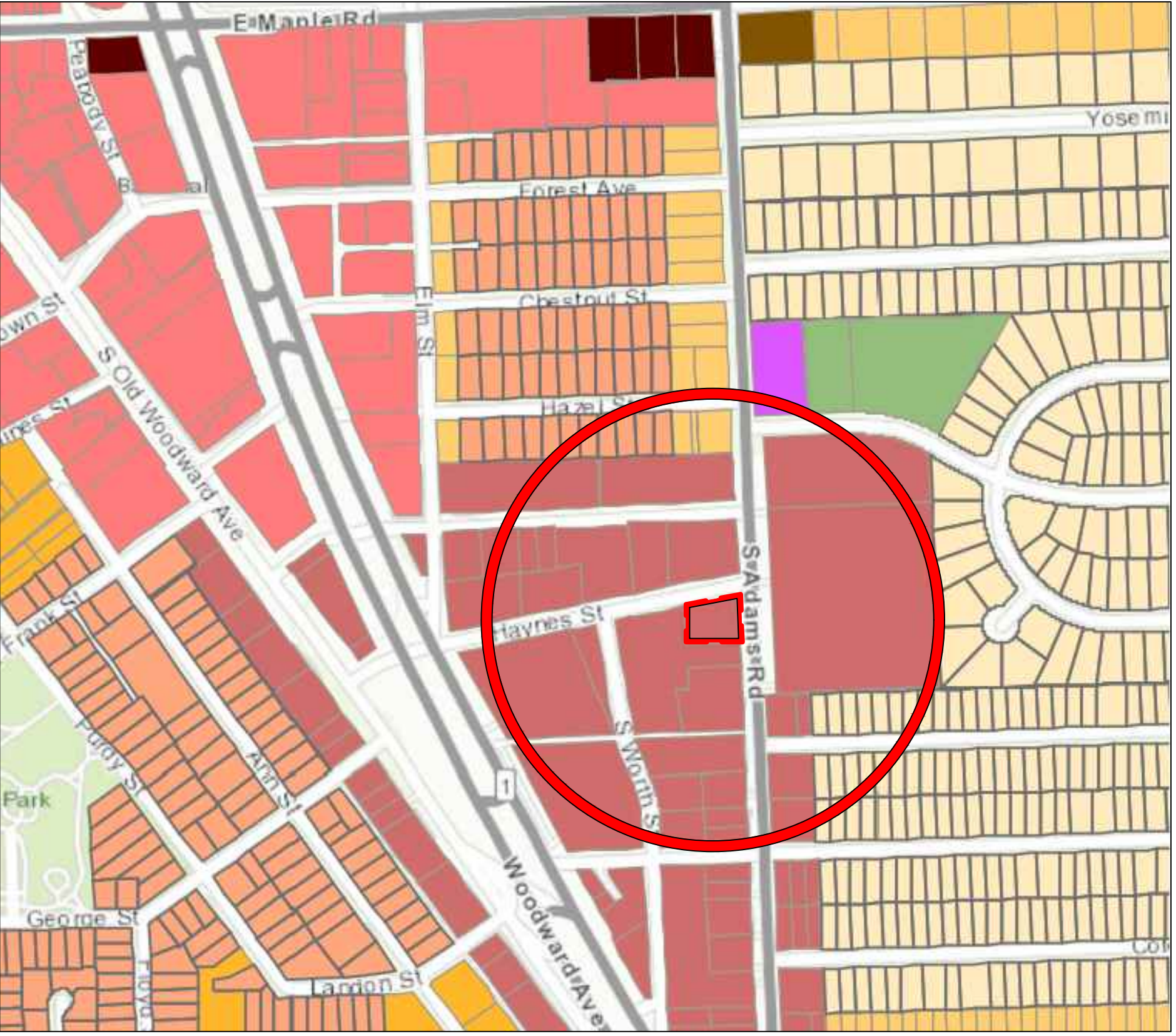
Maps (Zoning / City Master Plan / Haul Route)



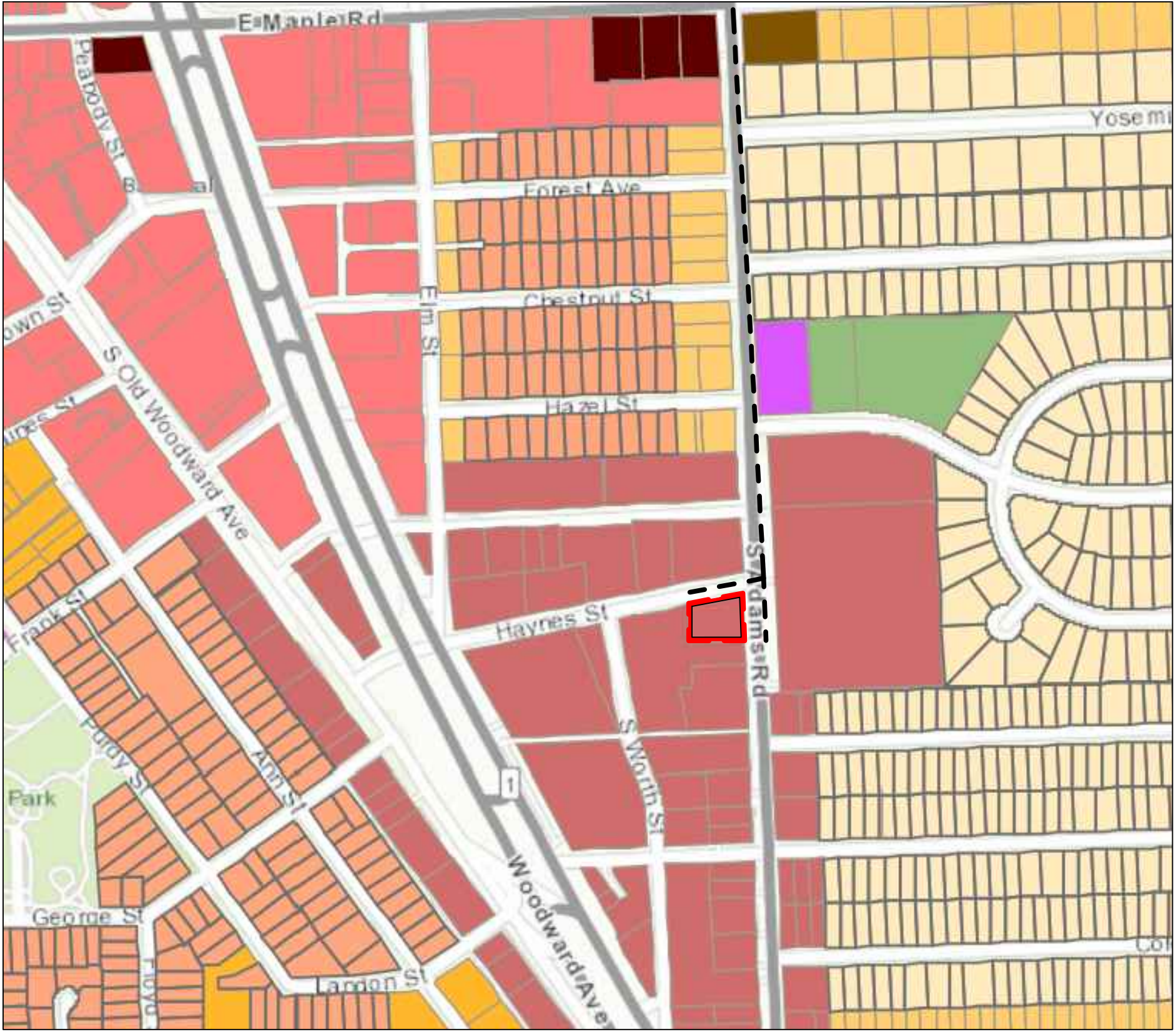
ZONING UNDERLAY



ZONING OVERLAY (TRIANGLE DISTRICT)

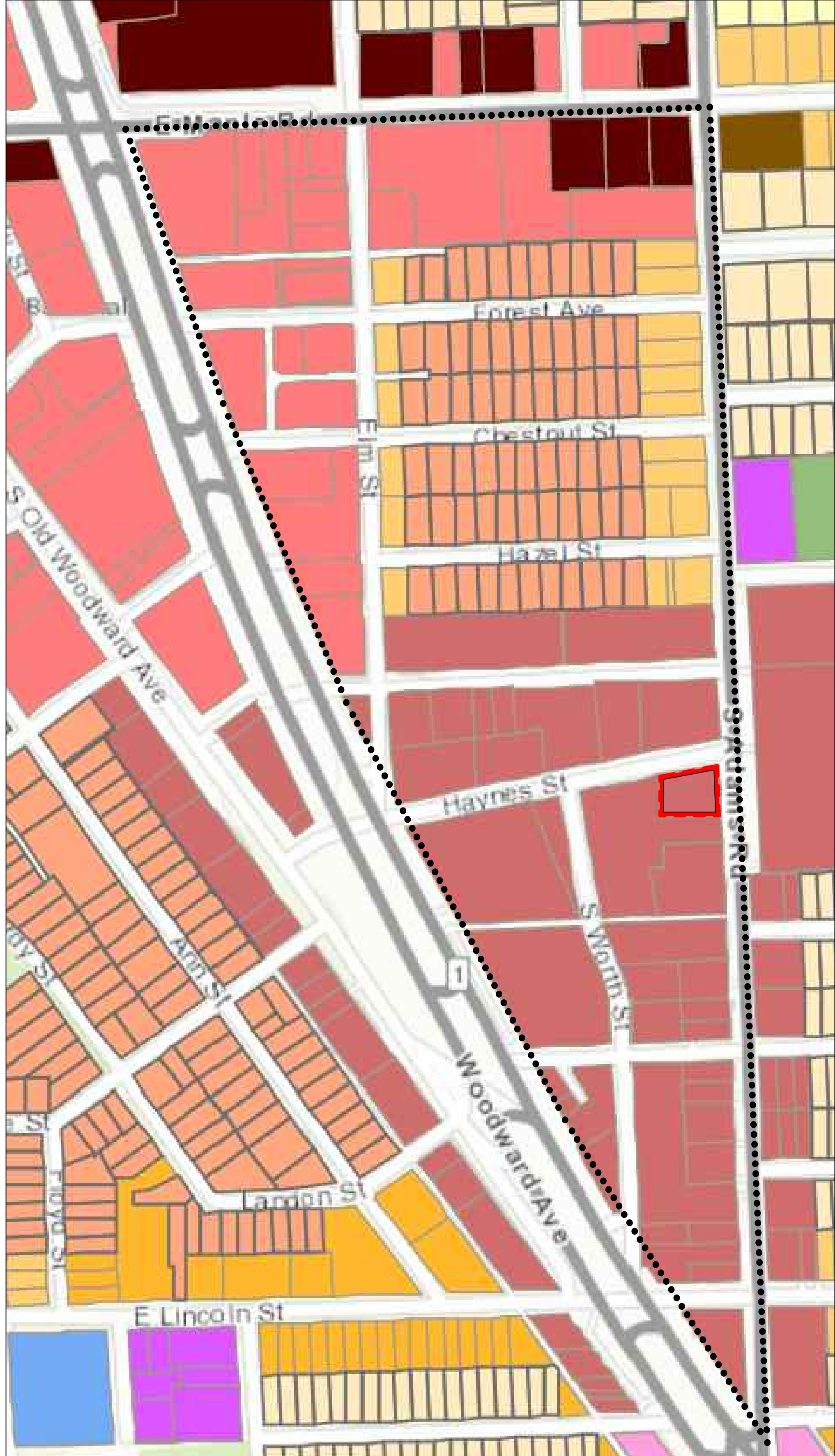


CITY MASTER PLAN (ZONED: MIXED-USE DISTRICT FABRIC)



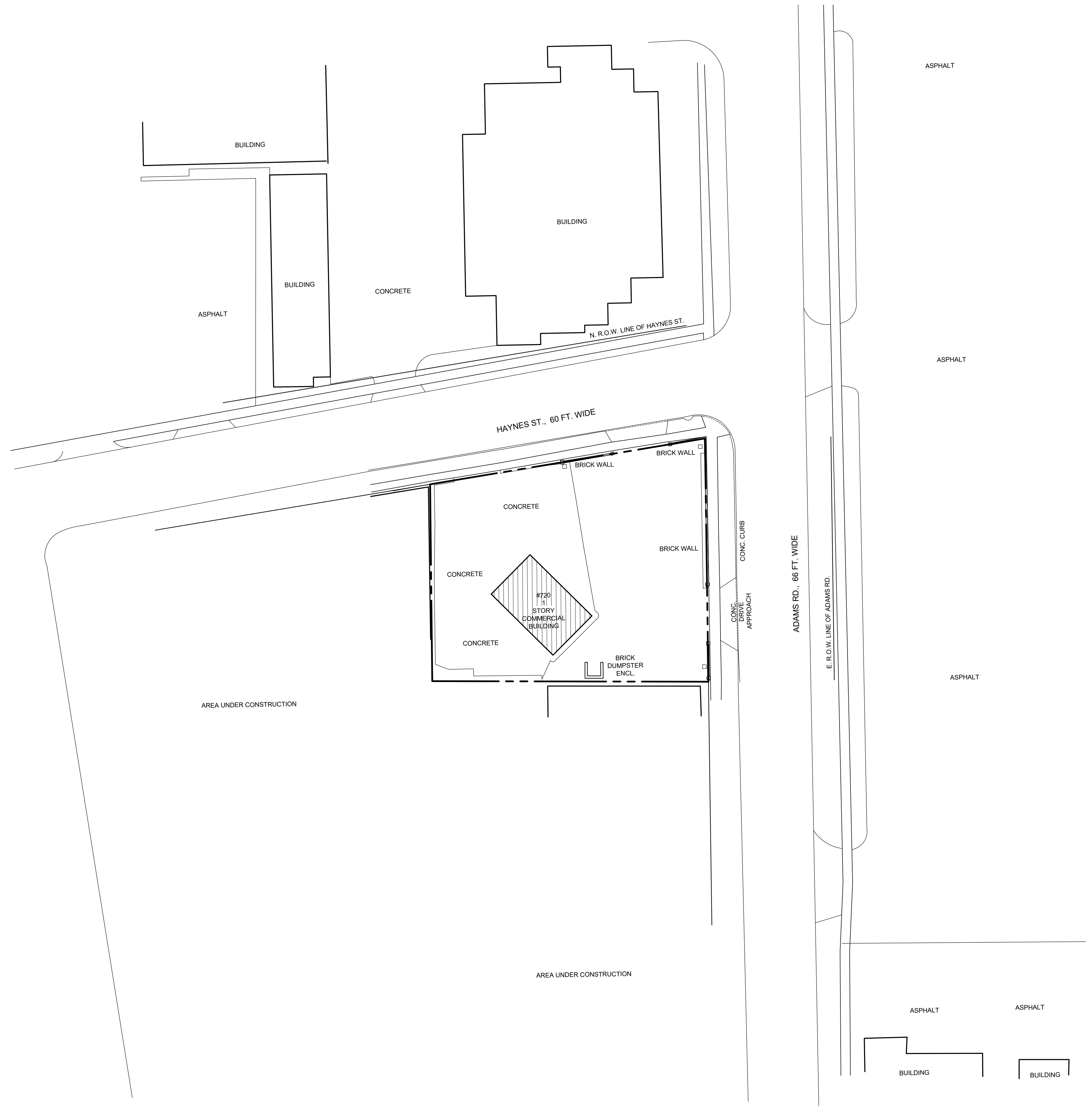
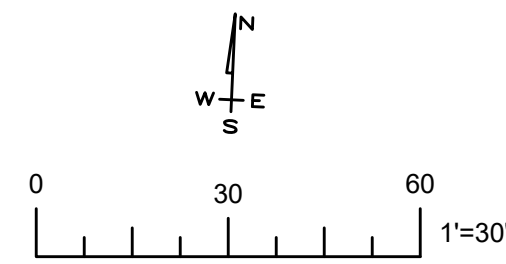
SOIL HAUL ROUTE

SITE	---
HAUL ROUTE	---



TRIANGLE DISTRICT

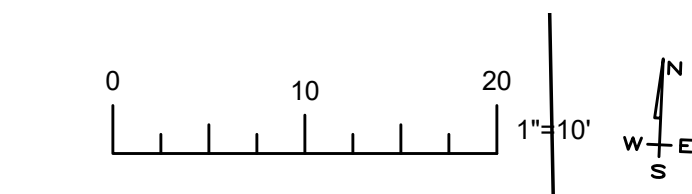




LEGAL DESCRIPTION  
LOTS 12 & 13, "O.E.S. HATTUCK SUBDIVISION OF BIRMINGHAM"  
AS RECORDED IN LIBER 8 OF PLATS, PAGE 14, OAKLAND COUNTY RECORDS  
BASIS OF BEARINGS: STATE PLANE COORDINATES, ZONE MICHIGAN-SOUTH.

23-012.DWG				DESIGN: --	REVISIONS:		
FIELD CK: net				DRAWN: mb			
				CHECKED: MB			
SCALE:							
1"=10'							
DATE:							
06-12-2023							
JOB NO.							
23-012							
SHEET							
2							
BIRMINGHAM HAYNES, LLC				PROPOSED BUILDING			
P.O. BOX 1207				PLAN OF EXISTING CONDITIONS			
WALLED LAKE, MI 48390				WITH 200' BEYOND P/L LOCATIONS			
720 S. ADAMS							
				BIRMINGHAM, MI			
				MASON BROWNS ASSOCIATES, LLC			
				CIVIL ENGINEERS & SURVEYORS			
				2708 BRIDLE ROAD			
				BLOOMFIELD HILLS, MICHIGAN 48304			
				(248) 225-9789 mason_brown@bbglobal.net			

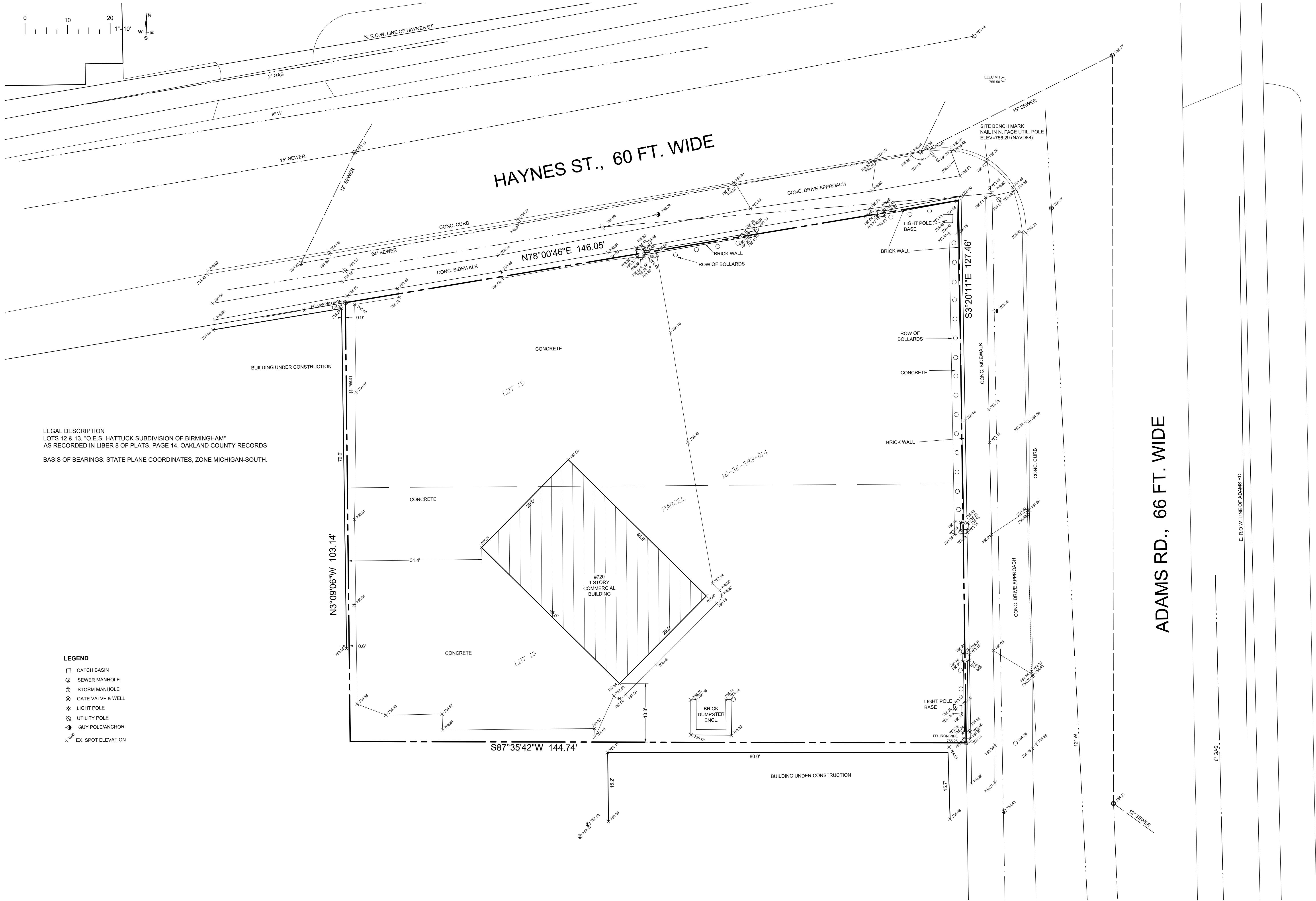




LEGAL DESCRIPTION  
LOTS 12 & 13, "O.E.S. HATTUCK SUBDIVISION OF BIRMINGHAM"  
AS RECORDED IN LIBER 8 OF PLATS, PAGE 14, OAKLAND COUNTY RECORDS  
BASIS OF BEARINGS: STATE PLANE COORDINATES, ZONE MICHIGAN-SOUTH.

