

**VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD**  
**WEDNESDAY, FEBRUARY 10, 2021**  
**7:30 PM**

**<https://zoom.us/j/111656967> or dial: **877-853-5247 Toll-Free, Meeting Code: 111656967****

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- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **December 9, 2020**
- C. Chairpersons' Comments
- D. Review of the Agenda
  
- E. Study Session Items  
Rules of Procedure for Study Sessions: Site Plan and Design Review, Special Land Use Permit Review and other review decisions will not be made during study sessions; Each person (member of the public) will be allowed to speak at the end of the study session; Each person will be allowed to speak only once; The length of time for each person to speak will be decided by the Chairman at the beginning of the meeting; Board members may seek information from the public at any time during the meeting.
  - 1. **Review of First Draft of 2040 Birmingham Plan**
    - **Neighborhood Elements & Plans (Section B. Neighborhoods)**
  
- F. Miscellaneous Business and Communications:
  - a. Communications
  - b. Administrative Approval Correspondence
  - c. Draft Agenda for the next Regular Planning Board Meeting (**February 24, 2021**)
  - d. Other Business
  
- G. Planning Division Action Items
  - a. Staff Report on Previous Requests
  - b. Additional Items from tonight's meeting
  
- H. Adjournment

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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**  
**Wednesday, January 27, 2021**  
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 27, 2021. Chair Scott Clein convened the meeting at 7:29 p.m.

**A. Roll Call**

**Present:** Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine (left at 9:11 p.m.), Nasseem Ramin (all located in Birmingham, MI, except for Bryan Williams who was located in Commerce Charter Twp.)

**Absent:** None.

**Administration:** Jana Ecker, Planning Director  
Jamil Alawadi, IT Staff  
Brooks Cowan, City Planner  
Nick Dupuis, City Planner  
Laura Eichenhorn, City Transcriptionist

**01-009-21**

**B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 13, 2021**

Mr. Share recommended that on page two, in the third bullet point of the second list, the beginning be changed to read 'Accessory Dwelling Units (ADUs)' so as to clarify what the acronym stands for. In the second to last bullet point of the second list on page two he recommended that it say "Some residents lack the validity of the population growth statistics contained in the draft master plan."

Mr. Williams asked that 'single-story' be excised from the first bullet point in the second list on page two.

**Motion by Mr. Williams**

**Seconded by Mr. Boyle to approve the minutes of the Regular Planning Board Meeting of January 13, 2021 as submitted.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

**01-010-21**

**C. Chairperson's Comments**

Chair Clein welcomed everyone to the virtual meeting. He stated the meeting was being held under the auspices of state legislation. Chair Clein reviewed the meeting's procedures.

**01-011-21**

**D. Review Of The Agenda**

There were no changes to the agenda.

**01-012-21**

**E. Special Land Use Permit and Final Site Plan Review**

**1. 856 N. Old Woodward – Fruition (New Building – The Pearl)**, Special Land Use Permit request and Final Site Plan and Design Review for changes to the building to permit a new food and drink establishment (no alcohol) in an O2 zone district.

CP Cowan presented the item.

There was discussion regarding the fact that the parking ordinance in this case would require as many parking spaces as chairs, or possibly more parking spaces than chairs, because it is calculated based on interior square footage. There was consensus that this would be inordinately burdensome to the applicant in this case, and consensus that this aspect of the parking ordinance should be reviewed by the Planning Board in the future.

A number of Board members discussed possible ways of reducing the parking burden on the applicant. There was discussion from some Board members that a variance could be recommended to the Board of Zoning Appeals for this case since the applicant was requesting so few seats.

Chair Clein noted that, as long as the ordinance remains as-written, the Board has no flexibility in making these parking requirements less burdensome. As far as potentially recommending a variance, he stated that the issue is self-created since the owner of the building knew the parking requirements when he rented the retail spaces to more parking-intensive uses than originally proposed in his plans.

Mr. Williams concurred with the Chair that the owner of the building caused this issue by pursuing three parking-intensive retail uses in an area already affected by parking shortages.

Ms. Whipple-Boyce and Mr. Koseck both noted that Fruition is the kind of business the City would want to encourage in this location.

Chair Clein agreed with Ms. Whipple-Boyce and Mr. Koseck, even though he noted that this would not make the Board any more able to lessen the parking requirements in this case. Ordinances must be applied evenly. He suggested that his colleagues may not be advocating as much for parking flexibility outside of the ordinance if this were for a salon or spa use.

Lindsey Sales, co-owner of Fruition, said they were willing to take the interior seating down to six seats total if that would help. She added that this location, in contrast with their Grand Rapids location, would not be serving smoothies. She said all of the food and beverages would require very little prep time which would be less likely to tax parking. She said she and her sister, the other owner, were not warned by the building owner that parking would be an issue and said they likely would not have rented the space if they had known it might be.

Mr. Williams agreed with the Planning Division's recommendation that the applicant be given time to try and negotiate better parking conditions with the building owner, since either the salon and the spa could possibly give up a chair to create more parking for Fruition. Mr. Williams said that in the event that does not work, the Planning Board could consider limiting the SLUP for Fruition to four seats and two parking spaces which might allow the BZA to consider granting a variance.

**Motion by Mr. Williams**

**Seconded by Mr. Boyle to postpone the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition to March 24, 2021. The purpose of the postponement is to provide an opportunity for the building owner and all three commercial tenants to consider reaching an agreement where all tenants involved satisfy the requirements of the Zoning Ordinance and have submitted acceptable updated floor plans with new occupancy permits signed by the tenant representatives who acknowledge any changes.**

**Motion carried, 7-0.**

**ROLL CALL VOTE**

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

Nays: None

Mr. Williams said he would like to see the master plan team review the issues stemming from this item in terms of parking requirements. He said the master plan team should also address how the City historically discouraged residential and encouraged commercial uses via the creation of the Parking Assessment District.