LEGEND

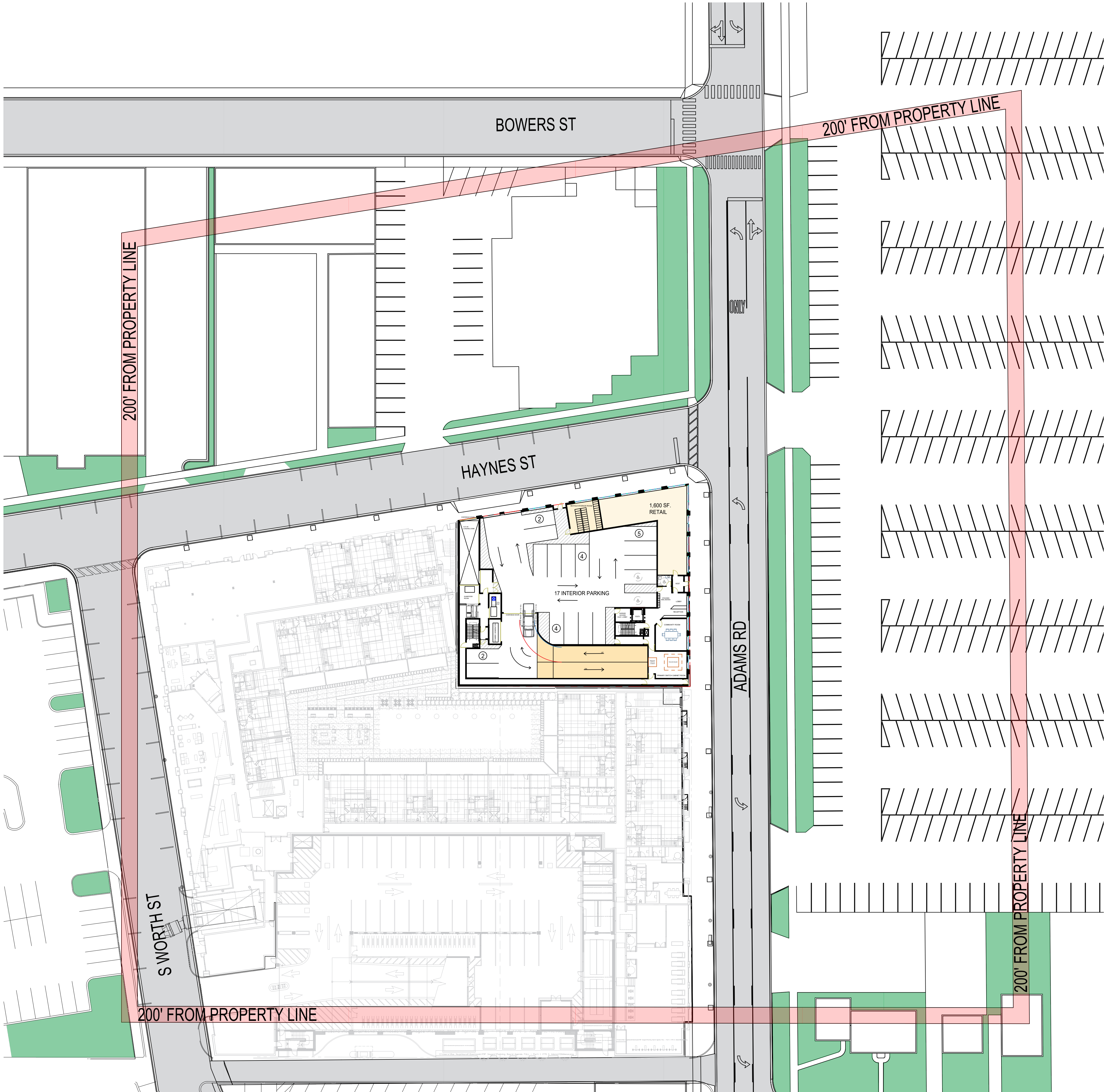
- CATCH BASIN
- SEWER MANHOLE
- STORM MANHOLE
- GATE VALVE & WELL
- LIGHT POLE
- UTILITY POLE
- GUY POLE/ANCHOR
- EX. SPOT ELEVATION



ADAMS RD., 66 FT. WIDE

1			SHEET		23-012		JOB NO.		06-12-2023		DATE:		SCALE:		23-012.DWG		DESIGN: --		REVISIONS:		BIRMINGHAM HAYNES, LLC		PROPOSED BUILDING PLAN OF EXISTING CONDITIONS		MASON BROWNS ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS 2708 BRIDLE ROAD BLOOMFIELD HILLS, MICHIGAN 48304 (248) 225-9789 mason_brown@sbglobal.net	





 **SITE PLAN**  
SCALE: 1/32" = 1'-0"

SITE INFORMATION

SITE ADDRESS:	720 S ADAMS ROAD, BIRMINGHAM MI, 48009
PROPERTY ID #	19-36-283-014
CURRENT ZONING / USE	B-2 / MU-3 / MU-5
PROPOSED ZONING	B-2 / MU-3 / MU-5
ADJACENT ZONING	B-2 / MU-3 / MU-5 / R-2
SETBACKS	NONE REQUIRED

BUILDING HEIGHT

ITEM	MINIMUM	MU-3 DISTRICT MAXIMUM	MU-5 DISTRICT MAXIMUM	PROVIDED
Ground Level	14' - 0"			20' - 0"
Level 4		54' - 0" (w/Stepback)		53' - 0"
Level 5		66' - 0" (w/Dbl. Stepback)	66' - 0"	64' - 0"
Parapet / Rooftop Mech. Equipment				66' - 8"
Level 6 Penthouse			78' - 0" (w/Stepback)	75' - 0"

BUILDING USE INFORMATION

LEVEL	USE	USE GROUP
Ground Level	Retail, Lobby & Resident Services, Building Services, Parking	S-2
Level 2	Residential amenities & apartments	R-2
Level 3	Residential amenities & apartments	R-2
Level 4	Residential amenities & apartments	R-2
Level 5	Residential amenities & apartments	R-2
Level 6	Residential amenities & apartments	R-2

PARKING INFORMATION

RESIDENTIAL		REQUIRED	PROVIDED
APARTMENTS	25 APARTMENTS X 1 (1 BEDROOM APARTMENTS)	25 SPACES	45 SPACES
	13 APARTMENTS X 1.25 (2 BEDROOM APARTMENTS)	16.25 SPACES	
	02 APARTMENTS X 1.25 (3 BEDROOM APARTMENTS)	2.5 SPACES	
	01 APARTMENTS X 1.25 (6TH LEVEL PENTHOUSE)	1.25 SPACES	
APT. TOTAL	41 APARTMENTS	45 SPACES	45 SPACES
RETAIL	1,600 SF / 300 SF	6 SPACES	03 SPACES (+03 EXT)
TOTAL		51 SPACES	51 SPACES (03 Exterior / 48 Interior)

FACADE INFORMATION (TRIANGLE DISTRICT OVERLAY SECTION 3.09)

ELEVATIONS	BRICK, STONE, GLASS (60% MINIMUM)	MAIN LEVEL GLAZING (70% MINIMUM)	UPPER LEVEL GLAZING (50% MAXIMUM)
NORTH (HAYNES ST)	MEETS	MEETS	MEETS
EAST (ADAMS RD)	MEETS	MEETS	MEETS
SOUTH	NO FRONTAGE	NO FRONTAGE	NO FRONTAGE
WEST	NO FRONTAGE	NO FRONTAGE	NO FRONTAGE

SQUARE FOOT AREA INFORMATION

6TH LEVEL PENTHOUSE	2,353 GSF
5TH LEVEL APARTMENTS	14,173 GSF
4TH LEVEL APARTMENTS	16,804 GSF
3RD LEVEL APARTMENTS	16,804 GSF
2ND LEVEL APARTMENTS	16,804 GSF
1ST LEVEL RETAIL / PARKING	16,480 GSF
BASEMENT LEVEL PARKING	16,480 GSF
TOTAL GROSS AREA	99,943 GSF



**MARUSICH  
ARCHITECTURE**

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

OFFICE: (248) 792-2949  
CELL: (313) 482-0645

www.marusicharchitecture.com  
johnm@marusicharchitecture.com

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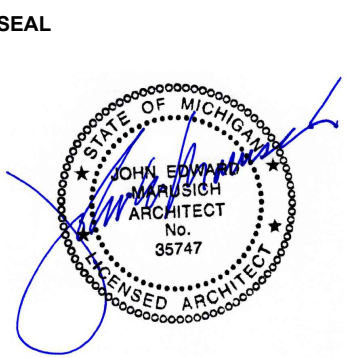
**OWNER**  
**Ralph Faranso**  
**BIRMINGHAM HAYNES LLC.**  
P.O. BOX 1207  
WALLED LAKE, MI 48090-5207  
PHONE: (248) 926-8088 FAX: (248) 926-8199

**PROJECT NAME**  
**ADAMS & HAYNES  
MIXED USE PROJECT**  
**720 S Adams Street  
Birmingham MI,  
48009**

PROJECT #	20 - 28
ISSUE DATE #	07/30/2020
REVISION HISTORY	
REVISION	09/21/2020
REVISION	10/29/2020
REVISION	11/04/2020
REVISION	06/14/2021
REVISION	03/18/2022
REVISION	05/19/2022
REVISION	06/28/2022
REVISION	07/08/2022
REVISION	09/15/2022
REVISION	02/20/2023
REVISION	04/28/2023
REVISION	05/19/2023
S.P.A. SUBMITTAL 1	07/05/2023

DRAWN BY: DC  
CHECKED BY: JM

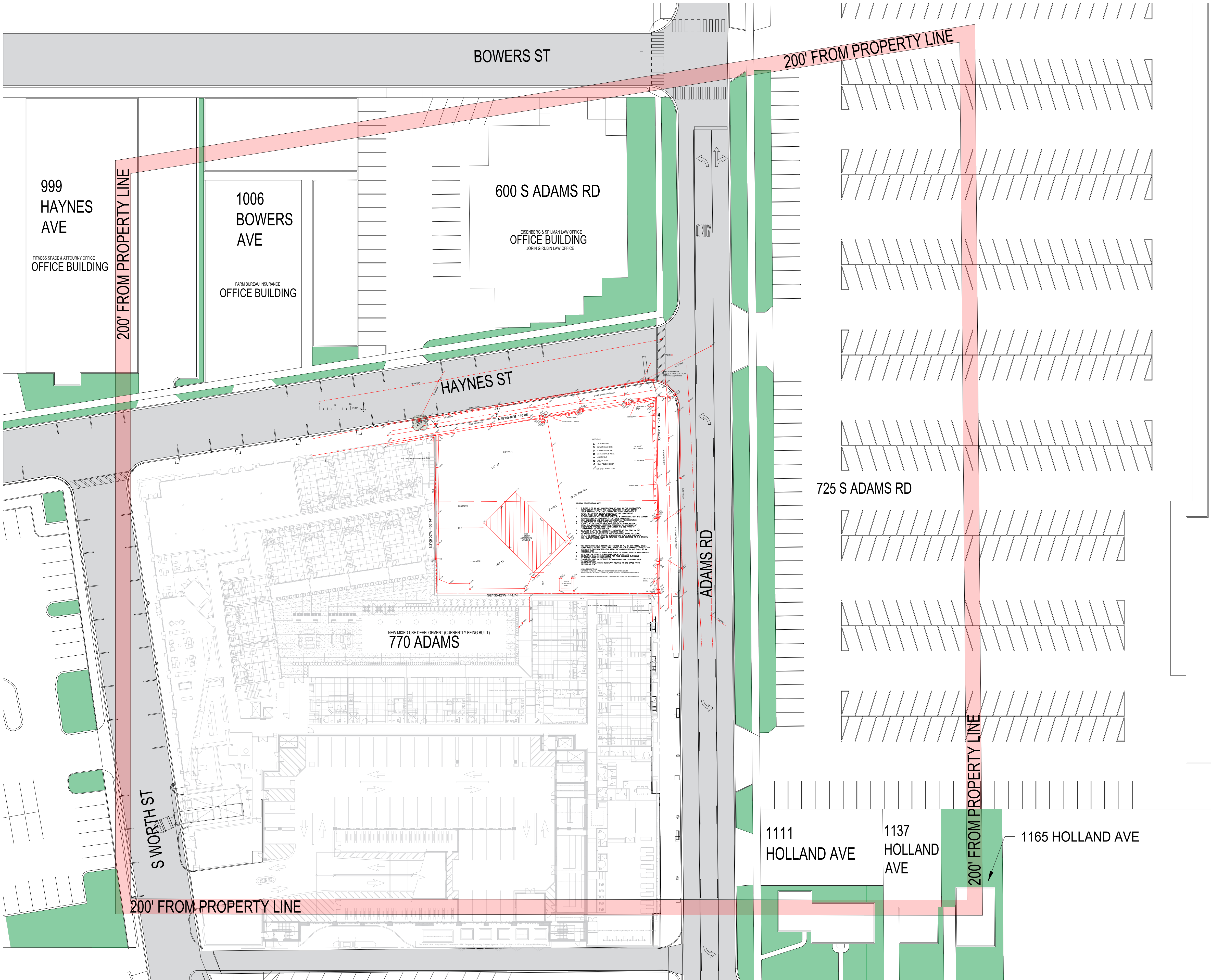
SHEET CONTENTS  
**SITE PLAN**



OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: \_\_/\_\_/2023

SHEET #  
**ST-1**





EXISTING CONDITIONS  
SCALE: 1/32" = 1'-0"



MARUSICH  
ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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CELL: (313) 482-0645

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johnm@marusicharchitecture.com

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OWNER

**Ralph Faranso**  
**BIRMINGHAM HAYNES LLC.**  
P.O. BOX 1207  
WALLED LAKE, MI 48090-5207  
PHONE: (248) 926-8088 FAX: (248) 926-8199

PROJECT NAME

**ADAMS & HAYNES  
MIXED USE PROJECT**  
  
**720 S Adams Street  
Birmingham Mi,  
48009**

PROJECT # 20 - 28

ISSUE DATE # 07/30/2020

REVISION HISTORY

REVISION	DATE
REVISION	09/21/2020
REVISION	10/29/2020
REVISION	11/04/2020
REVISION	06/14/2021
REVISION	03/18/2022
REVISION	05/18/2022
REVISION	06/28/2022
REVISION	07/08/2022
REVISION	09/15/2022
REVISION	02/20/2023
REVISION	04/28/2023
REVISION	05/19/2023
S.P.A. SUBMITTAL 1	07/05/2023

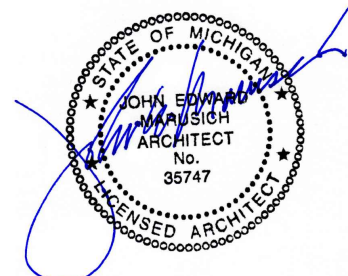
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CHECKED BY: JM

SHEET CONTENTS

EXISTING CONDITIONS

SEAL



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2023

SHEET #

ST-2









MARUSICH  
ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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OWNER

**Ralph Faranso**  
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P.O. BOX 1207  
WALLED LAKE, MI 48090-5207  
PHONE: (248) 926-8088 FAX: (248) 926-8199

PROJECT NAME

**ADAMS & HAYNES**  
**MIXED USE PROJECT**

**720 S Adams Street**  
**Birmingham Mi,**  
**48009**

PROJECT # 20 - 28

ISSUE DATE # 07/30/2020

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SHEET CONTENTS

**BASEMENT LEVEL**

SEAL

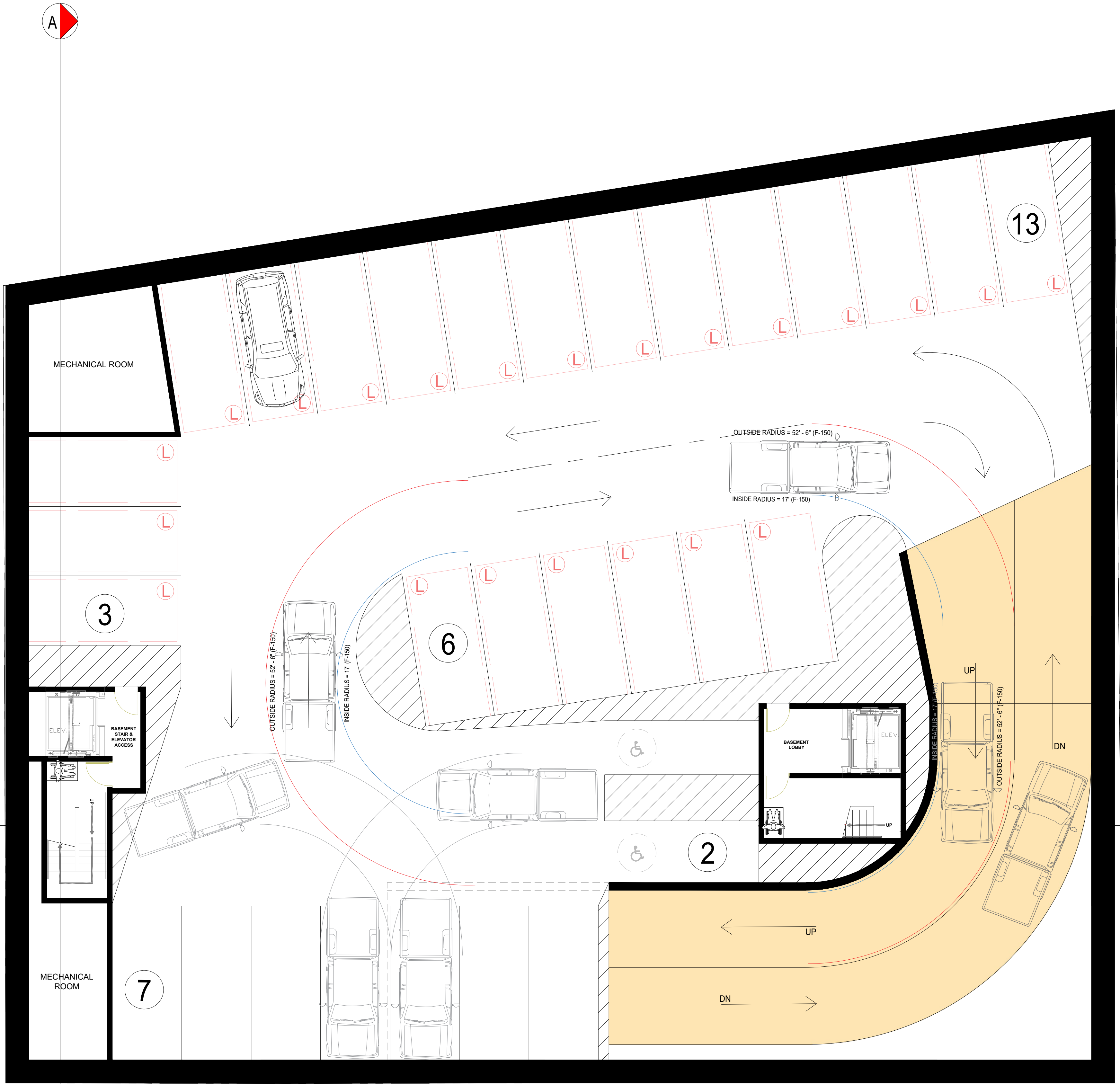


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DATE: \_\_/\_\_/2023

SHEET #

**A-1**



**31 PARKING SPACES**

**POTENTIAL DOUBLE PARKING SPACES**  
**W / INSTALLED LIFT - LABELED WITH (L)**



**BASEMENT LEVEL**  
SCALE: 1/8" = 1'-0"

**(16,480 GROSS SF**  
**(OUT OF 99,892**  
**GROSS SF))**





MARUSICH  
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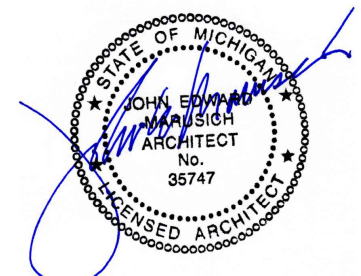
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SHEET CONTENTS