Chair Clein said it would be helpful if the master plan team were to make recommendations for potential ordinance changes that would address Mr. Williams' points. He also said the City might not want to wait on reviewing the general parking ordinances particularly when talking about yields.

01-013-21

## F. Special Land Use Permit

**1. 219 Elm Street – All Seasons Phase 2 (Vacant office building)**, Special Land Use Permit request for new construction of a multi-family independent senior living building.

CP Dupuis reviewed the item.

Mark Highlen and Sam Beznos were present on behalf of the application.

Mr. Highlen explained that they had proposed some potential alternate materials since some members of the Board had said they wanted a bit more attention to aesthetics during the Final Site Plan and Design Review in December 2020.

Mr. Koseck said he was more comfortable with leaving the design as-is since the Board had already approved it and since they were not being provided with examples of the proposed material changes during the current meeting. He said he was all right with the proposed changes to the brick.

Mr. Highlen said the applicant was willing to leave the appearance as decided at the December 2020 meeting and said if they wanted to change the appearance further they would return to the Planning Department for further direction on how to pursue that. He also stated that it is the applicant's intention to meet even more of the LEED standards than currently laid out in the draft scorecard to ensure that they end up achieving certification.

### **Motion by Mr. Williams**

**Seconded by Mr. Share to recommend approval to the City Commission of the Special Land Use Permit for 219 Elm St. – All Seasons 2 – subject to the conditions of Final Site Plan approval and simultaneous with the Planning Boards previous recommendation regarding the final site plan and design review.**

**Motion carried, 7-0.**

### ROLL CALL VOTE

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

Nays: None

01-014-21

## G. Final Site Plan Reviews

**1. 35001 Woodward – The Maple (Vacant lot, Hunter House)** – Request for Revised Preliminary Site Plan Review to revise first floor of new 5 story mixed use building to include surface parking (Request by applicant to postpone to March 24, 2021).

**Motion by Mr. Williams**

**Seconded by Ms. Whipple-Boyce to postpone the revised Preliminary Site Plan Review for 35001 Woodward – The Maple (Vacant lot, Hunter House) to March 24, 2021.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

**2. 2101 E. 14 Mile Road** – Medical Office Building (vacant parking lot), Revised Final Site Plan and Design Review for new construction of a one story medical/dental office building.

CP Cowan reviewed the item.

The point was raised that the neighboring owner said he would like the owner of 2101 E. 14 Mile to install a row of concrete bumper blocks in addition to the row he already installed in order to prevent vehicles from going back-and-forth between lots.

Mr. Williams pointed out that people could always park in one lot and walk to the opposite business, so the row of concrete bumper blocks would not prevent intermingling of customers to the two businesses in the lots.

Mr. Koseck also said that an additional row of concrete bumper blocks would not likely be any more effective than the single row already present.

Robert Cliff, architect for the project, was present on behalf of the application.

**Motion by Ms. Whipple-Boyce**

**Seconded by Mr. Jeffares to approve the Revised Final Site Plan and Design Review for 2101 E. 14 Mile, which includes continued support from the Planning Board for waiving the glazing requirements, based on a review of the site plan submitted finding that the proposed site plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance.**

**Motion carried, 7-0.**

ROLL CALL VOTE

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

Nays: None

Mr. Koseck complemented the plans for the building.

Mr. Williams said he thought the revised plans were even better than the originally approved plans.

**01-015-21**

**H. Pre-application Discussion - Brown and Watkins – Portion of property facing Watkins**

Thomas Saracino, Dan De Martinis and Paul Samartino talked the Planning Board through the tentative plans.

Concerns were raised by the Board members regarding the amount of concrete/impervious material, the small amount of green space, and the neighbors' historic advocacy for only a single family residence to be on this lot.

Mr. Jeffares noted that attached single family residential could be built as of right on this property.

Mr. Share and Chair Clein said the neighbors had previously felt that another builder had insufficiently discussed the plans for this property with them, which is part of the reason they had come out against that builder's proposals. They recommended Mr. Saracino and his team speak with the neighbors about any of their plans.

Mr. Saracino said he would speak to the neighbors but that he did not want to do so before officially purchasing the property. He said it is his modus operandi to reach out to the neighbors of his developments to create a good working relationship.

In reply to recommendations by Board members, Mr. Saracino confirmed that he did read previous minutes of Board meetings regarding this property. He said a lot of the concern had been with the provision of off-street parking, and that his plans include ample off-street parking to address that. He said he also would intent to meet all ordinance requirements including any about pervious and impervious ground materials. He suggested that pavers could be used for the driveways in order to begin addressing that issue.

Chair Clein said that if Mr. Saracino and his team stick to all the ordinance requirements that they will get the support of the Planning Board, but noted that the requirement for public input adds an element of time to the project. He said only Mr. Saracino can know whether the budget for the project would support the time required to engage with the public.

**01-016-21**

**I. Miscellaneous Business and Communications:**

- a. Communications**
- b. Administrative Approval Correspondence**
- c. Draft Agenda for the next Regular Planning Board Meeting (February 10, 2021)**
  - **Master Plan Discussion on the Neighborhoods**
- d. Other Business**

**01-017-21**

**K. Planning Division Action Items**

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

**01-018-21**

**I. Adjournment**

No further business being evident, the Chair thanked staff and the Board and adjourned the meeting at 9:48 p.m.

Jana L. Ecker

Planning Director

DRAFT



## MEMORANDUM

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Planning Division

**DATE:** February 5, 2021

**TO:** Planning Board

**FROM:** Jana L. Ecker, Planning Director

**SUBJECT:** Birmingham 2040 Master Plan

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Residents of Birmingham have recognized the value of planning since 1929, when Birmingham was still a village. In 2021, as we continue to engage in comprehensive planning for Birmingham, we are again asking for input from residents on the concepts and recommendations developed during the City-wide master planning effort.