GROUND LEVEL  
GARBAGE TRUCK  
TURNING DIAGRAM

SEAL

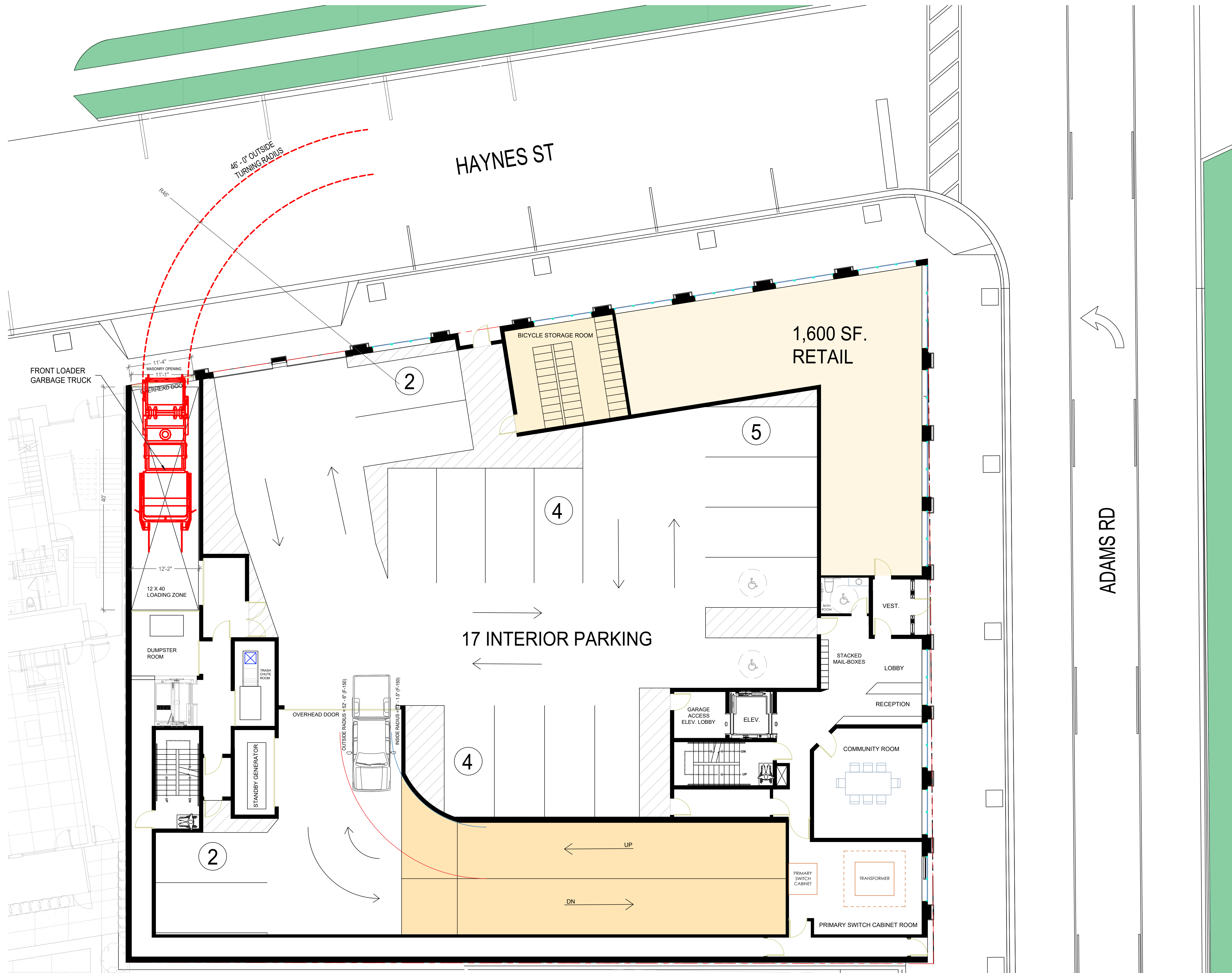


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DATE: \_\_/\_\_/2023

SHEET #

ST-1.1



GROUND LEVEL GARBAGE TRUCK TURNING DIAGRAM

SCALE: 1/32" = 1'-0"





**LEVEL 2 & 3**  
SCALE: 1/8" = 1'-0"  
(16,804 GROSS SF (OUT OF 99,943 GROSS SF))

NET LEASABLE:

RETAIL - 2,100 SF

LEVEL 2 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
- 1 Bedroom (935 SF)
- 1 Bedroom (902 SF)
- 1 Bedroom (869 SF)
- 1 Bedroom (836 SF)
- 1 Bedroom (807 SF)
- 1 Bedroom (885 SF)
- 1 Bedroom (717 SF)
- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- (2) ONE BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 3 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
- 1 Bedroom (935 SF)
- 1 Bedroom (902 SF)
- 1 Bedroom (869 SF)
- 1 Bedroom (836 SF)
- 1 Bedroom (807 SF)
- 1 Bedroom (885 SF)
- 1 Bedroom (717 SF)
- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 4 - (8 UNITS - 12,399 SF)

- (1) ONE BEDROOMS - 1 Bedroom (943 SF)
- 2 Bedroom (1,092 SF)
- 2 Bedroom (1,236 SF)
- (5) TWO BEDROOMS - 2 Bedroom (1,323 SF)
- 2 Bedroom (1,414 SF)
- 2 Bedroom (2,352 SF)
- (2) THREE BEDROOMS - 3 Bedroom (2,302 SF)
- 3 Bedroom (1,737 SF)

LEVEL 5 - (4 UNITS - 8,935 SF)

- (4) TWO BEDROOMS - 2 Bedroom (2,224 SF)
- 2 Bedroom (2,664 SF)
- 2 Bedroom (1,701 SF)
- 2 Bedroom (2,346 SF)

LEVEL 6 - (PENTHOUSE UNIT - 1,775 SF)

TOTAL NET LEASABLE - 50,726 SF  
TOTAL GROSS SF - 99,835 SF

(25) ONE BEDROOMS (13) TWO BEDROOMS (2) THREE BEDROOMS  
TOTAL UNITS (INCLUDING PENTHOUSE): 41



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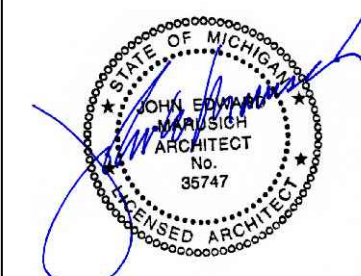
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SHEET CONTENTS

LEVEL 2 & 3

SEAL



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SHEET #

A-3





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DC

CHECKED BY:

JM

SHEET CONTENTS  
**LEVEL 4**

SEAL



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SHEET #

A-4



LEVEL 4  
SCALE: 1/8" = 1'-0"

(16,804 GROSS SF (OUT OF 99,892 GROSS SF))

NET LEASABLE:

RETAIL - 2,100 SF

LEVEL 2 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
- 1 Bedroom (935 SF)
- 1 Bedroom (902 SF)
- (12) ONE BEDROOMS - 1 Bedroom (869 SF)
- 1 Bedroom (836 SF)
- 1 Bedroom (807 SF)
- 1 Bedroom (985 SF)
- 1 Bedroom (717 SF)
- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 3 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
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- (12) ONE BEDROOMS - 1 Bedroom (869 SF)
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- 1 Bedroom (942 SF)
- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 4 - (8 UNITS - 12,399 SF)

- (1) ONE BEDROOMS - 1 Bedroom (943 SF)
- 2 Bedroom (1,092 SF)
- (5) TWO BEDROOMS - 2 Bedroom (1,236 SF)
- 2 Bedroom (1,323 SF)
- 2 Bedroom (1,414 SF)
- 2 Bedroom (2,352 SF)
- (2) THREE BEDROOMS - 3 Bedroom (2,302 SF)
- 3 Bedroom (1,737 SF)

LEVEL 5 - (4 UNITS - 8,935 SF)

- 2 Bedroom (2,224 SF)
- (4) TWO BEDROOMS - 2 Bedroom (2,664 SF)
- 2 Bedroom (1,701 SF)
- 2 Bedroom (2,346 SF)

LEVEL 6 - (PENTHOUSE UNIT - 1,775 SF)

TOTAL NET LEASABLE - 50,726 SF  
TOTAL GROSS SF - 99,835 SF

(25) ONE BEDROOMS (13) TWO BEDROOMS (2) THREE BEDROOMS

TOTAL UNITS (INCLUDING PENTHOUSE): 41





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SHEET CONTENTS

LEVEL 5

SEAL



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DATE: \_\_/\_\_/2023

SHEET #

A-5

NET LEASABLE:

RETAIL - 2,100 SF

LEVEL 2 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
- 1 Bedroom (935 SF)
- 1 Bedroom (902 SF)
- (12) ONE BEDROOMS - 1 Bedroom (869 SF)
- 1 Bedroom (836 SF)
- 1 Bedroom (807 SF)
- 1 Bedroom (985 SF)
- 1 Bedroom (717 SF)
- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 3 (14 UNITS - 13,646 SF)

- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
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- (12) ONE BEDROOMS - 1 Bedroom (869 SF)
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- 1 Bedroom (942 SF)
- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 4 - (8 UNITS - 12,399 SF)

- (1) ONE BEDROOMS - 1 Bedroom (943 SF)
- 2 Bedroom (1,092 SF)
- (5) TWO BEDROOMS - 2 Bedroom (1,236 SF)
- 2 Bedroom (1,323 SF)
- 2 Bedroom (1,414 SF)
- 2 Bedroom (2,352 SF)
- (2) THREE BEDROOMS - 3 Bedroom (2,302 SF)
- 3 Bedroom (1,737 SF)

LEVEL 5 - (4 UNITS - 8,935 SF)

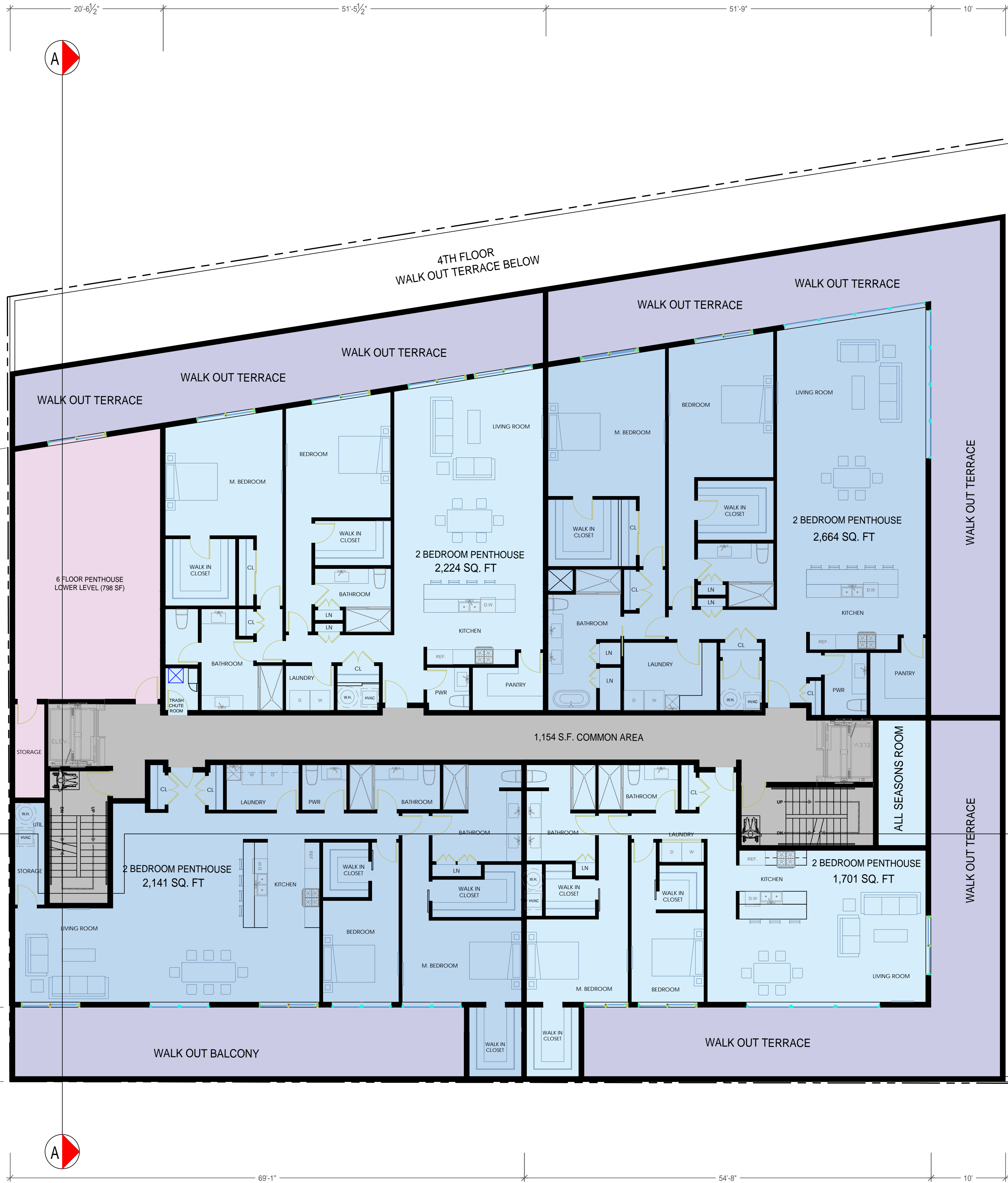
- 2 Bedroom (2,224 SF)
- (4) TWO BEDROOMS - 2 Bedroom (2,664 SF)
- 2 Bedroom (1,701 SF)
- 2 Bedroom (2,346 SF)

LEVEL 6 - (PENTHOUSE UNIT - 1,775 SF)

TOTAL NET LEASABLE - 50,726 SF  
TOTAL GROSS SF - 99,835 SF

(25) ONE BEDROOMS (13) TWO BEDROOMS (2) THREE BEDROOMS

TOTAL UNITS (INCLUDING PENTHOUSE): 41

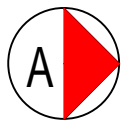


LEVEL 5 (14,173 GROSS SF(OUT OF 99,892 GROSS SF))

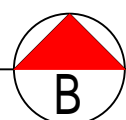
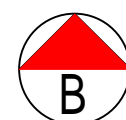
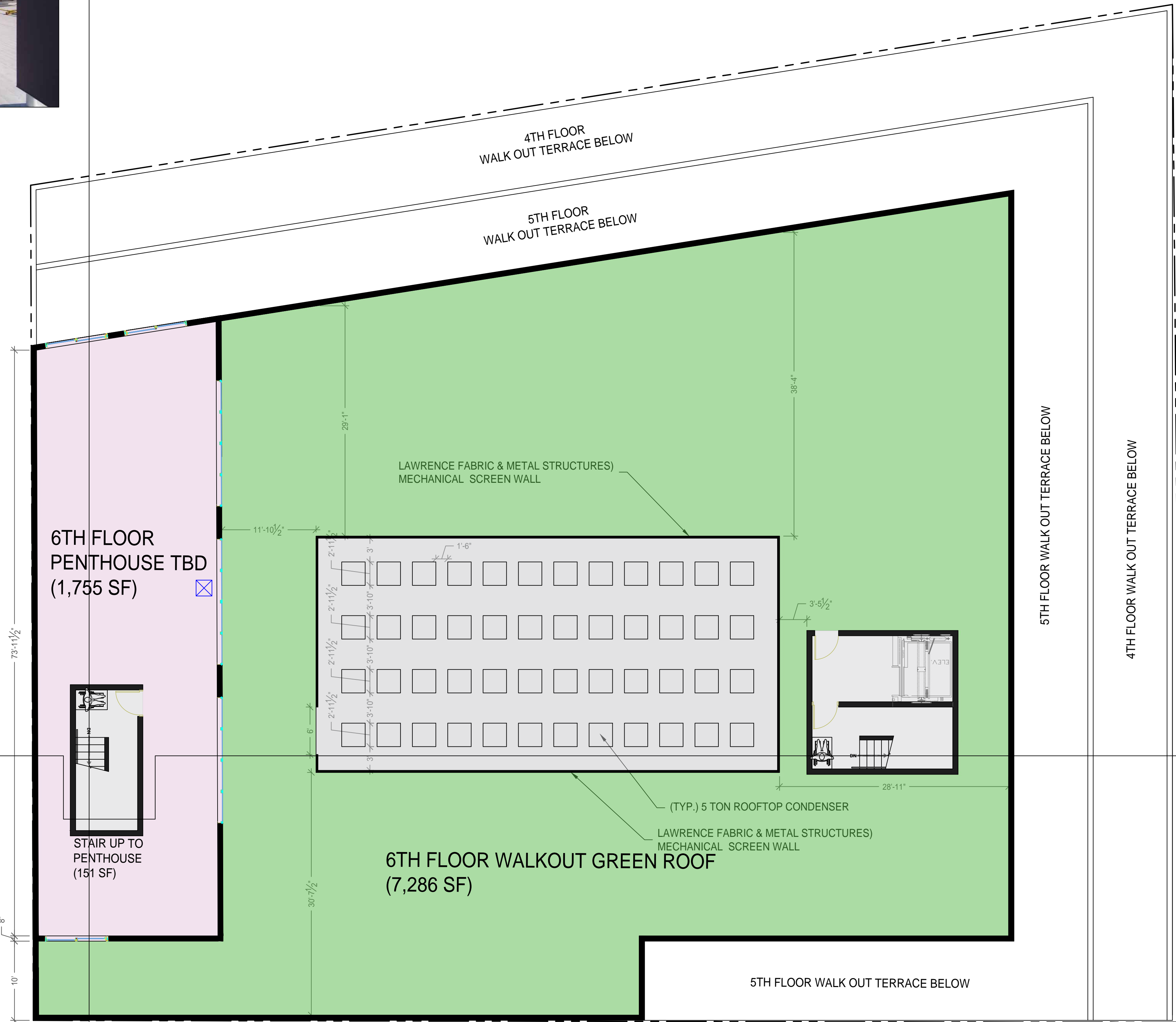
SCALE: 1/8" = 1'-0"



LAWRENCE FABRIC & METAL STRUCTURES)  
MECHANICAL SCREEN WALL



HAYNES



LEVEL 6 (1,809 SF PENTHOUSE (OUT OF 99,943 GROSS SF))

SCALE: 1/8" = 1'-0"

41 UNITS .....= 41 CONDENSERS  
4 LEVELS OF COMMON AREA .....= 04 CONDENSERS  
2,100 SF OF RETAIL.....= 02 CONDENSERS  
TOTAL = 47 CONDENSERS

SPECS	
Equipment	10
Equipment Name	10
Equipment Type	10
Equipment Location	10
Equipment Size	10
Equipment Material	10
Equipment Color	10
Equipment Finish	10
Equipment Notes	10
Equipment Status	10
Equipment Owner	10
Equipment Manager	10
Equipment Contact	10
Equipment Address	10
Equipment City	10
Equipment State	10
Equipment Zip	10
Equipment Phone	10
Equipment Fax	10
Equipment Email	10
Equipment Website	10
Equipment Social Media	10
Equipment Other	10



NET LEASABLE:

RETAIL - 2,100 SF

LEVEL 2 (14 UNITS - 13,646 SF)

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- (2) TWO BEDROOMS - 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 4 - (8 UNITS - 12,399 SF)

- (1) ONE BEDROOMS - 1 Bedroom (943 SF)
- 2 Bedroom (1,092 SF)
- (5) TWO BEDROOMS - 2 Bedroom (1,236 SF)
- 2 Bedroom (1,323 SF)
- 2 Bedroom (1,414 SF)
- 2 Bedroom (2,352 SF)
- (2) THREE BEDROOMS - 3 Bedroom (2,302 SF)
- 3 Bedroom (1,737 SF)

LEVEL 5 - (4 UNITS - 8,935 SF)

- (4) TWO BEDROOMS - 2 Bedroom (2,224 SF)
- 2 Bedroom (2,664 SF)
- 2 Bedroom (1,701 SF)
- 2 Bedroom (2,346 SF)

LEVEL 6 - (PENTHOUSE UNIT - 1,775 SF)

TOTAL NET LEASABLE - 50,726 SF  
TOTAL GROSS SF - 99,835 SF

(25) ONE BEDROOMS (13) TWO BEDROOMS (2) THREE BEDROOMS  
TOTAL UNITS (INCLUDING PENTHOUSE): 41



MARUSICH  
ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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OWNER

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PHONE: (248) 926-9088 FAX: (248) 926-9199

PROJECT NAME

**ADAMS & HAYNES  
MIXED USE PROJECT**

**720 S Adams Street  
Birmingham Mi,  
48009**

PROJECT # 20 - 28

ISSUE DATE # 07/30/2020

REVISION HISTORY

REVISION	DATE
REVISION	09/21/2020
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SHEET CONTENTS  
LEVEL 6

SEAL



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A-6





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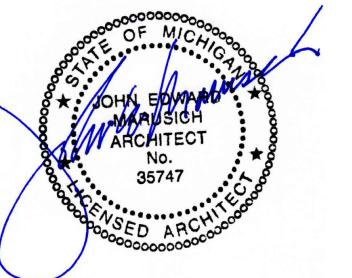
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## GLAZING CALCULATIONS

## REAL



MEET #

A-7



## GLAZING CALCULATIONS

GROUND LEVEL:  
BETWEEN 1 & 8 FEET ABOVE GRADE = 70% MINIMUM

UPPER LEVELS:  
RESIDENTIAL UNITS (GLAZING)..... = 50% MAXIMUM

### EAST (ADAMS STREET) ELEVATION

SCALE: 1/16" = 1'-0"

GROUND LEVEL BETWEEN 1 & 8 FEET = 850 S.F.  
1 FT AFF TO 8 FT AFF .....= 597 S.F.

UPPER RESIDENTIAL LEVELS.....= 5,555 S.F.  
UPPER RESIDENTIAL GLAZING AREA.....= 1,431 S.F.

GROUND LEVEL GLAZING AREA 597 / 850 SF = 70.23%

UPPER LEVELS GLAZING AREA 1,431 / 5,555 SF = 25.76%



## GLAZING CALCULATIONS

GROUND LEVEL:  
BETWEEN 1 & 8 FEET ABOVE GRADE = 70% MINIMUM

UPPER LEVELS:  
RESIDENTIAL UNITS (GLAZING)..... = 50% MAXIMUM

NORTH (HAYNES STREET) ELEVATION

SCALE: 1/16" = 1'-0"

GROUND LEVEL BETWEEN 1 & 8 FEET = 1,024 S.F.  
1 FT AFF TO 8 FT AFF ..... = 723 S.F.

UPPER RESIDENTIAL LEVELS.....= 6,624 S.F.  
UPPER RESIDENTIAL GLAZING AREA.....= 3,039 S.F.

GROUND LEVEL GLAZING AREA 723 / 1,024 SF = 70.60%

UPPER LEVELS GLAZING AREA 3,039 / 6,624 SF = 45.87%

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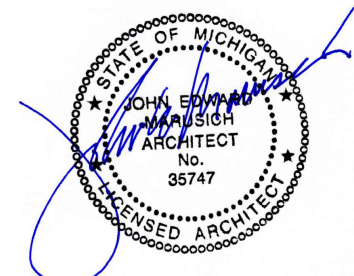
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SHEET CONTENTS

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DATE: \_\_/\_\_/2023

A-8



**EAST ELEVATION - ADAMS RD**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION - HAYNES ST**  
SCALE: 3/32" = 1'-0"





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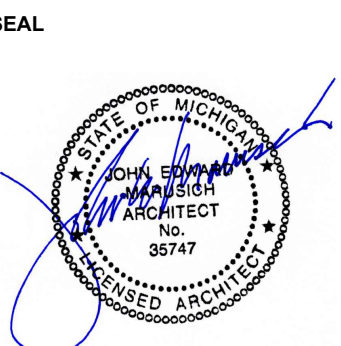
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SHEET CONTENTS

**COURTYARD ELEVATION  
(LOOKING NORTH)**

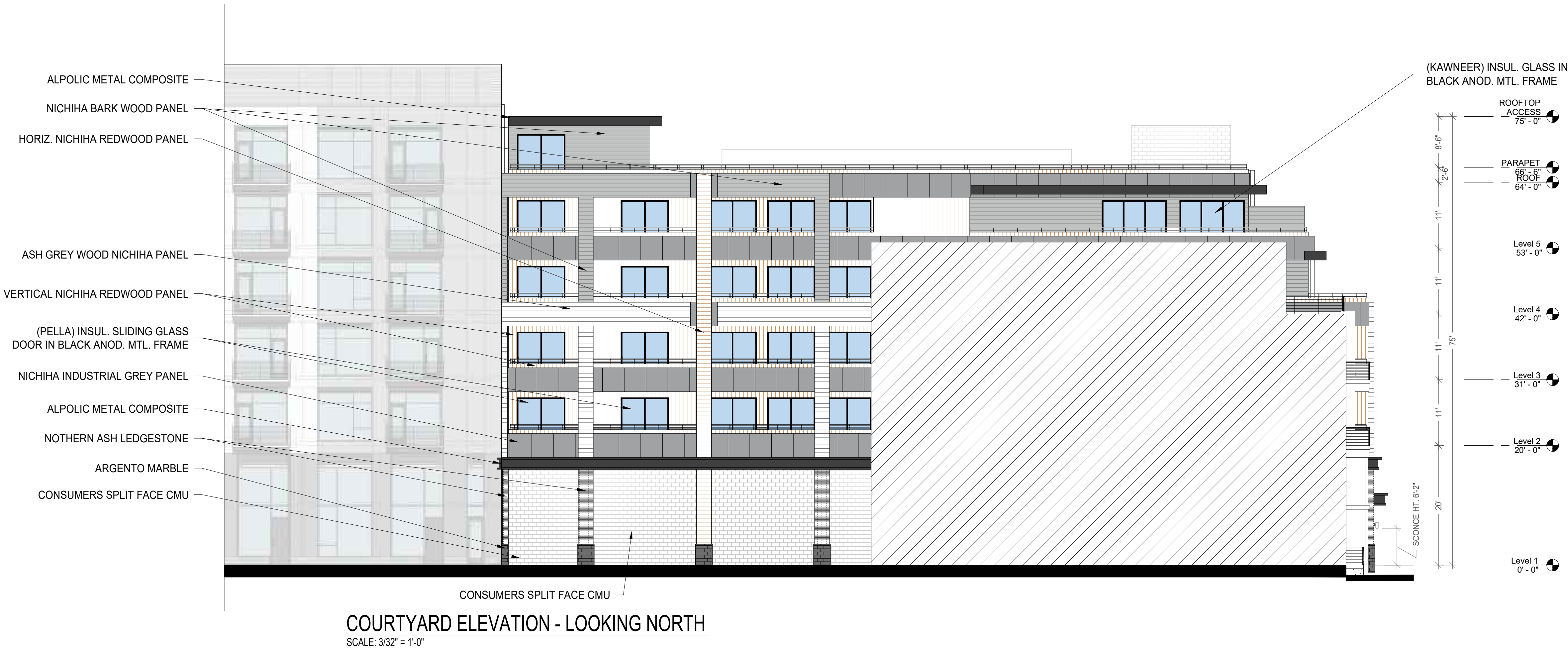


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**A-9**







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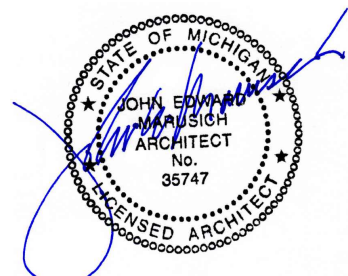
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SHEET CONTENTS

SECTIONS

SEAL

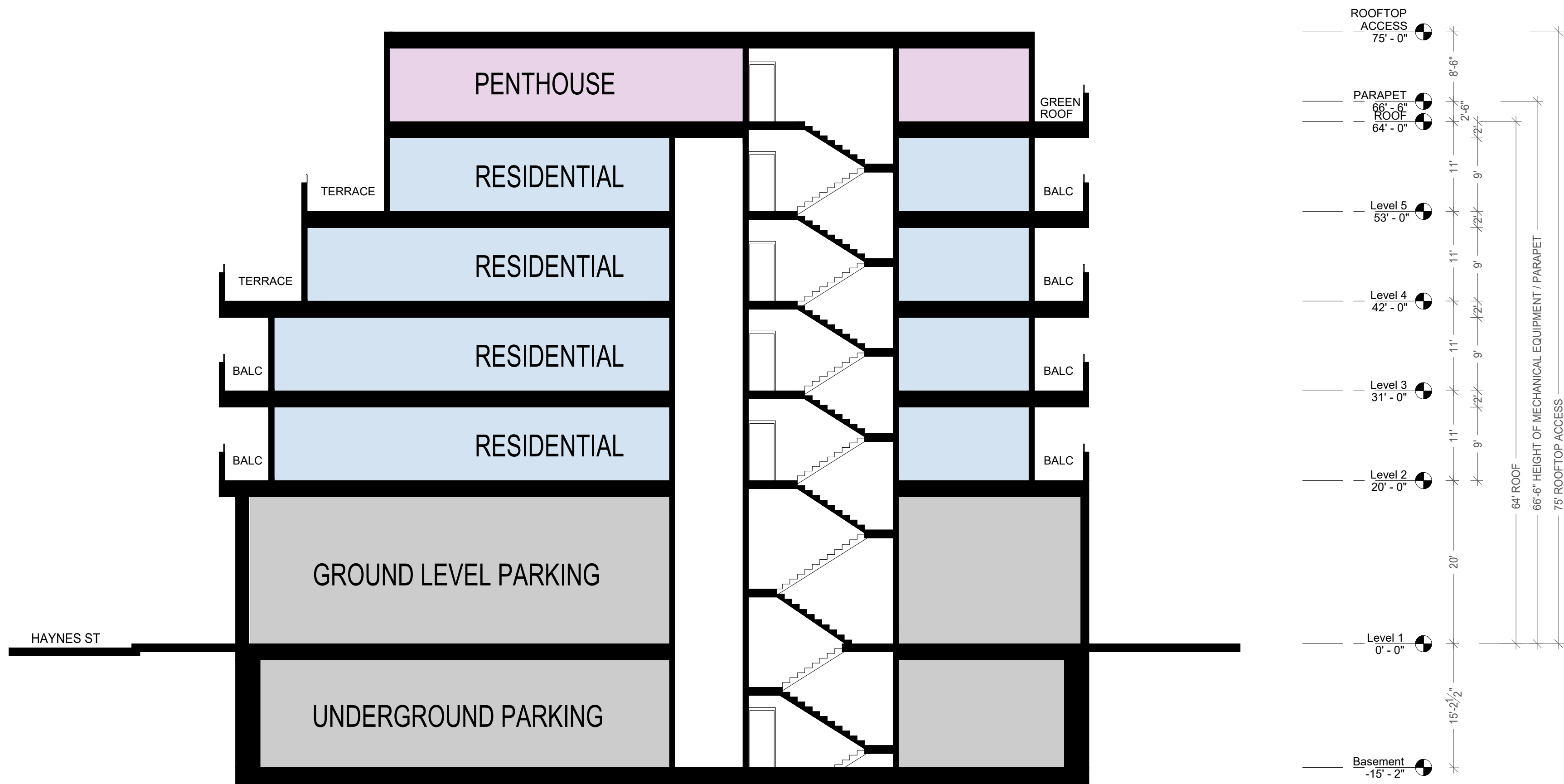


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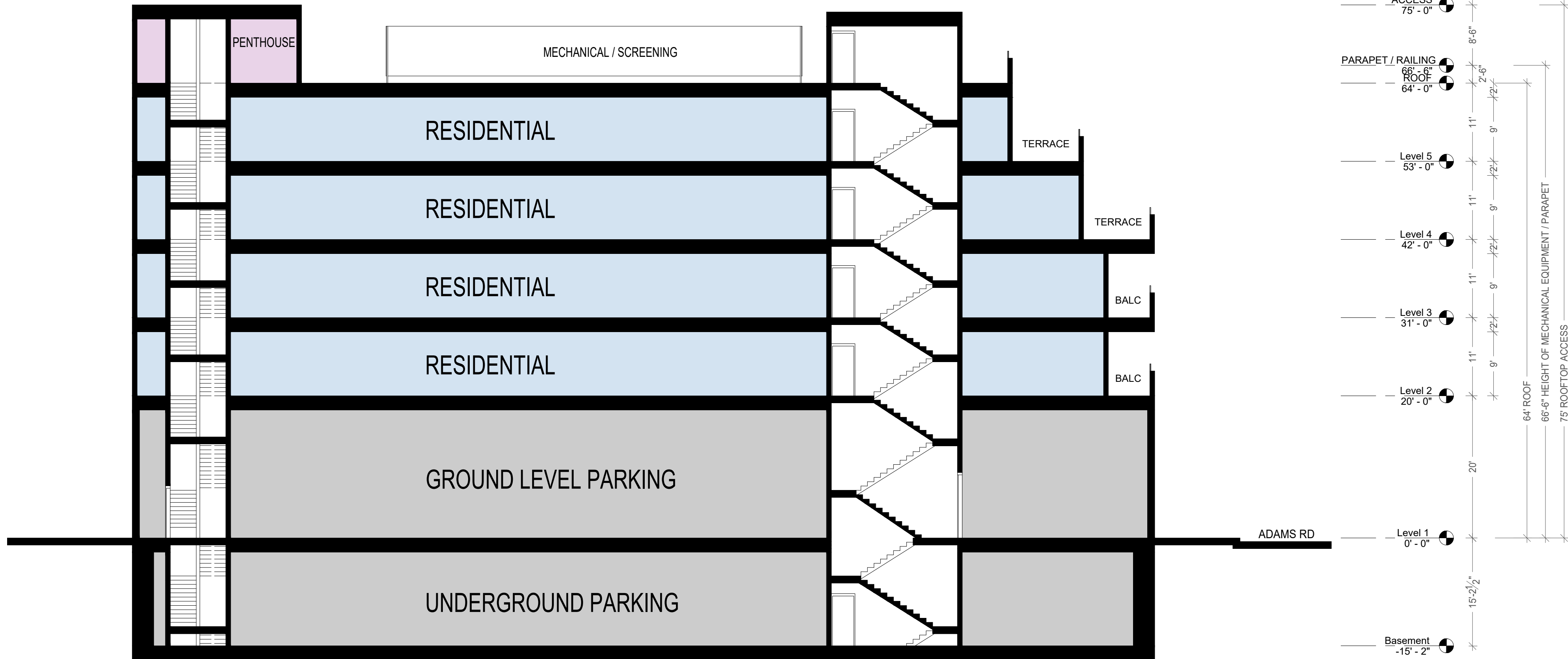
DATE: \_\_/\_\_/2023

SHEET #

A-10



SECTION A  
SCALE: 3/32" = 1'-0"



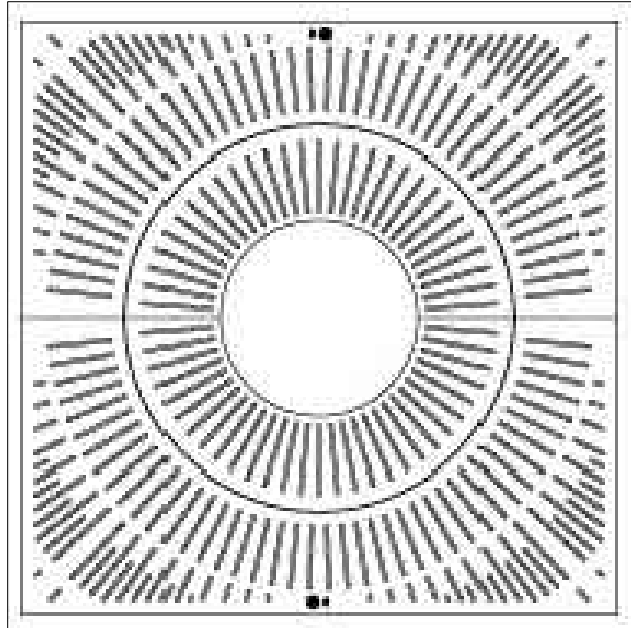
SECTION B  
SCALE: 3/32" = 1'-0"







EJCO - 48" X 48" TREE GRATE



Classic Series:	8974	Load Rating:	Non-Traffic
Designer Name:	Plaza	Material Type:	Gray Iron
Product Type:	Tree Grate	Material Specification:	ASTM A48 Class 35
Shape:	Round	Standards:	AASHTO M105, ADA
Grate Style:	ADA Style, Bicycle Friendly, Radial Flat, Designer, Flat	Lock Type:	Hex Bolting, Underside Bolting
Tree Grate Diameter:	48 in	Coating:	Undipped
Tree Grate Thickness:	1.5 in		
Tree Opening Diameter:	18 in		
Slot Width:	0.25 in		

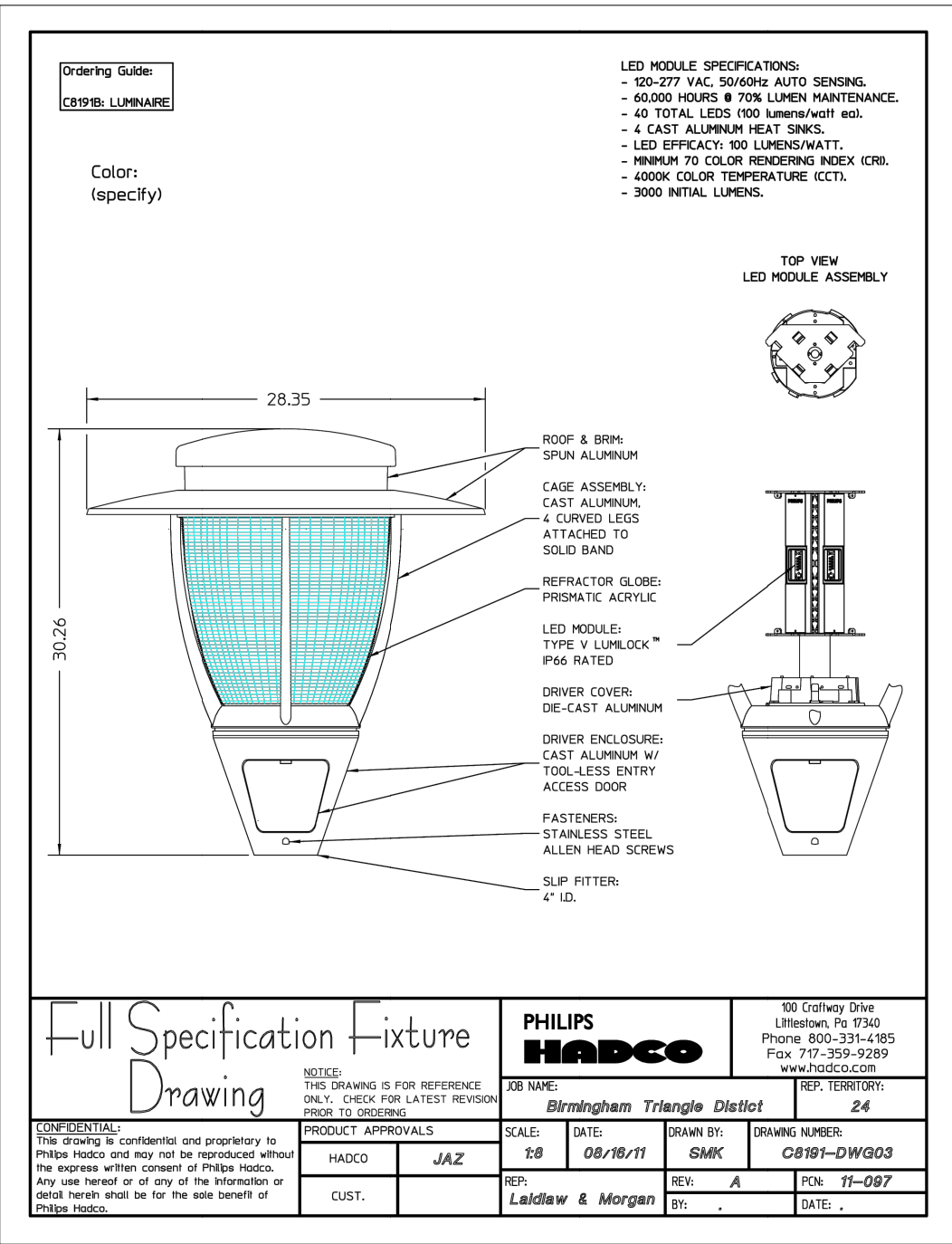
LANDSCAPE FORMS - LOOP BIKE RACK



loop

The Loop bike rack is a simple, sweeping circle with a twist. Cyclists can loop and lock one bike or two around its shape-shifting cast aluminum ribbon frame. Functional and sculptural, it meets a growing need for secure bicycle docking in recreational spaces and "complete streets," carrying on the 35 Collection mission to support social activity in outdoor space.

PEDESTRIAN LIGHTING - HADCO LUMINAIRE



LANDSCAPE FORMS - POWDER COATED BENCH



LANDSCAPE FORMS - PITCH LITTER WASTE RECEPTACLE



BUILDING ACCENT LIGHTING - BLACK CYLINDER WALL SCONCE

Outdoor Up/Down Cylinder Wall Sconce

By Kichler

LUMENS

Call Us 1(877) 445-4466

Product Options

Finish: Black

Size: 12 inches

Details

- Up and down light

Dimensions

12 inches Option Backplate: Width 4.5", Height 4.65"

12 inches Option Fixture: Width 4.5", Height 12", Depth 7", Weight 1.95lbs

Lighting

Lamp Type:	LED	Color Temp:	2700 (Warm)
Total Lumens:	2000.0	Average Output (hours)	11,000
# of Bulbs:	2 (not included)	CRB	80
Bulb Type:	12W BR30 E26	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes
Volts:	120		

Additional Details

Product URL: <http://www.lumens.com/outdoor-up-down-cylinder-wall-sconce-by-kichler-822505068.html>

Rating: UL Listed Dimm

ITEM#: KIC22505068

Prepared by: Prepared for: Property: Room: Placement: Approval:

ELECTRICAL EQUIPMENT

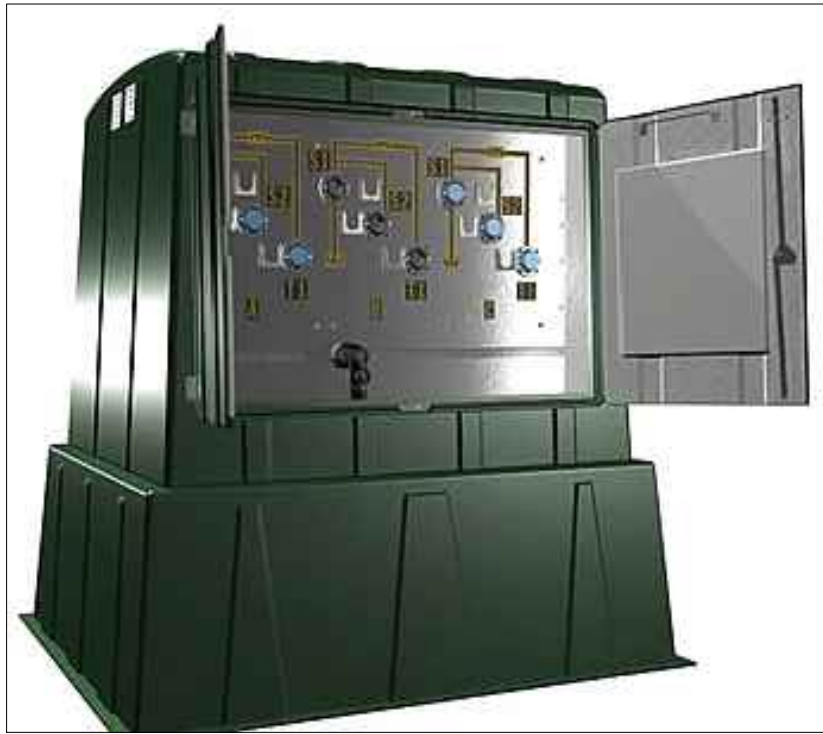
STANDYBY GENERATOR

APPROX. 36"(W) X 44"(D) X 44"(H)



DTE PRIMARY SWITCH

APPROX. 36"(W) X 44"(D) X 44"(H)



DTE PAD MOUNTED TRANSFORMER

APPROX. 7' - 2"(W) X 6' - 2"(D) X 6' - 4"(H)



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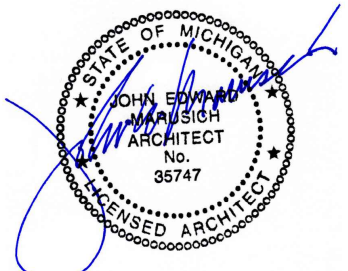
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SHEET CONTENTS

GROUND LEVEL  
EQUIPMENT

SEAL



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2023

SHEET #

A-12



# ADAMS & HAYNES

## SQUARE FOOTAGE BREAKDOWN TABLE

NET LEASABLE:

RETAIL - 2,100 SF

LEVEL 2 (14 UNITS - 13,646 SF)