At the February 10, 2021 meeting of the Planning Board, the City's master planning consultants will conduct a presentation outlining specific neighborhood plans and shared neighborhood elements considered in the first draft of the Birmingham 2040 Plan.

Please find attached the following documents designed to highlight the particular findings and recommendations related to neighborhood elements and plans for review and consideration:

- Transmittal Letter from DPZ outlining the key themes of the Birmingham 2040 Plan; and
- Presentation slides that outline the components of the presentation to the Planning Board on February 10, 2021.

***\*\*\*\*As a reminder for any members of the public who are unable to attend virtually, all Planning Board meetings are broadcast on the BCTV government access channel and posted to the City's website, and full information on the plan and the planning process can be found on the project's website at [www.thebirminghamplan.com](http://www.thebirminghamplan.com). The site includes relevant data, surveys and documents and an email communication option that allows residents to send comments directly to the planning team.***



February 5, 2021

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

**1st Draft Master Plan Workshop, February 10, 2021 Planning Board Meeting**

Dear Planning Board Members,

Enclosed you will find the brief presentation concerning the following Master Plan topics our team has assembled for your meeting on February 10th, during which you will discuss the plan's proposals concerning neighborhoods, aside from housing and zoning policy which has been discussed in the prior meeting. Some elements of these proposals, particularly the graphic neighborhood plan summaries, contain aspects of neighborhood proposals discussed in the prior meeting. These may be briefly addressed, but we had focused the prior meeting on those issues of most significant to allow space for focus on the remaining items. Please note that the neighborhood plans portion of the presentation, document, and neighborhood summary consolidates recommendations across numerous maps in the 2013 Multi-modal Plan as modified in some areas to implement further master plan proposals. This information has not been presented in a consolidated format in other plans and we hope to review the collective details in this meeting and further in the next master plan draft. Particular attention should be paid to the neighborhood loop, bicycle routes (dashed in blue), and pedestrian crossings.

These review topics are based on the approved process that City Commission and Planning Board spent considerable time formulating during the early summer months of 2020.

**MASTER PLAN THEMES**

Please continue to review the subject sections of the draft Master Plan through the lens of the agreed-upon "key themes", which the Planning Board pared down from 11 to six during your August meeting (below).

**1. Connect the City**

Major roadways and the region's focus on automobiles over other modes of movement have divided many of Birmingham's neighborhoods. Recent efforts, such

as crossings and lane reductions along Maple, have proven success in re- connecting neighborhoods. “Big” Woodward (M-1) is the most substantial of barriers, carving a divide that is extremely unsafe for all roadway users, in effect cutting off eastern neighborhoods from downtown. Yet Big Woodward is not alone; many smaller barriers exist along busy streets and even neighborhood streets that are missing sidewalks, crossings, and suffer from poor surfaces. Street improvements across the City should be prioritized to establish safe and convenient walking and biking routes, safely connecting Birmingham.

- A. Advocate for and fund (as necessary) a reduction of travel lanes, lane widths, and speeds along Big Woodward
- B. Improve the Big Woodward streetscape, especially in the South Woodward Gateway
- C. Invest in the Triangle district to grow a downtown area that spans Big Woodward
- D. Increase safe crossings of larger roads such as Maple’s recent pedestrian refuges and future safe Big Woodward crossings
- E. Prioritize pedestrian and bike improvements along the neighborhood loop, and continue improvements throughout the City, especially to schools and civic buildings
- F. Ensure bike routes have adequate facilities and connect to routes and trails in surrounding communities
- G. Ensure public facilities, spaces, and sidewalks are accessible to people of all abilities
- H. Participate in regional transit planning and programs, and improve existing transit stops

## **2. Embrace Managed Growth**

The region is growing and pressure to grow is felt in Birmingham. How and to what extent that growth is accommodated is a key decision for the City’s future. Should little or no new housing be provided, housing costs will surely increase.

Should unrestricted housing development be allowed everywhere, the character of neighborhoods will likely suffer. Well managed growth can preserve neighborhood character and diversity while providing housing opportunities for our teachers, first responders, and other community members who are increasingly priced out. Managed growth can also increase lifestyle choice, expanding housing options as requested by seniors, young families, and singles in the community.

- A. Retain neighborhood character and stability by ensuring new housing is located and designed to enhance neighborhood identity
- B. Retain age, family structure, and income diversity with a variety of housing types and sizes
- C. Concentrate most growth in mixed-use districts, increasing multi-family housing in a downtown-like setting
- D. Carefully add Missing Middle housing along major and secondary thoroughfares
- E. Adjust zoning regulations to retain neighborhood scale and intensity
- F. Incentivize renovation of existing homes as well as additions which retain the neighborhood scale
- G. Allow accessory dwelling units where they align with neighborhood character, adding housing and secondary income
- H. Invest in a high-quality senior center to retain and attract older adults

**3. Retain Neighborhood Quality**

Neighborhoods are organizational touchstones for the community, helping to orient and relate households, institutions, amenities like parks and schools, and businesses. Together, the fabric of neighborhoods coalesce, making Birmingham a wonderful place to live. Still, improvements are needed across the community, small and large. Residents in each area of Birmingham should have safe and convenient access to parks, schools, and services; walking, biking, and driving routes; and well-maintained streets, sewers, and stormwater systems.

- A. Reinforce neighborhood identity

- B. Focus land-use on neighborhood structure
- C. Evaluate regulations, City programs, and amenities per-neighborhood
- D. Improve streets and sidewalks to encourage walking and biking to neighborhood destinations
- E. Encourage small neighborhood retail destinations
- F. Evaluate flooding and stormwater solutions per-neighborhood
- G. Evaluate streets, sidewalks, and crossings per-neighborhood

#### **4. Invest in Civic Spaces and Programs**

Parks, plazas, and civic programs bring the City to life. While many parks are within neighborhoods, they are intended for use by all residents, offering a variety of programming opportunities. Similarly, civic programs connect people from across the City. All residents should have a park and playground nearby, and easy access to civic functions. The City should invest in parks, provide or help fund inexpensive space for organizations, and host numerous civic events throughout the year, solidifying the community as a whole.