COMMON AREA SF 1,558

BALC / TERRACE SF 1,555

GROSS SF 16,802

- (12) ONE BEDROOMS
- (2) TWO BEDROOMS
- 1 Bedroom (881 SF)
- 1 Bedroom (914 SF)
- 1 Bedroom (888 SF)
- 1 Bedroom (935 SF)
- 1 Bedroom (902 SF)
- 1 Bedroom (869 SF)
- 1 Bedroom (836 SF)
- 1 Bedroom (807 SF)
- 1 Bedroom (985 SF)
- 1 Bedroom (717 SF)
- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 3 (14 UNITS - 13,646 SF)

COMMON AREA SF 1,558

BALC / TERRACE SF 1,555

GROSS SF 16,802

- (12) ONE BEDROOMS
- (2) TWO BEDROOMS
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- 1 Bedroom (801 SF)
- 1 Bedroom (942 SF)
- 2 Bedroom (1,429 SF)
- 2 Bedroom (1,740 SF)

LEVEL 4 - (8 UNITS - 12,399 SF)

COMMON AREA SF 1,366

BALC / TERRACE SF 3,036

GROSS SF 16,802

- (1) ONE BEDROOMS
- (5) TWO BEDROOMS
- (2) THREE BEDROOMS
- 1 Bedroom (943 SF)
- 2 Bedroom (1,092 SF)
- 2 Bedroom (1,236 SF)
- 2 Bedroom (1,323 SF)
- 2 Bedroom (1,414 SF)
- 2 Bedroom (2,352 SF)
- 3 Bedroom (2,302 SF)
- 3 Bedroom (1,737 SF)

LEVEL 5 - (4 UNITS - 8,935 SF)

COMMON AREA SF 1,154

BALC / TERRACE SF 3,284

GROSS SF 14,173

- (4) TWO BEDROOMS
- 2 Bedroom (2,224 SF)
- 2 Bedroom (2,664 SF)
- 2 Bedroom (1,701 SF)
- 2 Bedroom (2,346 SF)

LEVEL 6 - (PENTHOUSE UNIT - 1,775 SF)

COMMON AREA SF 521 SF

TOTAL ROOF / TERRACE 7,286 SF

GROSS SF 2,296

TOTAL NET LEASABLE - 50,726 SF  
TOTAL GROSS SF - 99,835 SF

TOTALCOMMON AREA SF 6,157

TOTAL BALC / TERRACE SF 9,430  
+GREEN ROOF SF 7,286

RESIDENTIAL GROSS SF - 66,875

(25) ONE BEDROOMS  
(13) TWO BEDROOMS  
(2) THREE BEDROOMS

TOTAL UNITS (INCLUDING PENTHOUSE): 41

BASEMENT LEVEL GROSS SF 16,480

GROUND LEVEL GROSS SF 16,480

TOTAL GROSS SF - 99,835



MARUSICH  
ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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### OWNER

Ralph Faranso  
BIRMINGHAM HAYNES LLC.  
P.O. BOX 1207  
WALLED LAKE, MI 48390-5207  
PHONE: (248) 926-8088 FAX: (248) 926-8199

### PROJECT NAME

ADAMS & HAYNES  
MIXED USE PROJECT

720 S Adams Street  
Birmingham Mi,  
48009

PROJECT # 20 - 28

ISSUE DATE # 07/30/2020

### REVISION HISTORY

REVISION	09/21/2020
REVISION	10/29/2020
REVISION	11/04/2020
REVISION	06/14/2021
REVISION	03/18/2022
REVISION	05/18/2022
REVISION	06/28/2022
REVISION	07/08/2022
REVISION	09/15/2022
REVISION	02/20/2023
REVISION	04/28/2023
REVISION	05/19/2023
S.P.A. SUBMITTAL 1	07/05/2023

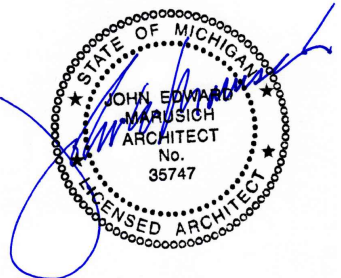
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CHECKED BY: JM

SHEET CONTENTS

SQUARE FOOTAGE  
BREAKDOWN TABLE

SEAL



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_\_\_/\_\_\_\_/2023

SHEET #

SF-1





Looking West  
Across Adams Rd





Looking West  
Across Adams Rd





Looking West  
Across Adams Rd





Looking South-West  
Corner of Adams & Haynes





Looking South  
Across Haynes St





Looking South-East  
Across Haynes St





Looking North-East  
Interior Courtyard





Looking North-West  
Across Adams Rd





Looking South-West  
Corner of Adams & Haynes





Looking Down  
North = UP



The following is a condensed version of the applicant's Community Impact Study submittal for October 25<sup>th</sup>, 2023.

The full version of the document is available in the Community Development office with the Planning Division at City Hall, 151 Martin Street, Birmingham, MI 48009



# Community Impact Statement

## Adams & Haynes MXD

720 s Adams Road, Birmingham Mi, 48009



Prepared by

John E. Marusich

Marusich Architecture

36880 Woodward Ave, Birmingham Mi, 48304

Owner: Ralph Faranso

Birmingham Haynes LLC.

P.O. Box 1207 Walled Lake, Mi 48390-5207



# Adams & Haynes MXD

720 S Adams Rd, Birmingham Mi, 48009

## Development Team

### Owner:

Haynes Birmingham LLC  
1207 Walled Lake,  
Mi 48390-5207  
(248) 926-8088  
Contact: Ralph Faranso

### Architect:

Marusich Architecture  
36880 Woodward Ave,  
Bloomfield Hills, Mi 48304  
(313) 482-0645  
Contact: John Marusich

### Civil Engineer:

Mason L Brown & Associates  
2708 Bridle Road,  
Bloomfield Hills, Mi 48304  
(248) 425-9789  
Contact: Mason Brown

### Acoustical Engineer:

Kolano and Saha Engineers, Inc.  
3559 Sashabaw Road,  
Waterford, Mi 48329  
(248) 674-4100  
Contact: Darren Brown

### Traffic Engineer:

Tetra Tech  
615 Griswold St, Ste. 1000B,  
Detroit, Mi 48226  
(313) 819-9593  
Contact: Kyle Ramakers

### Environmental Consultant:

PM Environmental, Inc.  
4080 W Eleven Mile Rd,  
Berkley, Mi 48072  
(248) 336-9988  
Contact: Michael T. Kulka

### Structural Engineer:

Energy Efficient Building  
Network LLC  
308 Longford Dr, Rochester  
Hills, Mi 48309  
(248) 766-1546  
Contact: Yogi Anand

### Landscape Architect:

Conroy & Associates  
PO Box 542. Mi,  
Lake Orion 48361  
(248) 814-8082  
Contact: Patrick Conroy

### MEP Engineer:

Omar's Engineering  
535 Griswold St STE 111,  
Detroit, MI 48226-3673  
(313) 752-8542  
Contact: Ammar Omar



## Section 3

### CIS Checklist Supplemental Information



ADAMS & HAYNES MXD – COMMUNITY IMPACT STATEMENT ITEM RESPONSES – 07/26/2023

720 S Adams St, Birmingham Mi, 48304

General:

1. Name & Address + proof of ownership;  
(Provided: See coversheet)
2. Name of Development;  
(Provided: See coversheet)
3. Address of site & legal description of the real estate;  
(Provided: See coversheet)
4. Name & address of land surveyor.  
(Provided: See coversheet)
5. Legend notes including graphic scale, northpoint, & date;  
(Provided: See plans)
6. Separate location map;  
(Provided: See cover page)
7. A map showing boundary lines of adjacent land and existing zoning & adjacent zoning;  
(Provided: See zoning info sheet)
8. Details of all proposed site changes;  
(Provided: See plans)

Planning & Zoning:

9. Recommended land use of the subject property as designated on the Future Land Use Map of the City's Master Plan;  
(This project is in compliance with the mixed use district fabric of the future master plan)
10. Goals and objectives of the city's Master Plans that demonstrate the City's support of the proposed development;  
(This project meets the goals and objectives of the master plan that will demonstrate the city's support of the proposed development)
11. Whether or not the project site is located within an area of the City for which an Urban Design Plan has been adopted by the Planning Board in which special design criteria or other supplemental development requirements apply;  
(This project is located within an area for which an urban design plan has been adopted, ie. The Triangle District)
12. The current zoning classification of the subject property;  
(B-2 & MU-3 & partially MU-5)
13. The zoning classification required for the proposed development;  
(B-2 & MU-3 & partially MU-5)
14. The existing land uses adjacent to the proposed project;  
(Provided: See zoning information sheet & Site plan information table)



15. Complete the attached “Zoning Requirements Analysis” chart;  
(Provided in checklist application)

Land Development Issues:

16. A survey & site drainage plan:  
(Please see attached survey. No drainage is necessary due to 0 lot line coverage)
17. Identify any sensitive soils on site that will require stabilization or alteration in order to support the proposed development;  
(No sensitive soils exist, all sensitive soils have been remediated)
18. Whether or not the proposed development will occur on a steep slope, and if so, the measures that will be taken to overcome potential erosion, slope stability and runoff;  
(The project does not involve any steep slopes on site)
19. 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;  
(Estimated volume of excavated soils: 12,293 cubic yards. Haul route on zoning / master plan sheet)
20. Identify the potential hazards and nuisances that may be created by the proposed development and the suggested methods of mitigating such hazards;  
(There are no potential hazards, public sidewalk to be left open with appropriate safety screening & other OSHA required precautions)

Private Utilities:

21. Indicate the source of all required private utilities to be provided;
- Electrical service is proposed to be delivered at the south-east corner of the site via DTE Energy. The existing poles running north/south through the site and along Haynes adjacent to the site will be relocated or removed.
  - The gas service is proposed to come from Adams Road via Consumers Energy. Gas meters are located along the alley next to the parking garage.
  - A 6” fire suppression water main will be provided from Adams Road.
  - A domestic water service main will be provided from Adams Road.
22. Provide verification that all required utility easements have been secured for necessary private utilities;  
(Verification for all required utility easements will be coordinated with the respective utility owner and determined during the site plan and building review process. Additional required easements to support the development will be proposed and secured prior to construction of the respective utility.)

Noise Levels:

23. Provide a reading of existing ambient noise and estimated future noise levels on the site;  
(Refer to the sound study completed by Kolano and Saha Consulting Engineers.)
24. Indicate whether the project will be exposed to or cause noise levels which exceed those levels prescribed in Chapter 50, Division 4, Section 50-71 through 50-77 of the Birmingham City Code, as amended;  
(All future activities associated with the Adams and Haynes Mixed Use will not exceed the noise levels demanded in the Birmingham City Code. Given the developments’



occupancy, very little noise is anticipated. Any measurable noise will emanate from mechanical equipment such as heat pumps and exhaust fans. This equipment is typically very quiet. The emergency generator will be located and screened at the south (alley) side of the site.)

25. Indicate whether the site is appropriate for the proposed activities and facilities given the existing ambient noise and the estimated future noise levels of the site;  
(There will be minimal increase in traffic from existing conditions to the proposed development, mostly from the potential of the retail component. The use and noise generated is similar to the existing uses that flank all sides of the development. See the Kolano and Saha Engineering Report for additional details.)

#### Air Quality:

26. Indicate whether the project is located in the vicinity of a monitoring station where air quality violations have been registered and, if so, provide information as to whether the project will increase air quality problems in the area;  
(The site is located in the Southeast Michigan Air Quality District, with monitoring stations in Pontiac, Rochester, Oak Park and Allen Park, as well as other communities. This district has attained and surpassed the National Ambient Air Quality Standards for Carbon Monoxide, Nitrogen Dioxide, Ozone, Sulfur Dioxide and particulate matter less than 10 microns and has attained the standard for Annual and 24-hour Fine Particulates, but is awaiting that designation by the EPA.)
27. Indicate if the nature of the project or its potential users would be particularly sensitive to existing air pollution levels and, if so, indicate how the project has been designed to mitigate possible adverse effects;  
(The project is consistent with typical Triangle District projects and some additional pollution from vehicles and HVAC units is anticipated. All new HVAC units will be equipped with an approved filter system to protect potential users and individual unit occupants. To encourage the use of non-polluting electric vehicles 10% of the buildings' parking spaces will be equipped with charging stations.)
28. Indicate whether the proposal will establish a trend which, if continued, may lead to violation of air quality standards in the future;  
(This proposed development will not establish a trend which may lead to a violation of air quality standards.)
29. Indicate whether the proposed project will have parking facilities for more than 75 cars and indicate percentage of required parking that is proposed;  
(Parking does not exceed 75 spaces. The proposed project will provide 51 parking spaces, all of which are required for residents of the building and for the retail space. 3 of those 51 spaces are on-street parallel parking spaces)

#### Environmental Design and Historic Values:

30. Indicate whether there will be demonstrable destruction or physical alteration of the natural or human-made environment on site or in the right-of-way (i.e. clearance of trees, substantial regrading etc.);  
(The one existing commercial building will be removed as will the associated parking



lot. Trees on Adams & Haynes streets will be removed and replanted in accordance with the zoning requirements.)

31. Indicate whether there will be an intrusion of elements out of character or scale with the existing physical environment (i.e. significant changes in size, scale of building, floor levels, entrance patterns, height, materials, color or style from that of surrounding developments);  
(The proposed building is larger than the existing buildings and the adjacent building to the south. The proposed building meets all parts of the zoning ordinance, including height and scale.)
32. Indicate all elements of the project that are eligible for LEED points if the building were to be LEED certified (i.e. extensive use of natural daylight, use of low VOC paint, use of renewable/recycled resources, energy efficient mechanical systems, use of wind and solar power, geothermal heating etc.);  
(Project will be built to LEED Standards.)
33. Indicate whether the proposed structure will block or degrade views, change the skyline or create a new focal point;  
(The proposed building will create a continuous streetscape oriented toward the primary streets, and will change the skyline as the new 5-6 story building replaces one 1-story building. The development will change some of the views from the surrounding properties, however the proposed building is stepped back on upper floors per ordinance and the new height conforms to The Triangle District Design requirements. The goal of the development is to increase the quality of the vicinity while blending the urban fabric of the street and conforming to The Triangle District Building Design and Placement requirements.)
34. Indicate whether there will be objectionable visual pollution introduced directly or indirectly due to loading docks, trash receptacles or parking, and indicate mitigation measures for same;  
(The development does not propose to introduce any pollutants to the site. All on-site parking will be enclosed and out of view. The trash receptacles will also be concealed indoors and out of view. Trash will be collected on Haynes Street at the north-west corner of the site. Loading and receiving will also occur at the north-west corner of the site.)
35. Indicate whether there will be an interference with or impairment of ambient conditions necessary for the enjoyment of the physical environment (i.e. vibration, dust, odor, heat, glare etc.);  
(This development will not generate any ongoing vibrations, dust, odor, heat, or glare that would interfere with or impair the ambient conditions necessary for the enjoyment of the physical environment.)
36. Indicate whether the project area and environs contain any properties listed on the National Register of Historic Places or the City's inventory of historic structures;  
(This property does not appear on the National Register of Historic Places or the City's inventory of historic structures.)
37. Provide any information on the project area that the State Historic Preservation Office (SHPO) may have;



(This office is not aware of the subject property appearing on the State registry of historic properties.)

38. Indicate whether there will be other properties within the boundaries or in the vicinity of the project that appear to be historic and thus require consultation with the SHPO as to eligibility for the National Register;

(None of the properties adjacent to the site appear historic.)

39. Indicate whether the Department of the Interior has been requested to make a determination of eligibility on properties the SHPO or HDC deems eligible and affected by the project;

(There is no indication that the Department of the Interior has been requested to make a determination on the historic value of the surrounding properties.)

40. Provide proof that the HDC has been given an opportunity to comment on properties that are listed on or have been found eligible for the National Register and which would be affected by the project;

(DOES NOT APPLY)

Refuse:

41. Indicate whether the existing or planned solid waste disposal system will adequately service the proposed development including space for separation of recyclable materials;

(The project will include one enclosed trash chutes with space for two dumpsters and the recycling bins that would be needed, in a similar fashion and size as other developments in the city and area. This trash will be collected via the ground level parking and loading/receiving area.)

42. Indicate whether the design capacity of the existing or planned solid waste disposal system will be exceeded as a result of the project;

(Solid waste generated from this facility will be standard and can be handled by local waste management companies.)

Sanitary Sewer:

43. Indicate whether existing or planned waste water systems will be able to adequately service the proposed development;

(A 42 inch public combined gravity sanitary sewer exists within the South Adams Road right-of-way along the frontage of the proposed development. A 15 inch public sanitary sewer exists within the Haynes Avenue right-of-way along the frontage of the proposed development. A 12 inch sanitary sewer exists within the South Worth Street right-of-way along the frontage of the proposed development. The proposed development will plan to utilize the sewer within the Adams Road right-of-way for wastewater discharge. It is anticipated that the existing sanitary sewer will have the capacity to adequately service the proposed development. The proposed development anticipates a 6 inch service lead for the building that will connect to the existing sewer main in the right-of-way. There are no known existing capacity issues. The planned sewer service flow basis of design and capacity of the existing sewer will be reviewed and confirmed by the City Engineer prior to site plan approvals.)



44. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;  
(It is not anticipated that the design capacity of the existing sanitary sewer will be exceeded by the development. There are no known existing capacity issues. The planned sewer service flow basis of design and capacity of the existing sewer will be reviewed and confirmed by the City Engineer prior to site plan approvals.)
45. Indicate the elements of the project that have been incorporated to reduce the amount of water entering the sewer system (such as low flush toilets, EnergyStar appliances, restricted flow faucets, greywater recycling etc.);  
(The building design will include low flow toilets and faucets and Energy Star rated appliances.)

**Storm Sewer:**

46. Indicate whether existing or planned storm water disposal and treatment systems will adequately serve the proposed development;  
(A 42-inch public combined gravity storm sewer exists within the South Adams Road right-of-way along the frontage of the proposed development. The proposed development will plan to utilize the sewer within the right-of-way for the rooftop stormwater discharge. There are no known existing capacity issues. The proposed development anticipates a 10-inch lead for the building that will connect to the existing sewer. The existing site is covered entirely with impervious parking areas or buildings and no increase in impervious area is proposed with the re-development. The existing on-site vehicular use areas will be removed, providing for a potential decrease in pollutants typically found within runoff from these areas (oil, grit, trash, etc.) and to increase the quality of the storm water discharge. The planned storm sewer service flow basis of design and capacity of the existing storm sewer will be reviewed and confirmed by the City Engineer prior to the site plan approvals.)
47. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;  
(It is not anticipated that the design capacity of the municipal sewer system will be exceeded by the proposed development. There are no known existing capacity issues. The planned storm sewer service flow basis of design and capacity of the existing storm sewer will be reviewed and confirmed by the City Engineer prior to the site plan approvals.)
48. Indicate the elements of the project that have been incorporated to reduce the amount of storm water entering the sewer system (such as the use of pervious concrete, rain gardens, greywater recycling, green pavers etc.);  
(The proposed project does not add to the amount of impervious surface that exists currently on the site. If required, additional detention as necessary will be designed and incorporated per the City of Birmingham standard.)



#### Water Service:

49. Indicate whether either the municipal water utility or on-site water supply system is adequate to serve the proposed project;

(Public water main exists within the Adams and Haynes right-of-way along the frontage of the proposed development. The existing development utilizes this water main for domestic and fire protection service. It is anticipated that this existing water main will also have the capacity to adequately service the proposed development. The existing 12-inch water main along the Adams frontage of the property is a looped system and has the capacity to handle the flows from the proposed development. There are no known existing capacity issues or complaints with the service pressures at the recent building re-development directly adjacent to the south. The proposed development currently anticipates a proposed 4" domestic service line and a 6" fire suppression line for the building that will connect to the existing water main within the right-of-way. The planned water usage design and capacity of the existing water main will be reviewed and confirmed by the City Engineer prior to site plan approvals.)

50. Indicate whether the water quality is safe from both a chemical and bacteriological standpoint;

(Birmingham's Annual Water Quality Report indicates the City's public water supply surpasses the EPA and MDEQ water quality standards, and is safe from a chemical and biological standpoint.)

51. Indicate whether the intended location of the service will be compatible with the location and elevation of the main;

(The water service connection will be designed in accordance with City standards to be compatible with the location and elevation of the public water main.)

#### Public Safety:

52. Whether or not the project location provides adequate access to police, fire and emergency medical services;

- Building is directly accessible on two sides: South Adams Road, Haynes Avenue.
- The Adams fire station is one block to the north of the site.
- Access to the residential units and commercial spaces is via the main entrance at the corner of Haynes Avenue and South Worth Street and/or the Alley entrance to Ground Level Parking.
- (2) elevators that can accommodate a stretcher are proposed.

53. Whether or not the proposed project design provides easy access for emergency vehicles and individuals (ie. are there obstacles to access, such as one-way roads, narrow bridges etc.);

(Project located on (2) two-way roads.)

54. Whether or not there are plans for a security system which can be expanded, and whether approval for same has been granted by the police department;

(Project is considered to be the highest end of the commercial and residential market. The proposed security system will be interfaced with the police department. The



building will be designed with security features. The main lobby door will be locked with an intercom system.)

55. Detailed description of all fire access to the building, site, fire hydrants and water connections;  
(The building will conform to all applicable fire codes for layout, access, hydrant coverage and water connections.)
- Fire department connection available at their direction
  - Full fire suppression throughout
  - Access to all floors via two fire stairs and elevators
56. Whether or not there are plans for adherence to all city and N.F.P.A. fire codes;  
(All NFPA codes will be followed or exceeded.)
57. Proof that one elevator has been designed to accommodate a medical cart;  
(Two elevators will be able to accommodate a medical cart per MBC 2015 3002.4 as required by the Michigan Building Code. The permit drawings will show dimensions of the elevator cab and compliance with this requirement.)
58. Detailed specifications on all fire lanes/parking lot surfaces/alleys/streets to demonstrate the ability to accommodate the weight of emergency / fire vehicles;  
(See proposed site plan for all emergency access routes and designs. All the access for fire and emergency vehicles will be on public streets and alleys already in place.)
59. Detailed description of all fire suppression systems;  
(The fire suppression system has not yet been designed, however the fire suppression system for the building will be designed to meet all applicable City and National (NFPA) fire codes. The entire building, including all covered parking, will be fully fire suppressed per NFPA 13 and include a fire pump, which will be required to have an alternative power source (generator) exist. Fire alarm occupant notification will be provided for all occupiable exterior balconies or terraces located above ground level.)