- A. Invest in park programming, accessibility, maintenance, equipment, and plantings
- B. Improve the edges and access through the Rouge River corridor and attached parks
- C. Provide a centrally located senior center with space for use by other local organizations
- D. Support existing civic organizations in the community
- E. Add more civic events like the Hometown Parade and summer concert series

#### **5. Support Mixed-use Areas**

Birmingham's downtown is a shining jewel in the region, yet its edges and the other mixed-use areas are underperforming. Each district would benefit from increased

housing, street improvements, and parking management. Yet each district is unique, requiring different solutions in their specific context. Investments in each mixed-use district should be aimed to deliver multiple experiences across the city, retaining customers throughout the week and providing additional options to attract more. With more housing and active businesses, the tax base in these areas can better contribute to citywide programs.

- A. Reinforce or establish unique identities for Birmingham's mixed-use districts.
- B. Establish different standards for each mixed-use district, diversifying intensity, character, and businesses.
- C. Incentivize housing to increase activity, district tax-base, and to absorb future growth.
- D. Ensure each district has amenities like parks and public art.
- E. Promote private development in underperforming mixed-use districts through public investments in parking and streetscapes

## **6. Advance Sustainability Practices**

Birmingham's natural resources and beauty are assets to all residents. The City should protect these assets, especially the Rouge River watershed, through sustainable development practices on the part of the City, residents, businesses, and developers.

- A. Repair degraded river banks along the Rouge River and take measures to reduce chemical and other damage from run-off.
- B. Reduce stormwater run-off affecting homes and the watershed with neighborhood-scale treatment and stricter standards for new construction.
- C. Improve recycling availability, investigate composting.
- D. Incentivize sustainable business practices such as compostable containers, recycling, and composting.
- E. Improve municipal practices both in facilities and operations.



## **MEETING PROCESS**

The Planning Board meeting process was approved to be conducted as follows:

- Consultants will briefly summarize the Key Objectives, 10 – 15 minutes.
- The Planning Board will welcome public comment on Key Objectives, approximately 30 minutes or so.
- The Planning Board will discuss recommendations concerning the Key Objectives.

Please let us know if you have any questions; thank you.

Regards,

Matthew Lambert

Cc: Jana Ecker, Planning Director; Bob Gibbs, Gibbs Planning Group; Sarah Traxler, McKenna



THE  
BIRMINGHAM  
PLAN

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2040

# Neighborhood Plans and Shared Elements

PLANNING BOARD MEETING · FEBRUARY 10, 2021

DPZ GIBBS MCKENNA

# Neighborhood Elements



**Meeting 1: Neighborhood and Housing Policy**

**Meeting 2: Neighborhood Plans and Shared  
Neighborhood Elements**

# Streets in General

## 1. Unimproved Streets

1. By the Unimproved Streets Committee

## 2. Street Standards

1. Reduce residential speed limits
2. Increase sidewalk width on larger streets
3. Complete missing sidewalks
4. Provide a Lincoln bike facility
5. Use swales for stormwater in key locations

## 3. Street Trees

1. Infill missing trees & protect existing trees from removal
2. Modify tree type selection for large canopy regional native trees and reduce overly-used and exotic species.



# Boundaries and Associations

2 recommendations have been made in this area with previous Planning Board and City Commission discussion. Proposals earlier in the process were significantly reduced and simplified in the first draft master plan.

Draft plan recommendations are listed for review of board directed modifications.

1. Revise neighborhood associations to align with the neighborhood map.
2. Add a City position of neighborhood coordinator / liaison that supports neighborhood associations.

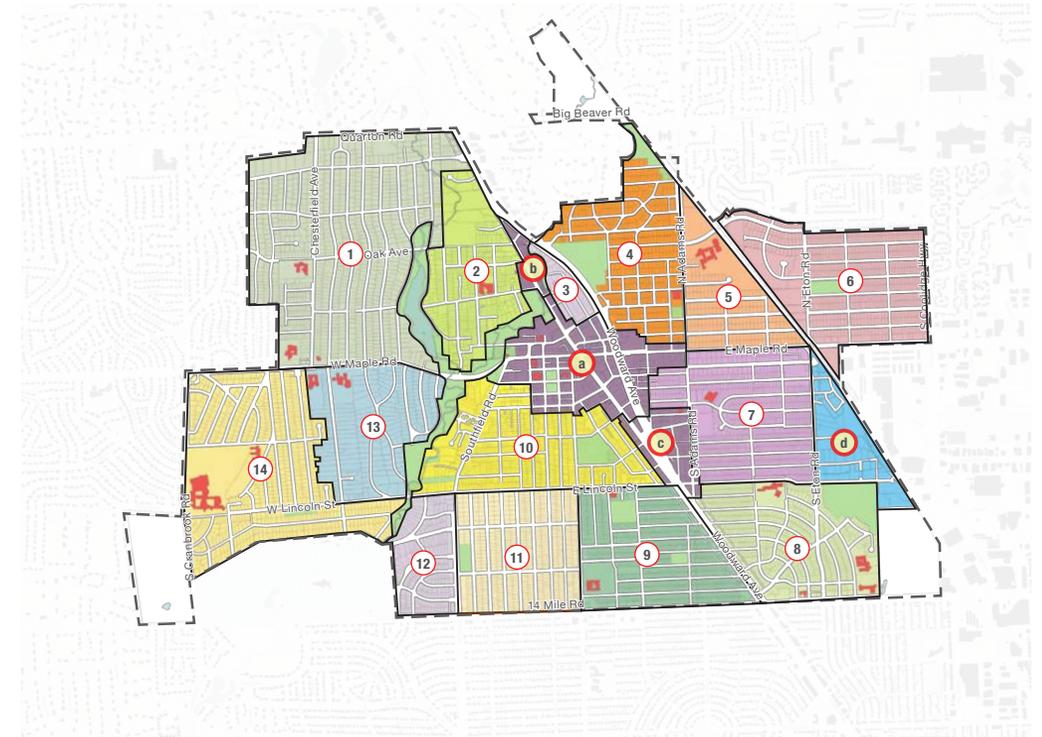


Figure B.1-05.