#### Transportation Issues:

60. Provide completed FORM A – Transportation Study Questionnaire (Abbreviated);  
(See attached transportation FORM A prepared by Tetra Tech (attached below)
61. Provide completed FORM B – Transportation Study Questionnaire if required by the city's transportation consultant;  
(Form B not required by city's transportation consultant.)
62. Indicate whether transportation facilities and services will be adequate to meet the needs of all users (i.e. access to public transportation, bicycle accommodations, pedestrian connections, disabled, elderly etc.);  
(The transportation facilities available to the site (SMART bus service, train service, shuttle bus service, pedestrian connections, bicycle facilities) will be adequate to serve the needs of the residents and staff of the site.)
63. Indicate how the project will improve the mobility of all groups by providing transportation choices;  
(Occupants and visitors can easily access the facility by foot via sidewalks, by car from parking on the street, parking inside the covered parking facility, by bicycle and by bus. Site walkways connect to the right of way walks for pedestrian travel, bike storage/



parking is provided, there is a Smart bus stop near the site and an Amtrak station nearby. On-site parking is provided for private vehicles. The building is barrier free accessible to all aspects of the development.)

64. Indicate how the users of the building will be encouraged to use public transit and non-motorized forms of transportation;

(There are multiple bus stops in the immediate area, along with the Amtrak Station that is ½ mile east. Bicycle racks are available for residents and visitors and provided at locations near the public sidewalks around the site.)

65. Indicate the elements that have been incorporated into the site and surrounding right-of-way to encourage mode shift away from private vehicle trips;

(The ground floor retail will encourage walking from the nearby residential neighborhoods.)

66. Indicate the elements of the project that have been provided to improve the comfort and safety of cyclists (such as secured or covered bicycle parking, lockers, bike lanes/paths, bicycle share program etc.);

(On site, enclosed bicycle storage for 36 bikes are provided for the building users. Public bike racks will also be included per the streetscape design guidelines.)

67. Indicate the elements of the project that have been provided to improve the comfort and safety of pedestrians (such as wheelchair ramps, crosswalk markings, pedestrian activated signal lights, bulb outs, benches, landscaping, lighting etc.);

- Wheelchair and all barrier free access provided
- Crosswalks available at road intersections
- Municipal path fully illuminated
- Planting areas and benches

68. Indicate the elements of the project that have been provided to encourage the use of sustainable transportation modes (such as receptacles for electric vehicle charging, parking for scooters/Smart cars etc.);

(Smart cars, scooter, and electric vehicle charging options for individual vehicle charging stations could be considered upon request from unit owners.)

#### Natural Features:

69. Indicate whether there are any visual indicators of pond and / or stream water quality problems on or near the site;

(There are no visual indicators of ponds or streams near the site.)

70. Indicate whether the project will involve any increase in impervious surface area and, if so, indicate the runoff control measures that will be undertaken;

(The present site is occupied by buildings or asphalt parking. The project will not increase impervious surface area.)

71. Indicate whether the project will affect surface water flows on water levels of ponds or other water bodies;

(This project will not affect surface water flows or water levels in ponds or other bodies of water. There are no visual indicators of ponds or streams near the site.)



72. Indicate whether the project may affect or be affected by a wetland, flood plain, or floodway;  
(The existing site is completely developed and there are no wetlands located onsite. There is no existing floodplain or floodway located onsite per FIRM Community Panel 26125C0537F, dated September 29, 2006. It is not anticipated that the development will be impacted by or impose impact on any existing wetland, floodplain, or floodway.)
73. Indicate whether the project location or construction will adversely impact unique natural features on or near the site;  
(There are no natural features on site.)
74. Indicate whether the project will either destroy or isolate a unique natural feature from public access;  
(This project will not destroy or isolate any unique natural feature.)
75. Indicate whether any unique natural feature will pose safety hazards for the proposed development;  
(No unique natural feature poses a safety hazard for this proposed project.)
76. Indicate whether the project will damage or destroy existing wildlife habitats; and  
(Proposed project will not destroy any existing wildlife or habitats.)

Other Information:

77. Any other information as may reasonably be required by the City to assure an adequate analysis of all existing and proposed site features and conditions.  
(Our office is at the ready to supply any & all additional requested information by the city.)



#### 4.5 Phase I Environmental Site Assessment



**Environmental  
Risk Management**

**Michigan**

**Alabama**

**Florida**

**Tennessee**

**North Carolina**

**Mississippi**

**Illinois**



**PM**  
ENVIRONMENTAL, INC.

ISO 9001 Registered

*Phase I Environmental Site Assessment of The Plant Station  
Property located at 720 South Adams Road, Birmingham,  
Michigan*

*PM Environmental, Inc. Project No. 02-5197-0*

800.485.0090

[www.pmenv.com](http://www.pmenv.com)



December 2, 2011

Mr. Greg Stricker  
TCF Bank  
17440 College Parkway  
Livonia, Michigan 48152

**Re: Phase I Environmental Site Assessment of the  
The Plant Station Property  
Located at 720 South Adams Road  
Birmingham, Michigan  
PM Environmental, Inc. Project No. 02-5197-0**



**PM**  
ENVIRONMENTAL, INC.  
ISO 9001 Registered

Dear Mr. Stricker:

PM Environmental, Incorporated (PME) has completed the Phase I Environmental Site Assessment (ESA) of the above referenced property. This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312 and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05). This report was also prepared in general accordance with TCF Bank's Phase I ESA requirements.

The Phase I ESA for the above referenced property represents the product of PME's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **BIRMINGHAM HAYNES, LLC, HENRY STREET ADVISORS, LLC, AND TCF BANK** to rely on PME's Phase I ESA report.

If you have any questions related to this report please do not hesitate to contact our office at (248) 336-9988.

Sincerely,  
**PM ENVIRONMENTAL, INC.**

Beth Bailey  
Manager of Due Diligence Services

Michael T. Kulka, P.E.  
Principal

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Phone 931.432.5552



**PM ENVIRONMENTAL, INC., PROJECT NUMBER 02-5197-0  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Location:**

*The Plant Station Property  
720 South Adams Road  
Birmingham, Michigan*

**Prepared For:**

*Mr. Greg Stricker  
TCF Bank  
17440 College Parkway  
Livonia, Michigan 48152*

***PHASE I ENVIRONMENTAL SITE  
ASSESSMENT OF THE PLANT STATION  
PROPERTY LOCATED AT 720 SOUTH ADAMS  
ROAD, BIRMINGHAM, MICHIGAN***

***December 2, 2011***

**Prepared by:**

PM Environmental, Inc.

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## **EXECUTIVE SUMMARY**

PM Environmental, Inc., (PME) was retained to conduct a Phase I Environmental Site Assessment (ESA) of The Plant Station Property located at 720 South Adams Road, Birmingham, Oakland County, Michigan (hereafter referred to as the "subject property"). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312 and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05). This report was also prepared in general accordance with TCF Bank's Phase I ESA requirements.

### **THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF BIRMINGHAM HAYNES, LLC, HENRY STREET ADVISORS, LLC, AND TCF BANK, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.**

The subject property consists of one (1) parcel containing 0.38 acres and located at the southwest corner of South Adams Road and Haynes Street in Birmingham, Michigan. The property is developed with a 1,296 square foot building that was constructed in 1957 and is generally located in the central portion of the property. Paved parking and storage areas occupy the rest of the property. The property is currently occupied by The Plant Station, a retail florist/nursery.

Reasonably ascertainable records for the subject property extended back to approximately 1931. Data failure occurred prior to that date. However, PME did not identify any significant data gaps during the completion of this Phase I ESA. Historical records document that the subject property was developed prior to 1931 with a dwelling, which was demolished in 1957 when the current building was constructed. The current building was occupied by a gasoline service station from 1957 until at least the 1970's. According to previous site assessment activities, the former USTs were removed in 1978. However, directory listings document that gasoline service station operation continued through the 1980's. The property has been occupied by a retail florist/nursery since that time.

### **Historical Recognized Environmental Conditions**

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. PME has not identified any historical RECs in association with the subject property.

### **Non ASTM Scope Considerations**

PME identified the following area of potential concern associated with the following Non ASTM Scope issues:

- PME observed suspect asbestos containing materials including plaster ceilings, acoustical ceiling tiles, floor tiles, and caulking. All observed materials were in good condition.



Previous limited sampling documented that the mastic associated with the floor tiles contain asbestos. If significant interior renovation or demolition activities are planned, PME recommends that a full asbestos containing materials inspection be conducted in accordance with all applicable regulations.

### **Current Recognized Environmental Conditions**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of The Plant Station Property located at 720 South Adams Road, Birmingham, Oakland County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except the following:

- Review of City of Birmingham municipal records documents that the subject property formerly contained one (1) 550-gallon waste oil UST and one (1) 550-gallon fuel oil UST located west of the subject building. The previous LUST investigation activities did not assess the former fuel oil UST and waste oil UST. A long term local resident indicated that a fill port was previously observed on the subject property a few years ago, which was likely covered during the site reconnaissance. The potential exists for orphan USTs to remain in this area and/or for a release to have occurred.
- The previous LUST investigation identified the location of the UST basin east of the subject building, based upon a Fire Department sketch. Review of 1956 site plans documents that the UST basin was located north of the subject building. Based upon review of aerial photographs, the potential exists for the former basin to have been located in either area. The potential exists for additional residual contamination to be present in the northern portion of the property which was not previously assessed.
- The previous subsurface investigation completed by August Mack was insufficient to assess the former in-ground hoists. Typically, in-ground hoist reservoirs are located at a depth of 8.0 to 9.0 feet bgs. The site assessment activities were not conducted deep enough to assess the hoists. The potential remains for contamination to be present from the in-ground hoist system.
- The previous subsurface investigation completed by August Mack was insufficient to assess the former service operations and floor drains within the subject building. Additionally, PME observed a catch basin floor drain which may be connected to an oil/water separator. The potential exists for contamination to be present from the former service operation, floor drains, and/or potential oil/water separator.

No adjoining and/or nearby REC's have been identified.

These REC's have been brought to the attention of the client within the requirements of the ASTM Standard Designation E-1527-05.



PME recommends additional investigation to address the RECs identified in this Phase I ESA. PME could provide a cost estimate to complete this additional investigation at the request of the client.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (248) 336-9988 to discuss this report.

**REPORT PREPARED BY:**

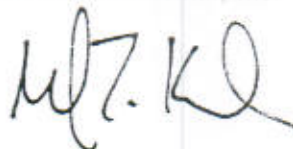
PM Environmental, Inc.



Beth Bailey  
Manager of Due Diligence Services

**REPORT REVIEWED BY:**

PM Environmental, Inc.



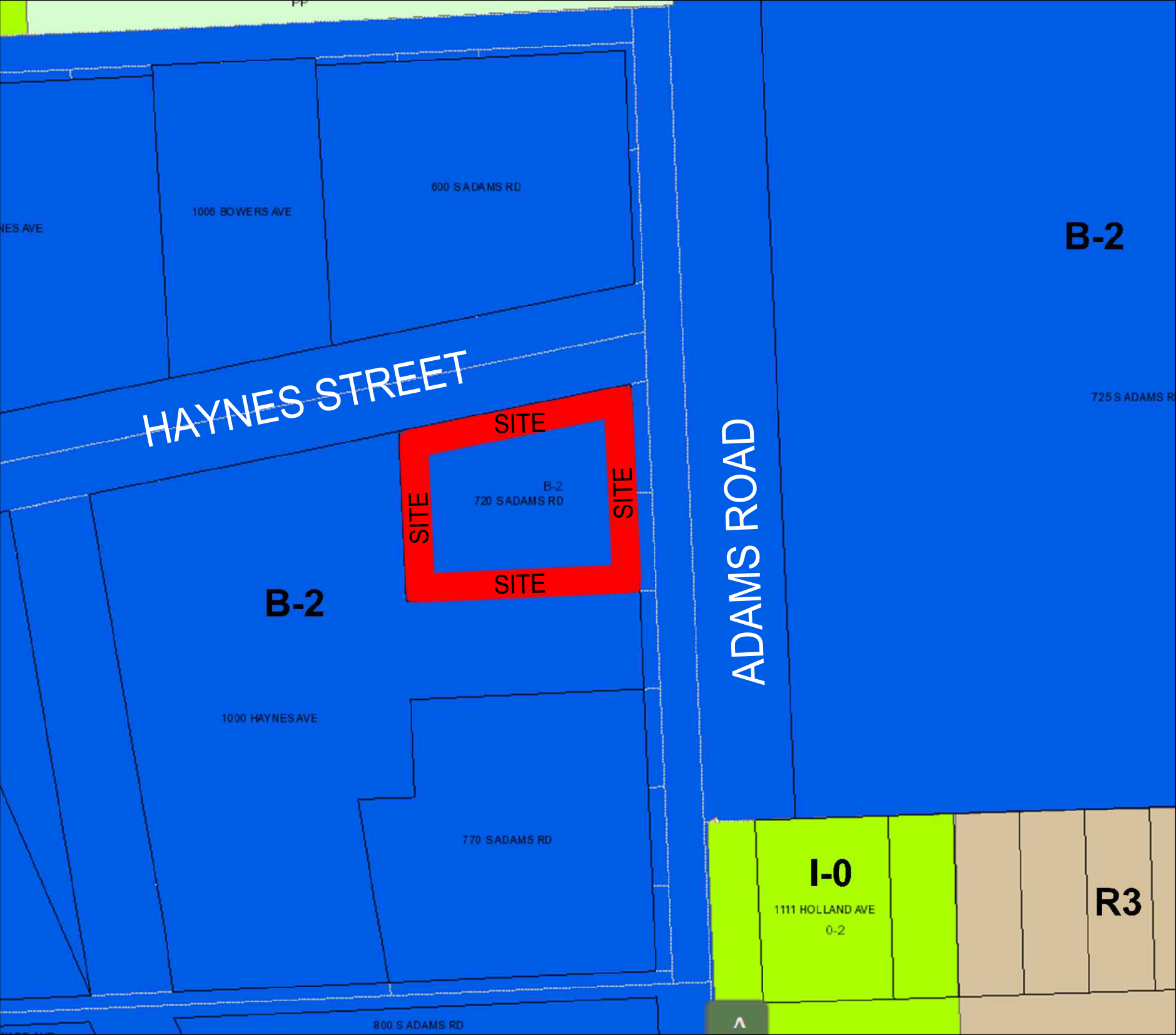
Michael T. Kulka, P.E.  
Principal



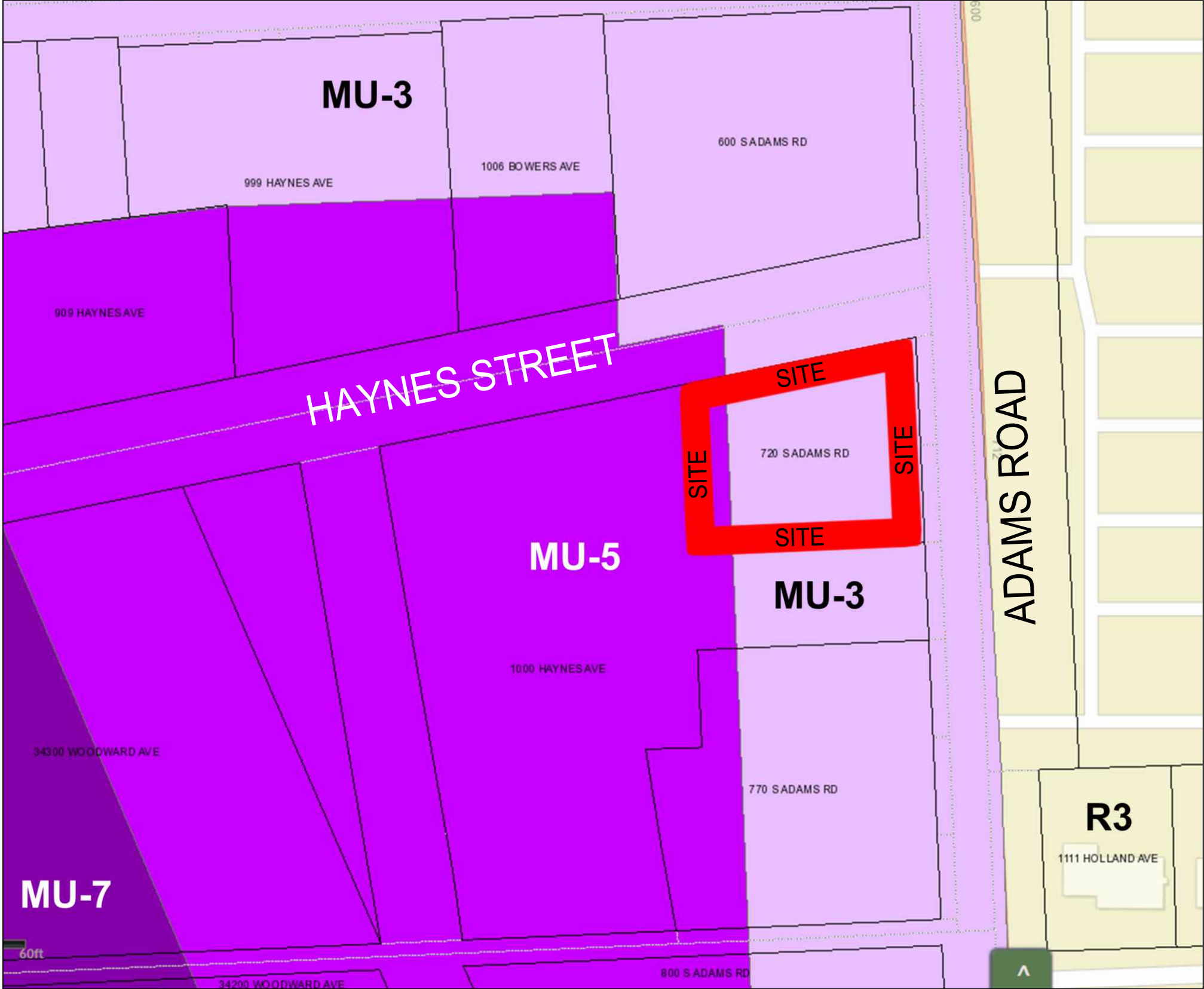
# ADAMS & HAYNES: MIXED USE DEVELOPMENT

720 S. ADAMS ROAD  
BIRMINGHAM, MI 48009

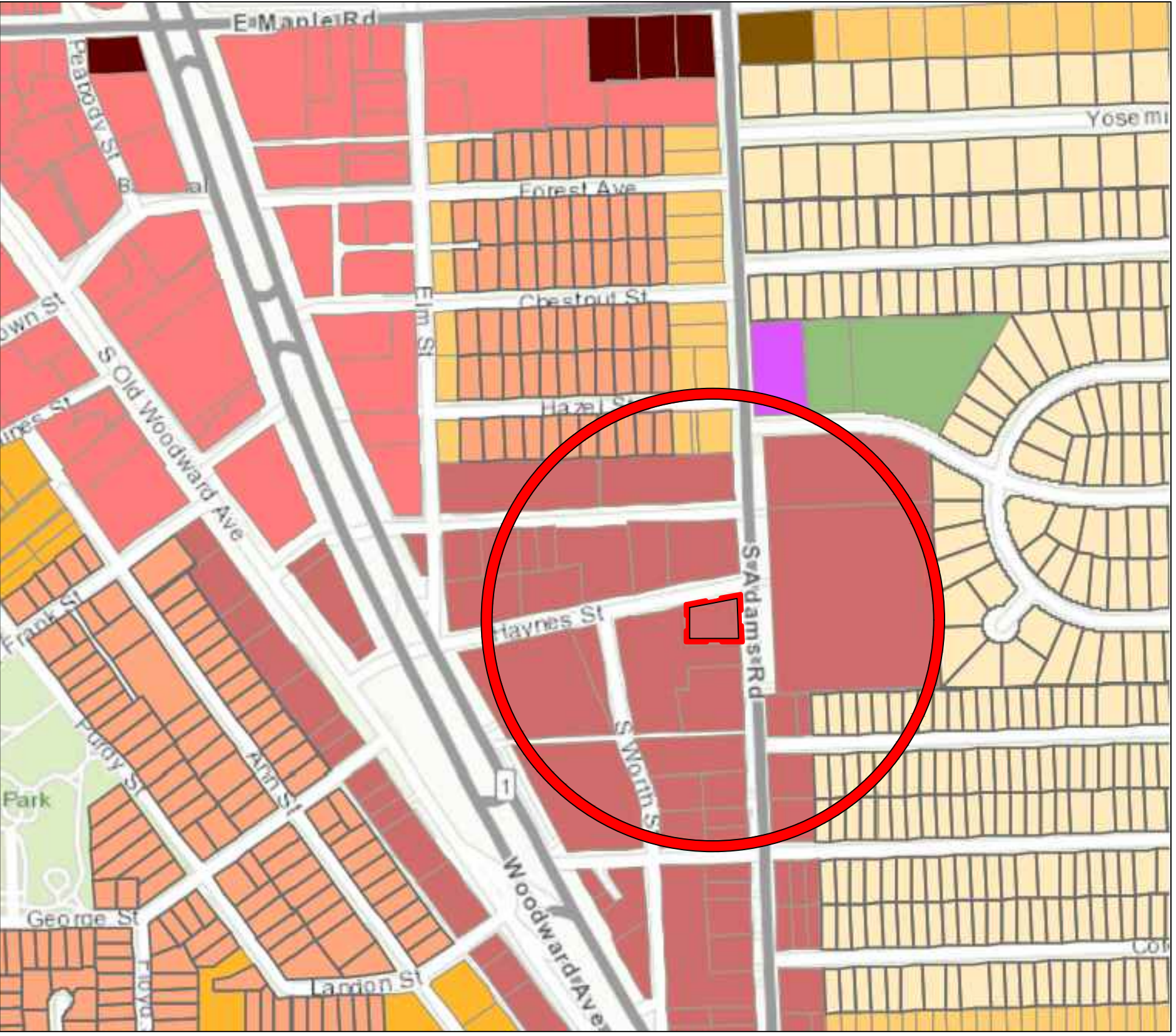
Maps (Zoning / City Master Plan / Haul Route)



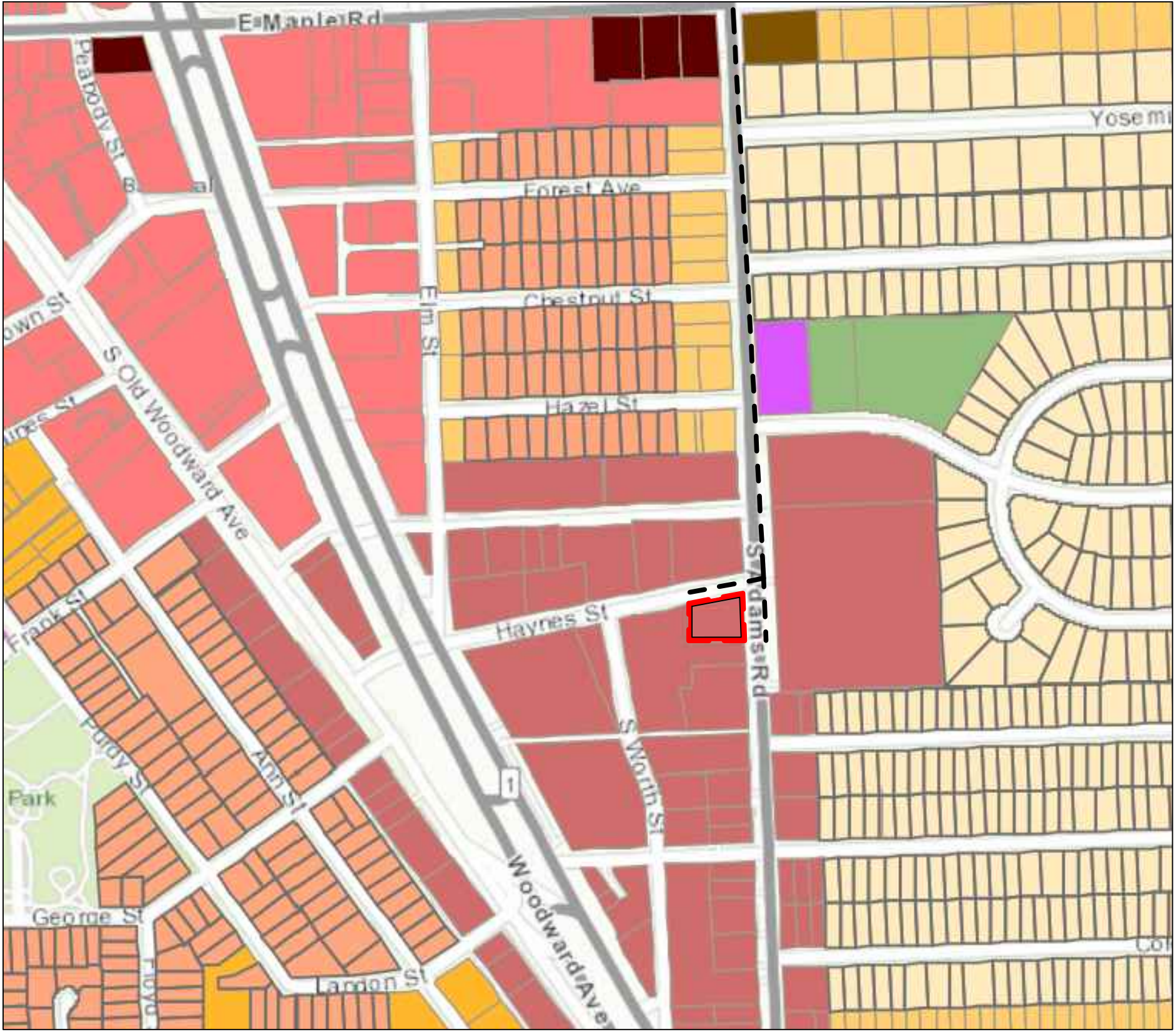
ZONING UNDERLAY



ZONING OVERLAY (TRIANGLE DISTRICT)

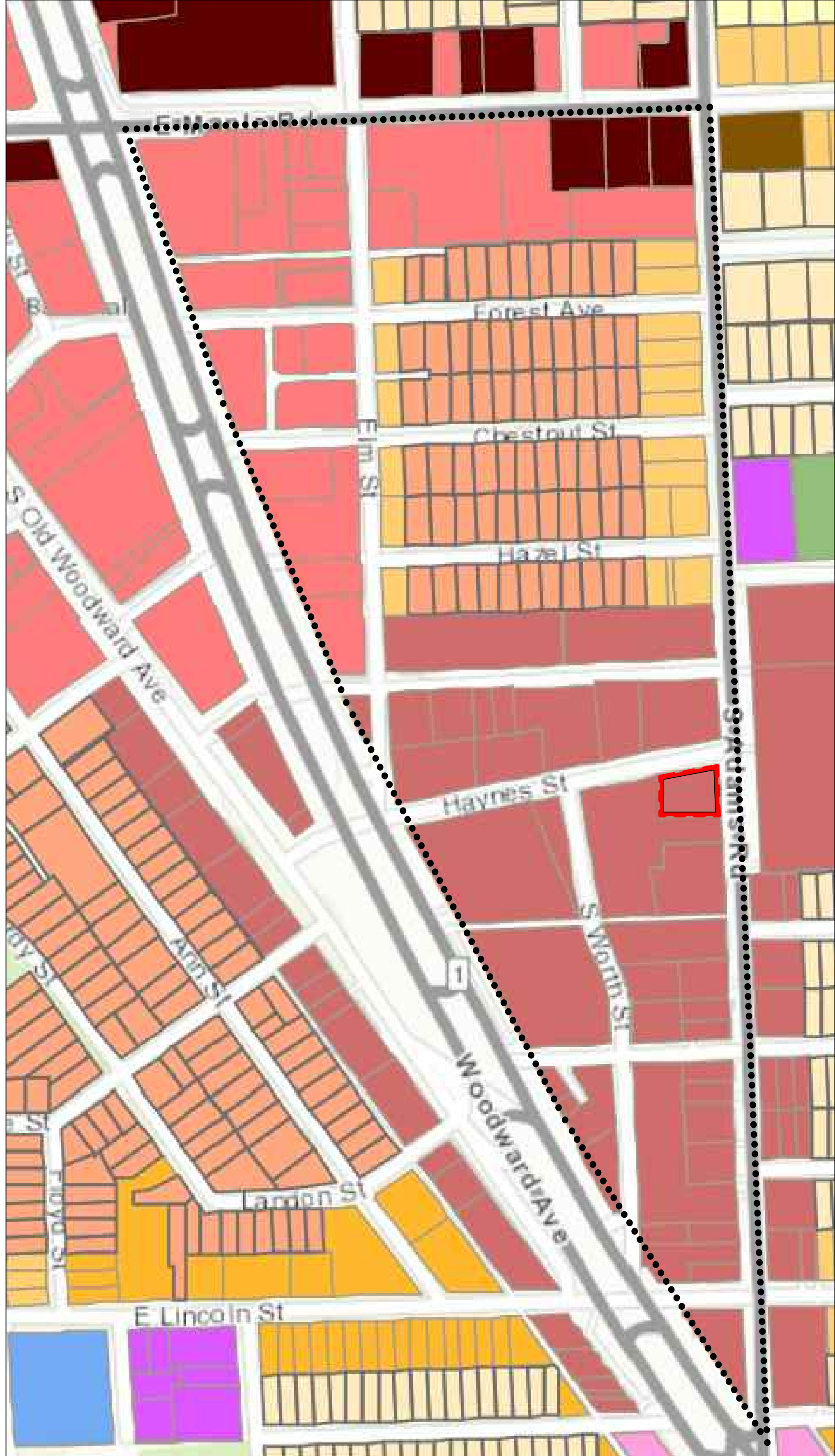


CITY MASTER PLAN (ZONED: MIXED-USE DISTRICT FABRIC)



SOIL HAUL ROUTE

SITE	---
HAUL ROUTE	---



TRIANGLE DISTRICT



## 4.7 Sound - Noise Impact Assessment





2023-037B  
May 23, 2023

Mr. Ralph Faranso  
A.F. Property Management  
PO Box 1207  
Walled Lake, MI 48390

Subject: **Sound Level Measurements and Noise Impact Assessment**  
re: Adams & Haynes Mixed Use Development  
Birmingham, MI

Dear Mr. Faranso:

At your request and authorization Kolano and Saha Engineers, Inc. (K&SE) conducted an investigation to review the environmental noise associated with the proposed Adams & Haynes Mixed Use Development. This development is planned to be a mixed use 6-story building with retail on the first floor and residential apartments on floors above. This building is expected to produce noise associated with building mechanical equipment, vehicle deliveries, and building services. This investigation includes a review of the measurements at the development site to understand the current ambient noise condition with an evaluation of the proposed development to help assess if noise associated with this development will be compatible at this location.

### **On-Site Sound Level Measurements**

It was not possible to conduct useful measurements on the proposed Adams/Haynes development site due to construction on the 770 S Adams site. Alternately, we have included sound level measurements that were conducted on the Adams/Haynes corner site in 2019 for the 770 S Adams residential development application. This information was provided in our report (*2019-174 770 S Adams Dev – Birmingham CIS Noise.pdf*) issued on September 26, 2019. We expect that the sound measurements conducted in September of 2019 are representative of the current ambient noise conditions in the absence of the current construction noise.

In September of 2019, we conducted measurements using a Brüel & Kjær 2270 environmental noise analyzer with a precision outdoor microphone assembly. This instrumentation was calibrated before and after measurements using an acoustic calibrator traceable to the National Institute for Standards and Technology. It was set to measure for a continuous 24-hour period on September 19<sup>th</sup>, 2019. The measurement equipment was located 50-feet south of Haynes Street, and 95-feet west of Adams Road. See **APPENDIX A.1** for the report excerpt that provides a site plan detailing the measurement location.



See **APPENDIX A.2** for the report excerpt that provides the results of the sound level versus time measurements taken on the 720 S Adams Road site. This graph contains three plot lines; the 5 minute  $L_{eq}$  (energy average level), the hourly  $L_{eq}$ , and the daytime and nighttime  $L_{eq}$ . Spikes in the sound level were caused primarily by loud vehicles on the local roadways, emergency vehicles, and a helicopter.

From this data we calculated the DNL or day-night sound level average. The DNL is an average of both the daytime and nighttime sound levels where the nighttime sound levels have been raised by 10 dB to account for people's greater sensitivity to noise in the nighttime hours. Measurement results, in terms of the day-night sound level average (DNL), were determined and compared to U.S. Government guidelines promulgated by the U.S. Environmental Protection Agency (EPA) and the department of Housing and Urban Development (HUD). EPA guidelines define DNL 55dB (or less) as desirable goal for residential land use; HUD guidelines consider outdoor noise levels up to DNL 65dB as "normally acceptable" for residential land use. HUD guidelines consider outdoor noise levels between 65dB and 75dB as "normally unacceptable" for residential land use. The results of these measurements show that at the specific measurement location on the site has a measured sound level of **DNL 61 dB(A)**. This falls within EPA as well as HUD guidelines for residential land use.

However, at positions closer to S Adams Road, the sound level is likely to be higher. With the residential level (2<sup>nd</sup> story) building façade approximately 22-feet from the edge of S Adams Road, we estimate that sound levels will be 7 to 9 dB higher than the measured levels 95-feet from the road edge. This indicates that apartment units facing S Adams Road will likely have an outdoor noise exposure level of DNL 68 to 70 dB(A).

Road traffic sound levels for the apartments facing S Adams Road are expected to fall within the "Normally Unacceptable" range and are likely to create an adverse noise impact to future residents of these apartments. To mitigate this potential issue, it may be desired to provide additional noise isolating construction on the façades of the building that will have direct exposure to traffic noise. Windows and balcony doors are typically the easiest paths for noise to pass through and could be upgraded with sound-rated assemblies. We recommend that the façade construction or sound barrier elements be designed to provide sufficient sound attenuation to produce interior traffic noise levels no higher than DNL 45 dB(A), with a preference of DNL 35 dB(A) for luxury construction. Properly selected sound-rated windows and doors are one key to obtaining lower sound levels in interior spaces, although improved exterior wall constructions may also be warranted.

### **City of Birmingham Noise Ordinance**

The City of Birmingham addresses noise in their ordinance under Part II – City Code, Chapter 50 – Environment, Article II. Nuisances, Division 4 – Noise. This ordinance provides information of Definitions, general prohibitions, specific prohibitions, decibel level prohibitions, general exemptions and test procedures. The objective limits cited in this ordinance (as Table 1) are:



Use of Property Producing the Sound	Use of Property Receiving the Sound	Sunday to Saturday 7:00 a.m. to 7:00 p.m.	Sunday to Saturday 7:00 p.m. to 7:00 a.m.
Residential	Residential	75	60
Commercial	Residential	80	60
Residential	Commercial	80	60
Commercial	Commercial	90	75

Exemptions to these limits include power equipment operations between 7AM and 7PM that do not exceed 100 dB(A) at or beyond the property line, construction noise between 7AM and 7PM Monday-Saturday excluding holidays (with additional provisions), and snow removal which does not exceed 90 dB(A) at or beyond the property line.

Properties to the north and east, across Haynes and Adams, have commercial uses. The property currently under development to the south and west will have residential use.

### **Proposed Development Noise Impact**

The proposed Adams & Haynes Mixed Use Development is similar to other buildings in Birmingham, including nearby 750 Forest, 735 Forest, and the in-construction 770 S Adams development. The mixed-use development has first floor retail with residential apartments on the 5 floors above. On-site parking is included on the 1<sup>st</sup> Floor and Basement Level. The anticipated noise sources for the development are:

#### **Individual Residential Unit Heating and Cooling Mechanical Systems**

Each living unit will have a climate system with a residential-grade condensing unit. These condensing units will be located on the roof of the building and shielded with screen walls. We do not anticipate these units to contribute a significant level of noise beyond the property line.

#### **Building Wide Heating and Cooling Mechanical Systems**

Centralized roof mounted heating and cooling equipment are expected control the climate of building areas separate from individual resident quarters, including the retail spaces, lobby and common areas. For roof-mounted equipment with screening walls and reasonable distances away from adjacent property lines, we do not anticipate that these units will contribute a significant level of noise beyond the property line.

#### **Sub-Terranean Parking**

A lower-level parking garage is currently planned for the Adams & Haynes Mixed Use Development. This lower-level parking will require significant ventilation to remove vehicle exhaust gasses. Careful selection of ventilation fans, possibly a centrifugal or mixed flow, with appropriate noise control elements are recommended to help keep pedestrians on these parking levels safe (to be able to hear approaching vehicles) as well to comply with the noise ordinance for above-grade air intakes and discharges. Silencing the intake and/or the exhaust vent shafts/ducts of the parking deck may be necessary.



### Emergency Power Generator

An emergency power generator is expected to be located in a 1<sup>st</sup> Floor mechanical room in the southwest quadrant of the building. While this has the potential for excessive noise, the location of the generator within an interior room of the building provides the potential for substantial noise reduction to the outdoor environment. Even still, careful location and noise control of the cooling air intake/discharge, as well with the combustion exhaust, will be required to ensure the generator doesn't produce noise in excess of the ordinance limits and not create a disturbance to the adjacent community. With the proper noise controls, the generator is expected to comply with the ordinance.

It should be noted that noise from the generator may cause impact to residents within the building as it is located directly below 2<sup>nd</sup> Floor apartments. Sound isolation construction to limit the noise of the generator transmitted to the apartments is recommended.

### Building Services & Loading Dock Activities

Loading and unloading for residents moving in and out, as well as delivery vehicles for the retail spaces, are expected for this mixed-use building. An enclosed loading dock is expected to be located within the northwest corner of the building. The waste collection dumpster is expected to be located within the enclosed loading dock space. The enclosed design will help shield noise from loading and waste collection activities to the neighboring properties. These activities are not expected to cause a community noise issue.

Similar to the emergency power generator, the loading dock may cause noise impact to residents within the building as it is also located directly below 2nd Floor apartments. Sound isolation construction between the loading dock and the apartments is recommended.

### Conclusion

Based on the information we have been provided, we anticipate that the proposed development will produce no excessive noise contribution to the adjacent community and will be within the Birmingham Noise Ordinance limits.

We appreciate your calling us for this work. Should you have questions or need additional assistance on this matter, do not hesitate to call.

Sincerely,

**KOLANO AND SAHA ENGINEERS, INC.**



Darren Brown, P.E.  
INCE Board Certified  
Consultant



## 4.6 Air Quality Information





MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY

# AIR QUALITY ANNUAL REPORT

2020



Michigan Department of Environment, Great Lakes, and Energy  
*Michigan.gov/EGLE* | 800-662-9278



# Air Quality Annual Report

## 2020

### EXECUTIVE SUMMARY

This report gives an overview of the air quality for 2020. Current data for Michigan can be found on Mlair ([deqmiair.org](http://deqmiair.org)) and Air Quality alerts can be delivered directly to email by signing up for the Michigan EnviroFlash program (<http://miair.enviroflash.info/>). Data in this report are collected by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

The federal Clean Air Act (CAA) requires the United States Environmental Protection Agency (USEPA) to establish National Ambient Air Quality Standards (NAAQS) for six criteria pollutants considered harmful to public health and the environment.

The six pollutants monitored by EGLE, Air Quality Division (AQD) are:

1. Carbon monoxide (CO)
2. Lead (Pb)
3. Nitrogen dioxide (NO<sub>2</sub>)
4. Ozone (O<sub>3</sub>)
5. Particulate matter smaller than 10 and 2.5 microns in diameter (PM<sub>10</sub> and PM<sub>2.5</sub>, respectively)
6. Sulfur dioxide (SO<sub>2</sub>)

EGLE has established a network of more than 40 monitoring sites throughout the state that monitor for one or more of the criteria pollutants (Figure 1.1 and Table 1.2).

Congress passed the CAA in 1970; however, Michigan has had a long-standing history of environmental awareness well before the Act was established. In 1887, Detroit was the first city in Michigan to adopt an air quality ordinance, which declared that the dense smoke from burning coal was a public nuisance.

The USEPA reviews the criteria pollutant standards every five years. Over time, based upon health data, the standards have been tightened to better protect public health (see Appendix C). Areas that meet the NAAQS are considered in “attainment.” Locations where air pollution levels persistently exceed the NAAQS may be designated as “nonattainment.” The tightening standards are why some areas in the state may be designated to nonattainment from attainment even though monitoring shows that air quality continues to improve.

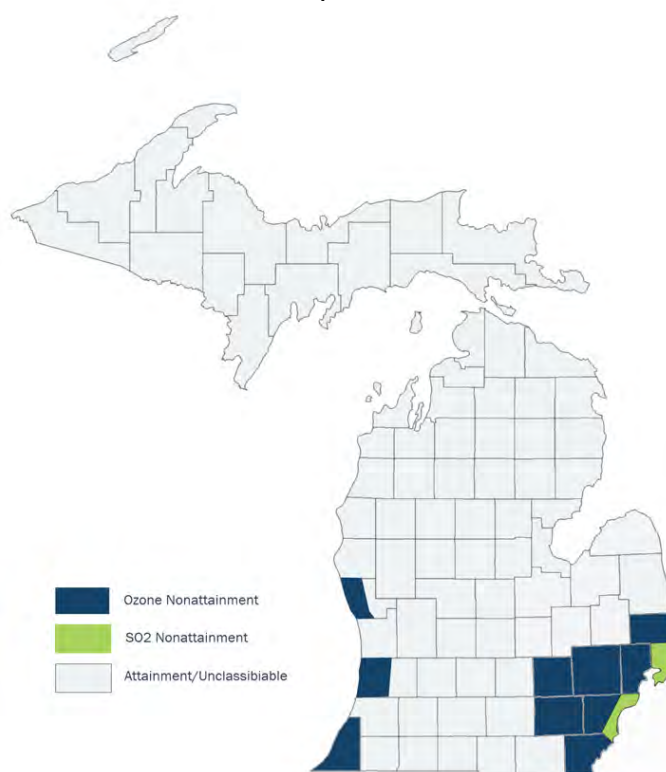


Since EGLE began monitoring in the early 1970s, criteria pollutant levels have continually decreased (see Chap. 2-7). The air is much cleaner today than when the CAA began. The entire state of Michigan is in attainment for CO, Pb, NO<sub>2</sub>, and particulate matter. Although portions of the state are in nonattainment for SO<sub>2</sub> and O<sub>3</sub>, as illustrated in the figure, levels of these pollutants are still decreasing. The NAAQS levels have also decreased recently, which prompted these nonattainment areas. EGLE is currently working on State Implementation Plans (SIPs) to reduce pollutants further and bring the entire state into attainment for SO<sub>2</sub> and ozone.

Several changes to the monitoring network occurred during 2020.