BIRMINGHAM NEIGHBORHOODS AND CENTERS

### Neighborhoods

- |   |             |    |                  |
|---|-------------|----|------------------|
| 1 | Quarton     | 8  | Kenning          |
| 2 | Holy Name   | 9  | Pierce           |
| 3 | The Ravines | 10 | Barnum           |
| 4 | Poppleton   | 11 | Crestview        |
| 5 | Derby       | 12 | Birmingham Farms |
| 6 | Pembroke    | 13 | Linden           |
| 7 | Torry       | 14 | Seaholm          |

### Centers

- |   |                |   |                   |
|---|----------------|---|-------------------|
| a | Downtown       | c | South Woodward    |
| b | North Woodward | d | Railroad District |

# Parking

1. Re-assign parking restrictions for consistency, neighborhood-by-neighborhood, offering the following options:

1. No restriction
2. 2-hour limit from 9am to 4pm except by permit (addresses students and office workers)
3. Permit parking only from 5pm to 10am (addresses food service parking issues)
4. Option of neighborhood benefit district

2. Establish a consistently managed residential parking permit system for those neighborhoods that choose new parking restriction options that include permit parking.



## EXISTING RESTRICTIONS: TORREY NEIGHBORHOOD AND THE RAIL DISTRICT

- 15 Min Parking 8am-9am Except Sun. & Holidays
- 2 HR Parking 6am-4pm Except Sat, Sun., & Holidays
- 2 HR Parking 8am-6pm Except Sun. & Holidays
- 2 HR Parking 9am-6pm Except Sun. & Holidays
- 2 HR Parking Limit
- No Parking Anytime
- Parking Allowed, All Times
- Permit Parking Required at All Times

## EXISTING RESTRICTIONS: SEAHOLM AND LINCOLN HILLS NEIGHBORHOODS

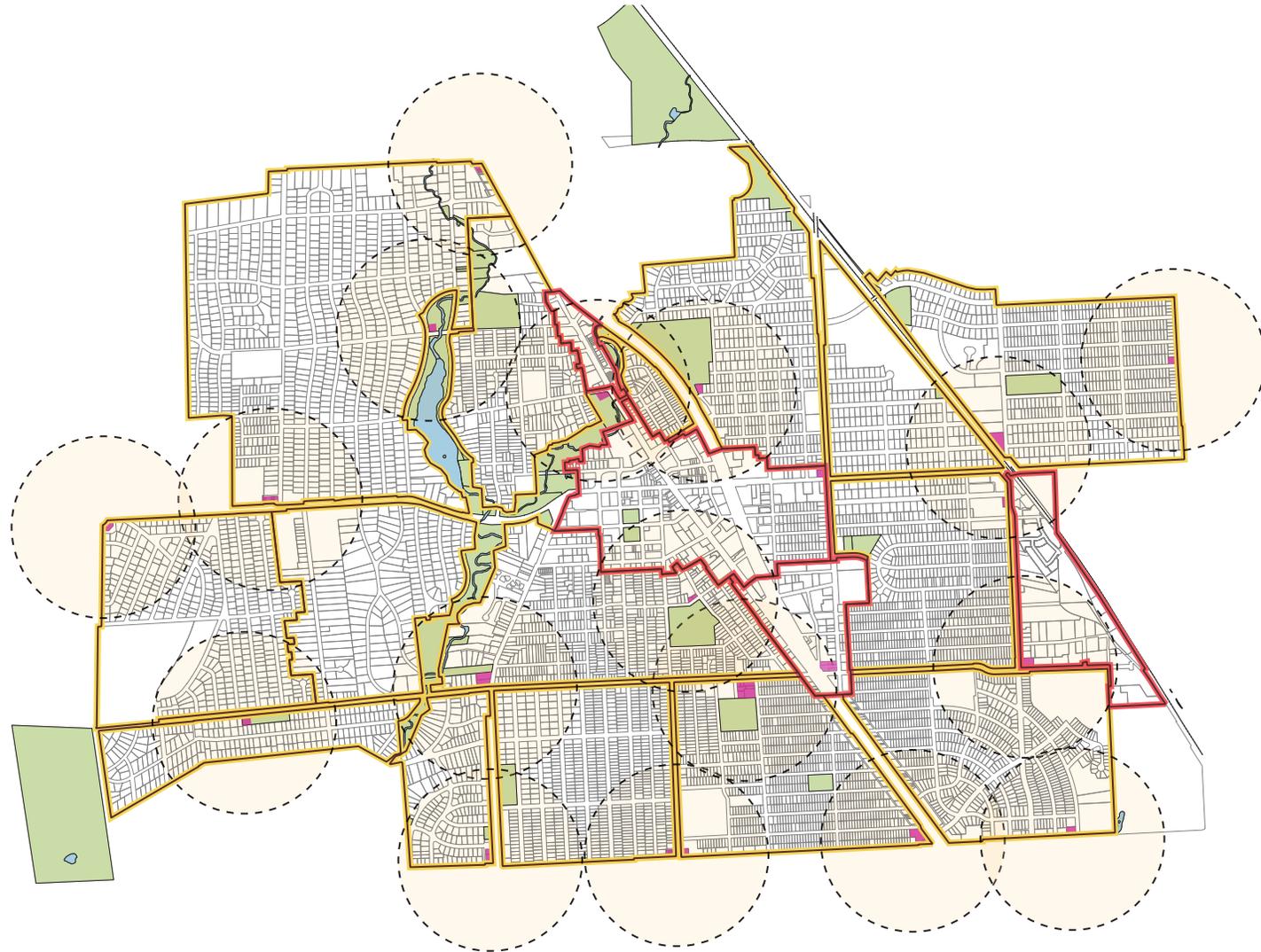
- 2 HR Parking 9am-5pm Except Sat, sun, & Holidays
- No Parking 8am-6pm
- No Parking, 7am-9am Except Sun. & Holidays
- No Parking, 8am-6pm Except Sat., Sun. & Holidays
- No Parking, 8am-6pm Except Sun. & Holidays
- No Parking, M-F 7am-2pm
- No Parking, School Days 7am-3pm
- No Parking, School Days 8am-10am
- No Parking, Sunday 7am-1pm
- Parking Allowed, All Times
- Parking Permit 7am-4pm School Days
- Residential Permit Parking

# Neighborhood Commercial Destinations

Discussed previously, revisiting for location-specific feedback.

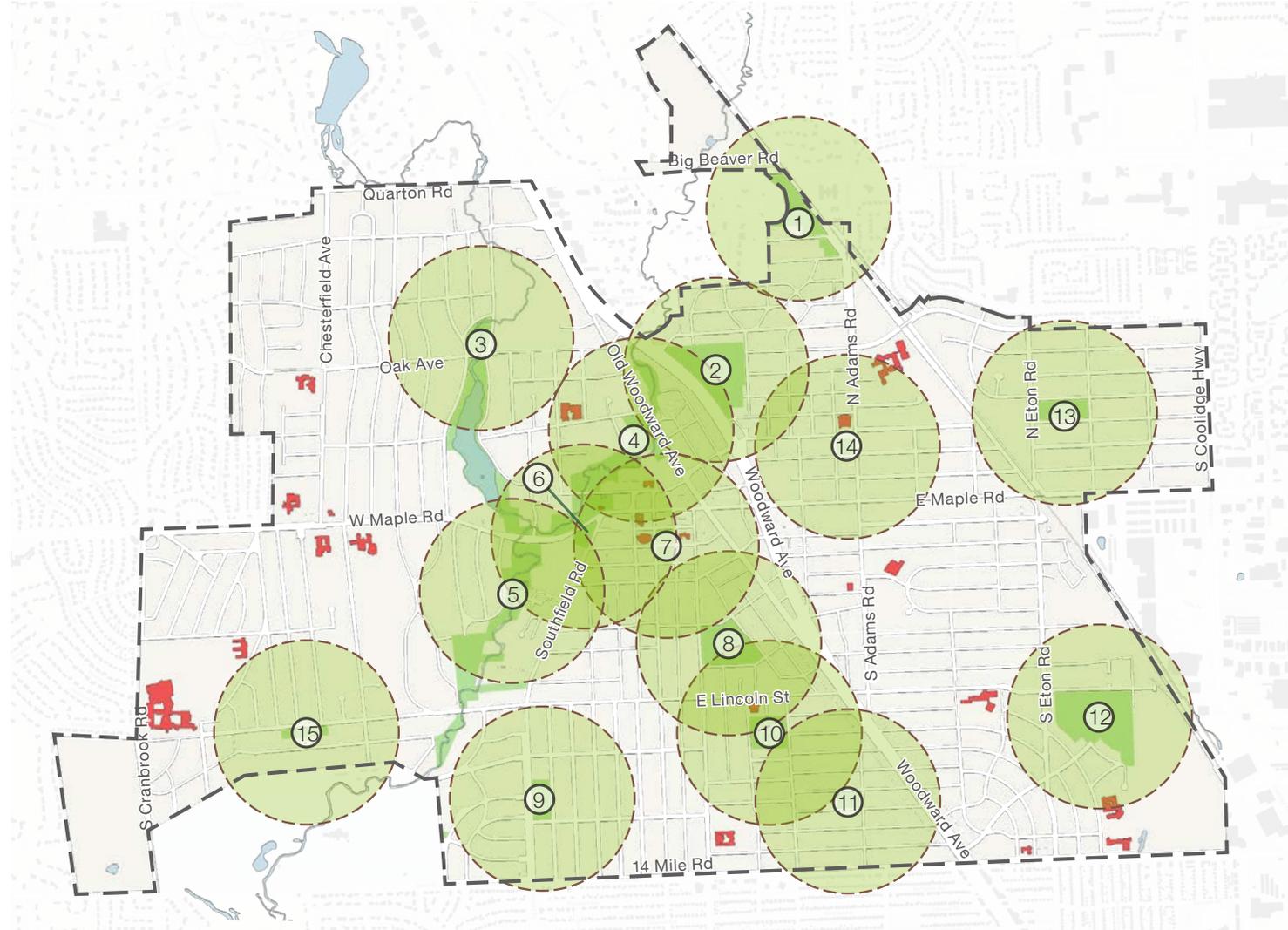
Summary:

1. Permit neighborhood commercial services in specific locations, limited in size, uses, business hours, design, and parking, using Maple and Chesterfield as a model.
2. Assign existing small scale commercial in neighborhoods to this category, such as the Market Square and Eton Market areas.
3. Permit small cafes in key park locations.