- The TSPs were shut down at Allen Park and Grand Rapids since they were no longer required for NCore sites (Chap. 7).
- Several changes were made to the PM<sub>2.5</sub> network, exchanging Federal Reference Method (FRM) manual filter-based monitors and/or non-regulatory continuous monitors for continuous, federal equivalent method (FEM) monitors due to funding changes. Sites that were affected were Eliza Howell-Near Road (Eliza Howell-NR), Bay City, Holland, Kalamazoo, Lansing, Port Huron, and New Haven. Several of these changes occurred at the end of 2020 and data will not be available until the 2021 report (Chap. 7).
- PM<sub>2.5</sub>, PM<sub>10</sub> and PM coarse measurements at Allen Park, Grand Rapids, and Jenison were switched to T640X instruments that accomplish the same measurements with one instrument.
- The Livonia-Near Road (Livonia-NR) monitor is in the process of moving since site access was lost in July 2019.
- The NO<sub>x</sub> monitor at Detroit-E 7 Mile was switched to an NO<sub>y</sub> and a NO<sub>x</sub> monitor was added to Jenison.
- Sampling continues for the Gordie Howe International Bridge (GHIB) project special study.
- The Detroit-W. Fort St. site name is being changed to Detroit-Southwest (Detroit-SW).

Attainment Status for the National Ambient Air Quality Standards





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2023-037B  
May 23, 2023

Mr. Ralph Faranso  
A.F. Property Management  
PO Box 1207  
Walled Lake, MI 48390

Subject: **Sound Level Measurements and Noise Impact Assessment**  
re: Adams & Haynes Mixed Use Development  
Birmingham, MI

Dear Mr. Faranso:

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See **APPENDIX A.2** for the report excerpt that provides the results of the sound level versus time measurements taken on the 720 S Adams Road site. This graph contains three plot lines; the 5 minute  $L_{eq}$  (energy average level), the hourly  $L_{eq}$ , and the daytime and nighttime  $L_{eq}$ . Spikes in the sound level were caused primarily by loud vehicles on the local roadways, emergency vehicles, and a helicopter.

From this data we calculated the DNL or day-night sound level average. The DNL is an average of both the daytime and nighttime sound levels where the nighttime sound levels have been raised by 10 dB to account for people's greater sensitivity to noise in the nighttime hours. Measurement results, in terms of the day-night sound level average (DNL), were determined and compared to U.S. Government guidelines promulgated by the U.S. Environmental Protection Agency (EPA) and the department of Housing and Urban Development (HUD). EPA guidelines define DNL 55dB (or less) as desirable goal for residential land use; HUD guidelines consider outdoor noise levels up to DNL 65dB as "normally acceptable" for residential land use. HUD guidelines consider outdoor noise levels between 65dB and 75dB as "normally unacceptable" for residential land use. The results of these measurements show that at the specific measurement location on the site has a measured sound level of **DNL 61 dB(A)**. This falls within EPA as well as HUD guidelines for residential land use.

However, at positions closer to S Adams Road, the sound level is likely to be higher. With the residential level (2<sup>nd</sup> story) building façade approximately 22-feet from the edge of S Adams Road, we estimate that sound levels will be 7 to 9 dB higher than the measured levels 95-feet from the road edge. This indicates that apartment units facing S Adams Road will likely have an outdoor noise exposure level of DNL 68 to 70 dB(A).

Road traffic sound levels for the apartments facing S Adams Road are expected to fall within the "Normally Unacceptable" range and are likely to create an adverse noise impact to future residents of these apartments. To mitigate this potential issue, it may be desired to provide additional noise isolating construction on the façades of the building that will have direct exposure to traffic noise. Windows and balcony doors are typically the easiest paths for noise to pass through and could be upgraded with sound-rated assemblies. We recommend that the façade construction or sound barrier elements be designed to provide sufficient sound attenuation to produce interior traffic noise levels no higher than DNL 45 dB(A), with a preference of DNL 35 dB(A) for luxury construction. Properly selected sound-rated windows and doors are one key to obtaining lower sound levels in interior spaces, although improved exterior wall constructions may also be warranted.

### **City of Birmingham Noise Ordinance**

The City of Birmingham addresses noise in their ordinance under Part II – City Code, Chapter 50 – Environment, Article II. Nuisances, Division 4 – Noise. This ordinance provides information of Definitions, general prohibitions, specific prohibitions, decibel level prohibitions, general exemptions and test procedures. The objective limits cited in this ordinance (as Table 1) are:



Use of Property Producing the Sound	Use of Property Receiving the Sound	Sunday to Saturday 7:00 a.m. to 7:00 p.m.	Sunday to Saturday 7:00 p.m. to 7:00 a.m.
Residential	Residential	75	60
Commercial	Residential	80	60
Residential	Commercial	80	60
Commercial	Commercial	90	75

Exemptions to these limits include power equipment operations between 7AM and 7PM that do not exceed 100 dB(A) at or beyond the property line, construction noise between 7AM and 7PM Monday-Saturday excluding holidays (with additional provisions), and snow removal which does not exceed 90 dB(A) at or beyond the property line.

Properties to the north and east, across Haynes and Adams, have commercial uses. The property currently under development to the south and west will have residential use.

### **Proposed Development Noise Impact**

The proposed Adams & Haynes Mixed Use Development is similar to other buildings in Birmingham, including nearby 750 Forest, 735 Forest, and the in-construction 770 S Adams development. The mixed-use development has first floor retail with residential apartments on the 5 floors above. On-site parking is included on the 1<sup>st</sup> Floor and Basement Level. The anticipated noise sources for the development are:

#### **Individual Residential Unit Heating and Cooling Mechanical Systems**

Each living unit will have a climate system with a residential-grade condensing unit. These condensing units will be located on the roof of the building and shielded with screen walls. We do not anticipate these units to contribute a significant level of noise beyond the property line.

#### **Building Wide Heating and Cooling Mechanical Systems**

Centralized roof mounted heating and cooling equipment are expected control the climate of building areas separate from individual resident quarters, including the retail spaces, lobby and common areas. For roof-mounted equipment with screening walls and reasonable distances away from adjacent property lines, we do not anticipate that these units will contribute a significant level of noise beyond the property line.

#### **Sub-Terranean Parking**

A lower-level parking garage is currently planned for the Adams & Haynes Mixed Use Development. This lower-level parking will require significant ventilation to remove vehicle exhaust gasses. Careful selection of ventilation fans, possibly a centrifugal or mixed flow, with appropriate noise control elements are recommended to help keep pedestrians on these parking levels safe (to be able to hear approaching vehicles) as well to comply with the noise ordinance for above-grade air intakes and discharges. Silencing the intake and/or the exhaust vent shafts/ducts of the parking deck may be necessary.



### Emergency Power Generator

An emergency power generator is expected to be located in a 1<sup>st</sup> Floor mechanical room in the southwest quadrant of the building. While this has the potential for excessive noise, the location of the generator within an interior room of the building provides the potential for substantial noise reduction to the outdoor environment. Even still, careful location and noise control of the cooling air intake/discharge, as well with the combustion exhaust, will be required to ensure the generator doesn't produce noise in excess of the ordinance limits and not create a disturbance to the adjacent community. With the proper noise controls, the generator is expected to comply with the ordinance.

It should be noted that noise from the generator may cause impact to residents within the building as it is located directly below 2<sup>nd</sup> Floor apartments. Sound isolation construction to limit the noise of the generator transmitted to the apartments is recommended.

### Building Services & Loading Dock Activities

Loading and unloading for residents moving in and out, as well as delivery vehicles for the retail spaces, are expected for this mixed-use building. An enclosed loading dock is expected to be located within the northwest corner of the building. The waste collection dumpster is expected to be located within the enclosed loading dock space. The enclosed design will help shield noise from loading and waste collection activities to the neighboring properties. These activities are not expected to cause a community noise issue.

Similar to the emergency power generator, the loading dock may cause noise impact to residents within the building as it is also located directly below 2nd Floor apartments. Sound isolation construction between the loading dock and the apartments is recommended.

### Conclusion

Based on the information we have been provided, we anticipate that the proposed development will produce no excessive noise contribution to the adjacent community and will be within the Birmingham Noise Ordinance limits.

We appreciate your calling us for this work. Should you have questions or need additional assistance on this matter, do not hesitate to call.

Sincerely,

**KOLANO AND SAHA ENGINEERS, INC.**



Darren Brown, P.E.  
INCE Board Certified  
Consultant



#### 4.4 Traffic Impact Study





February 23, 2023

Mr. Ralph Faranso  
AF Property Management, Inc.  
720 S. Adams Road  
Birmingham, Michigan 48009

**Re: 720 S. Adams Road Proposed Mixed-Use Development  
Trip Generation Letter  
City of Birmingham, Michigan 48009**

Dear Mr. Faranso:

Tetra Tech (Tt) has prepared this trip generation forecast for the proposed mixed-use development proposed at 720 S. Adams Road in the City of Birmingham, Oakland County. Currently the site, located in the southwest quadrant of S. Adams Road and Haynes Street, has a closed florist store on it, and the proposed development consists of 2,100 sq. ft. retail space and 42 apartments.

**Trip Generation Forecast**

Using the information and methodologies specified in the latest version of *Trip Generation (11<sup>th</sup> Edition)* published by the Institute of Transportation Engineers (ITE), Tt forecast the weekday AM and PM peak hour trips associated with the potential mixed-use development on the site. The results of our trip generation forecast for the site are provided below in Table 1.

**Table 1  
ITE Trip Generation for Mixed-Use Development**

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Multifamily Housing (Mid-Rise)	221	42 units	2	5	7	10	7	17	154
Strip Retail Plaza	822	2,100 sq. ft.	3	2	5	7	7	14	318
<b>TOTAL TRIPS</b>			<b>5</b>	<b>7</b>	<b>12</b>	<b>17</b>	<b>14</b>	<b>31</b>	<b>472</b>

Since less than 50 peak hour, peak directional trips, and less than 500 total daily trips, are forecast for the proposed development, based on City of Birmingham standards neither a traffic impact assessment nor a traffic impact study are required for the proposed development.



## Thresholds for the Type of Transportation Impact Study Required

As described in the City of Birmingham Zoning Ordinance, a transportation impact analysis is required as part of the Community Impact Statement for certain scales of proposed development (see Table 1 below). The checklist below (Table 2) can be used to determine the type of transportation study required. The process is illustrated on the next page, followed by a list of the required contents for each type of study (Table 3).

**Table 1: Thresholds for When Some Type of Transportation Impact Study is Required**

1. A new structure or building of 20,000 sq. ft. GFA or more
2. An expansion of a building or structure of 20,000 sq. ft GFA if that is an increase of 10% or more
3. Other situations upon determination by the Planning Board at preliminary Site Plan Review that the proposed development may exert a significant transportation impact. The Planning Board may seek a recommendation from the City's Multi-Modal Transportation Board.

**Table 2: Checklist to Determine Type of Transportation Impact Study Needed**

	Yes	No	Maybe	Study Type (required if Maybe or Yes)
Is the proposed change inconsistent with the Master Plan?		X		RTS
Does the proposed development involve amendments to an approved PUD?		X		RTS
Is this a rezoning for a specific use or that includes a site plan?		X		TIA or TIS
Will 500-749 driveway trips be generated per day?		X		TIA
Will 750+ driveway trips be generated per day?		X		TIS
Will 50-99 peak-hour, peak-direction driveway trips be generated?		X		TIA
Will 100+ peak-hour, peak-direction driveway trips be generated?		X		TIS
If the project involves expansion or redevelopment, will the change result in more than 50 additional peak-hour, peak-direction trips or more than 500 additional trips per day for the entire development?		X		TIA
If the project involves expansion or redevelopment, will the change result in more than 100 additional peak-hour, peak-direction trips or more than 750 additional trips per day for the entire development?		X		TIS
Was a transportation study previously completed for this development and the study more than 3 years old?		X		RTS/TIA/TIS
Is there a high-crash existing intersection adjacent to the site?		X		TIS
Is planning underway for rebuilding a nearby off-site intersection?		X		TIS

## Study Preparer Qualifications

The preparation of a transportation impact study requires extensive background and experience in traffic-related and multimodal transportation analyses. The preparer shall sign the report and include a resume that demonstrates all of the following qualifications:

1. At least five years of recent experience in the preparation of transportation impact studies.
2. Membership in one or more professional transportation-related organizations, particularly the Institute of Transportation Engineers (ITE) or the Transportation Research Board (TRB).
3. Professional credential as registered engineer (PE) or ITE Professional Transportation Planner (PTP) or Certified Transportation Planner (CTP) from the American Institute of Certified Planners.
4. Any study involving roadway or traffic signal design work shall be prepared by or under the supervision of a registered engineer (PE) with the necessary qualifications and/or specific training.
5. Any study with recommendations for traffic signal work shall be a Professional Traffic Operations Engineer (PTOE).
6. The study preparer shall be prequalified with MDOT to perform analyses that involve MDOT facilities.





We trust that this letter fulfills your current transportation needs regarding your site. If you have any questions, please feel free to call our office at (810)-220-2112.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle W. Ramakers', written in a cursive style.

Kyle W. Ramakers, P.E., PTOE  
Transportation Engineer

T:\Ramakers\2023-TIS\02-Birmingham-Ralph\Ralph\_Birmingham\_Adams-Haynes\_TripGen\_Letter.docx





October 19, 2023

VIA EMAIL [bcowan@bhamgov.org](mailto:bcowan@bhamgov.org)

Brooks Cowan  
City Planner  
City of Birmingham  
151 Martin Street, P.O. Box 3001  
Birmingham, MI 48012

**RE: 720 Adams, Birmingham, MI  
Site Plan and Trip Generation Analysis Review**

Dear Brooks:

Fleis & VandenBrink (F&V) staff have completed our review of the proposed 720 Adams Trip Generation Letter dated February 23, 2023 performed by Tetra Tech, which was received by F&V on September 29, 2023. Based on our review we have the following comments:

1. The trip generation analysis provided for the proposed development utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition Land Use Code (LUC) 221-Multi-Family Housing, Mid-Rise and LUC 822 Strip Retail Plaza (<40k SF). These uses are consistent with the proposed site plan provided for review.
2. The proposed site plan provided includes 41 multi-family units and 1,600 SF retail development. The trip generation analysis performed by Tetra Tech evaluated 42 units and 2,100 SF retail development. The discrepancy between the site plan and the trip generation analysis performed is negligible and will not impact the results of the analysis. The updated trip generation for this site is summarized below. The proposed development site generated trips are below the City criteria for further traffic analysis.

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Mid-Rise)	221	41	DU	149	1	5	6	10	6	16
Strip Retail Plaza (<40k SF)	822	1,600	SF	297	2	2	4	11	10	21
<b>Total</b>				<b>446</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>21</b>	<b>16</b>	<b>37</b>
<i>TIA Threshold</i>				<i>500</i>	<i>50</i>	<i>50</i>		<i>50</i>	<i>50</i>	
<b>Exceeds Threshold?</b>				<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>	<b>No</b>	

## SUMMARY

- The proposed development plan trips are below the City criteria for further traffic analysis.
- The end user for the retail user has not been determined, if a higher traffic generator is proposed for this space, the applicant should review with the City prior to occupancy of the use to determine if further traffic or parking analysis is required.

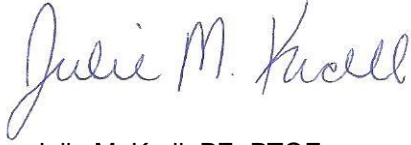
**27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334**  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)



We hope that this report addresses the City's needs regarding this project. If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.

A handwritten signature in blue ink that reads "Julie M. Kroll". The signature is written in a cursive, flowing style.

Julie M. Kroll, PE, PTOE  
Traffic Engineering, Group Manager





## MEMORANDUM

Planning Division

**DATE:** October 25, 2023

**TO:** Planning Board Members

**FROM:** Nicholas Dupuis, Planning Director

**SUBJECT:** Project Updates & Information

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The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

### Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Under construction
- 34965 Woodward – Peabody Redevelopment – Permitting, numerous extensions requested
- 35001 Woodward – Land lease executed by City Commission/Design development, site plan extension granted on October 11, 2023.
- 707 S. Worth – Under construction
- 2225 E. 14 Mile – Our Shepherd – Under construction
- 36877 Woodward – Gasow Veterinary Hospital – Building demolished, permitting
- 243 Merrill – La Strada – Permitting/Construction
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting
- 460 N. Old Woodward – Wilders – Under construction
- 295 Elm St. – Forest Townhomes – Design Development
- 34350 Woodward – Fred Lavery Porsche – Public Hearing at the City Commission was tabled by the City Commission to afford the applicant and City Staff time to work out any issues. No new public hearing date set at this time
- 479 S. Old Woodward – Birmingham Tower – Permitting, foundation permit issued.
- 245 S. Eton – Big Rock – Permitting and interior demolition
- 33866 Woodward – Polestar – Permitting/Design development



## **Ordinance Amendments/Master Planning**

- Health Club/Studio Use in B4 Zone – Public Hearing set at City Commission for November 13, 2023.

## **Non-Planning Board Projects**

- 185 Oakland – Belfor – Façade renovations, design development.
- 33680 Woodward – Petrucci Studio – Façade renovations, permitting.
- 163 W. Maple – Seven Daughters – Façade renovations, postponed indefinitely.
- 138 W. Maple – Blakeslee Building – Façade renovations.
- 172 N. Old Woodward – National Bank Building – Façade renovations.
- 120 W. Maple – Ford Building – Façade renovations
- 151 N. Eton – Façade and screening improvements
  
- Citywide Wayfinding and Signage Design Program Update –
- Historic Preservation Master Plan – In progress.

## **Sustainability & Climate Action Plan/Greenhouse Gas Emissions Inventory**

- Next meeting – October 30, 2023 (COMMUNITY VISIONING SESSION)
- Remaining planned Public Engagement
  - Municipal Round Tables (October-November)
  - Board/Commission Reports
- Greenhouse Gas Emissions inventory – In progress
- Sustainability and Climate Action Plan – In progress



ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
09/01/2023	PAA23-0073	INSTALL A HALO LIT WALL SIGN ON THE SOUTH ELEVATION FACING MAPLE RD  PROPOSED SIGN  'FLAGSTAR' = 10.55 SQ FT	129 E MAPLE RD	COMPLETED - APPROVED
10/16/2023	PAA23-0086	Sideyard generator installation	894 HIDDEN RAVINES CT	IN PROGRESS

Total Processes For Type:

2



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<b>Grand Total Fees:</b>	<b>\$300.00</b>
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<b>Grand Total Processes:</b>	<b>2</b>
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**AGENDA**  
**REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD**  
**WEDNESDAY NOVEMBER 8, 2023 – 7:30 PM**  
**151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI\***

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **October 25, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Special Land Use Permits
  - 1. **377 Hamilton Row – Birmingham Sushi – Request for Special Land Use Permit for Bistro with alcoholic beverage sales in Downtown Birmingham**
- H.** Community Impact Studies
  - 1. **380 S. Bates – Community House – Request for Community Impact Study Review for New 3-Story Addition to Existing Building in Downtown Birmingham.**
- I.** Site Plan & Design Reviews
  - 1. **377 Hamilton Row – Birmingham Sushi – Request for Final Site Plan & Design Review for Bistro with alcoholic beverage sales in Downtown Birmingham**
  - 2. **380 S. Bates – Community House – Request for Preliminary Site Plan Review for New 3-Story Addition to Existing Building in Downtown Birmingham.**
- J.** Study Session
  - 1. **Dumpster Screening Materials – Public Hearing**
  - 2. **Mixed-Use Requirements – Study Session**
- K.** Miscellaneous Business and Communications:
  - 1. Pre-Application Discussions
  - 2. Communications
    - i. **Project Updates**
  - 3. Administrative Approval Correspondence
    - i. **October 20, 2023 – November 3, 2023**
  - 4. Draft Agenda – **December 13, 2023**
  - 5. Action List – **2023**
  - 6. Other Business
- L.** Planning Division Action Items
  - 1. Staff Report on Previous Requests
  - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

**Link to Access Virtual Meeting:** <https://zoom.us/j/111656967>

**Telephone Meeting Access:** 877-853-5247 US Toll-Free

**Meeting ID Code:** 111656967

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

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

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





**AGENDA**  
**REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD**  
**WEDNESDAY DECEMBER 13, 2023 – 7:30 PM**  
**151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI\***

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- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **November 8, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
  - 1. **Mixed-Use Requirements – Study Session**
- K.** Miscellaneous Business and Communications:
  - 1. Pre-Application Discussions
  - 2. Communications
    - i. **Project Updates**
  - 3. Administrative Approval Correspondence
    - i. **November 3, 2023 – December 3, 2023**
  - 4. Draft Agenda – **January 10, 2024**
  - 5. Action List – **2023/2024**
  - 6. Other Business
- L.** Planning Division Action Items
  - 1. Staff Report on Previous Requests
  - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

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## Planning Board Action List – 2023

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	<input checked="" type="checkbox"/>	Ongoing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1 Neighborhood Business Uses	Consider adding additional commercial permitted uses in the B1 zone.	<input type="checkbox"/>	1 <sup>st</sup> (January-March)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	<input type="checkbox"/>	1 <sup>st</sup> (January-March)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	<input type="checkbox"/>	2 <sup>nd</sup> (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Standards	Review lighting standards and study residential districts to reduce light pollution and nuisance.	<input type="checkbox"/>	2 <sup>nd</sup> (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	<input type="checkbox"/>	3 <sup>rd</sup> (July-September)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	<input type="checkbox"/>	3 <sup>rd</sup> (July-September)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Definitions	Revisit key definitions to address any challenges presented and clean up verbiage to aid Planning Staff.	<input type="checkbox"/>	4 <sup>th</sup> (October-December)	<input type="checkbox"/>	<input type="checkbox"/>

## Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Public Project Review	Place on joint meeting agenda to express concerns over the review process of public projects.	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>