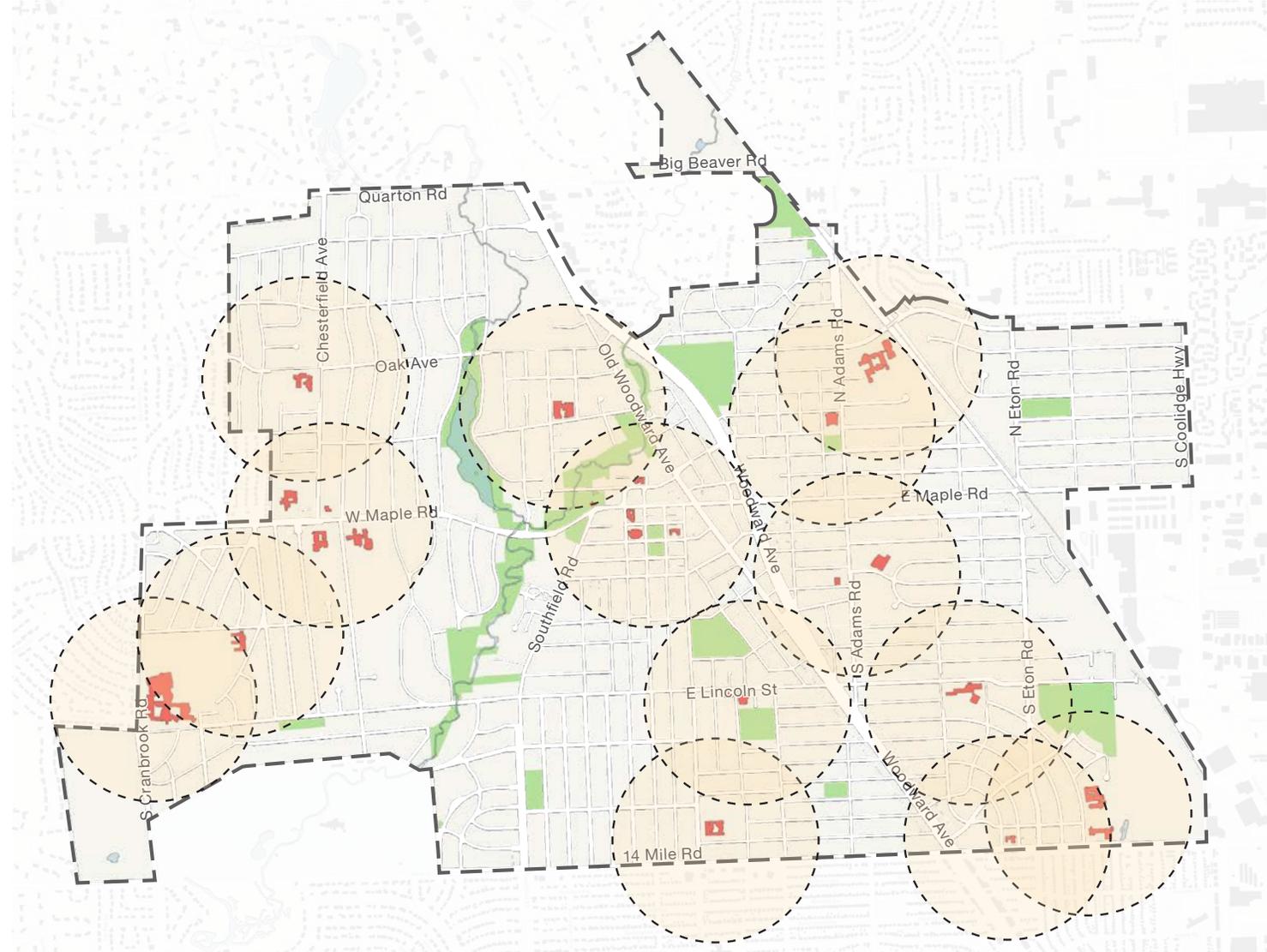
# Neighborhood Recreational Destinations

1. Build Worth Park re: Torry open space.
2. Ensure Adams Square redevelopment provides public open space.
3. Consider public open space in place of the Post Office if it intends to close.
4. Evaluate current open space and the 2018 Parks Master Plan, ensuring open residents have proximate access to children's play areas, spaces for teenagers, spaces for active recreation, spaces for passive recreation, access for people with disabilities, and spaces for dogs.



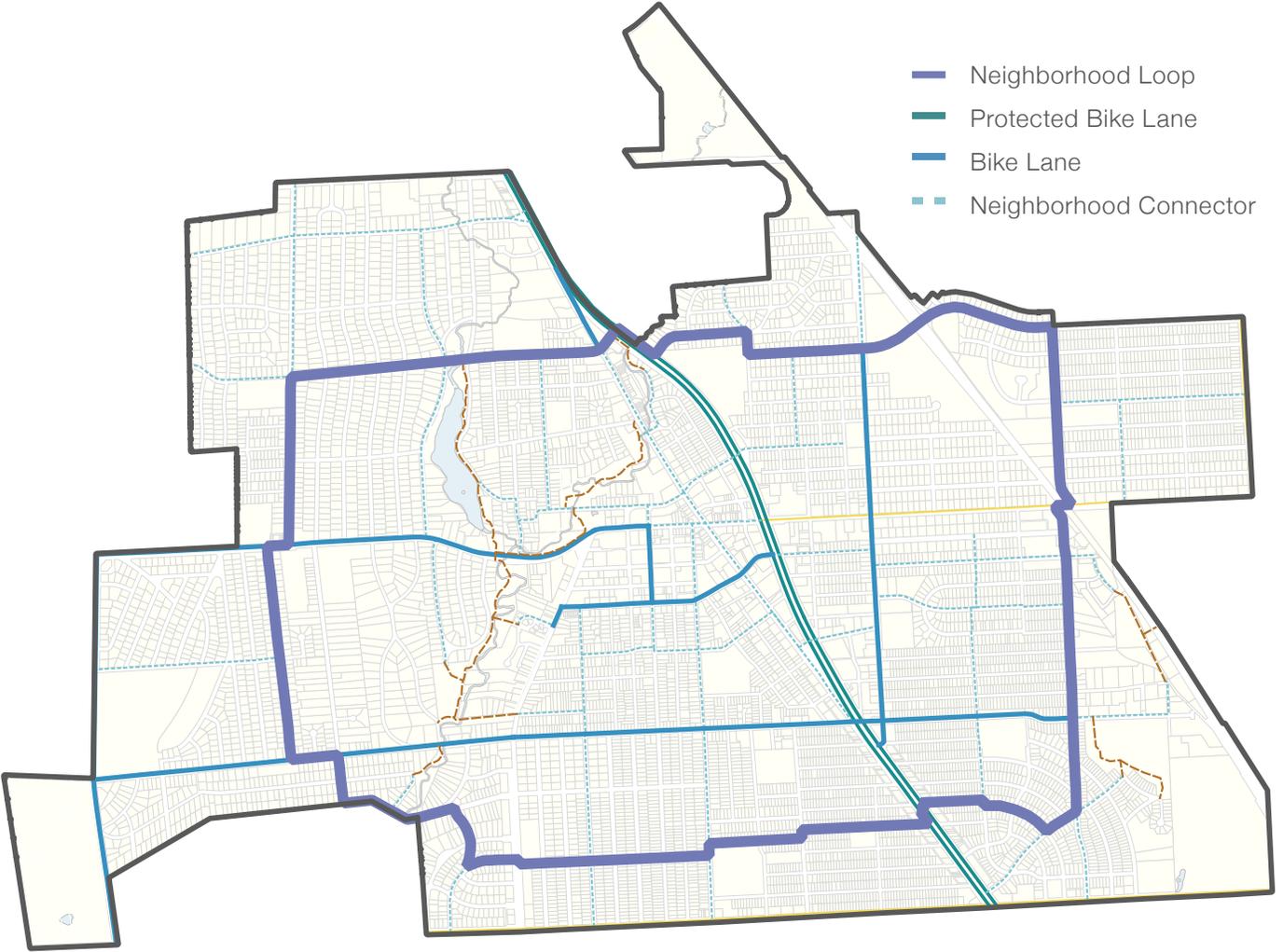
# Civic Destinations

1. Maintain & support existing civic uses.
2. Require new civic uses be designed as aspirational buildings and landscapes.
3. Continue the tradition of City building design and City park design carrying forward high standards for structures and landscapes, including Tudor design.
4. Ensure the Community Foundation / Fund is established.
5. Develop civic programming along with neighborhood loop events.
6. Develop additional regular civic events throughout the year.



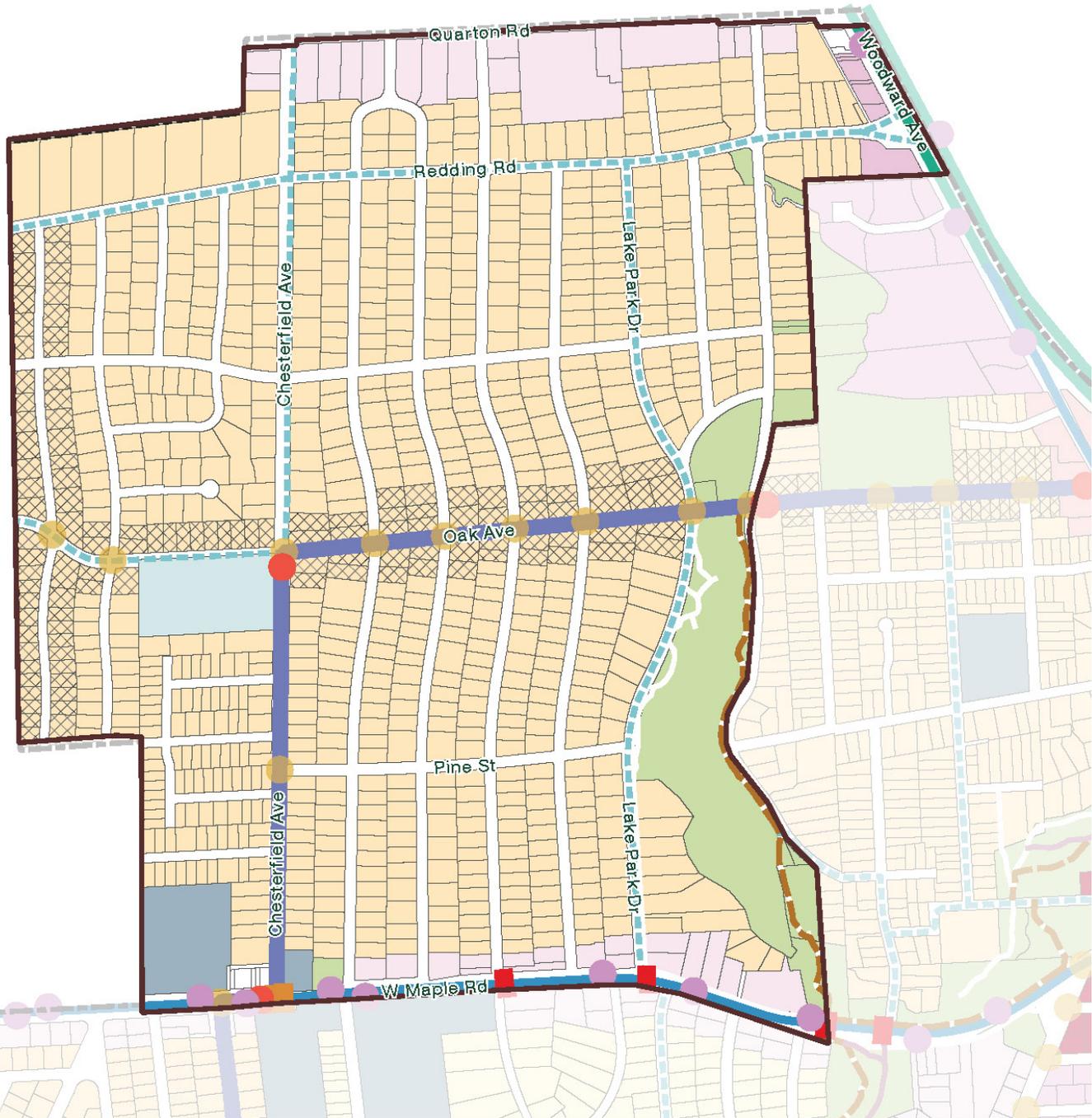
# The Neighborhood Loop

Previously discussed, the neighborhood loop is included as a reminder and as it relates to neighborhood plans relating to crosswalks, pedestrian access, and bicycle facilities.



# Plans: Quarton Lake

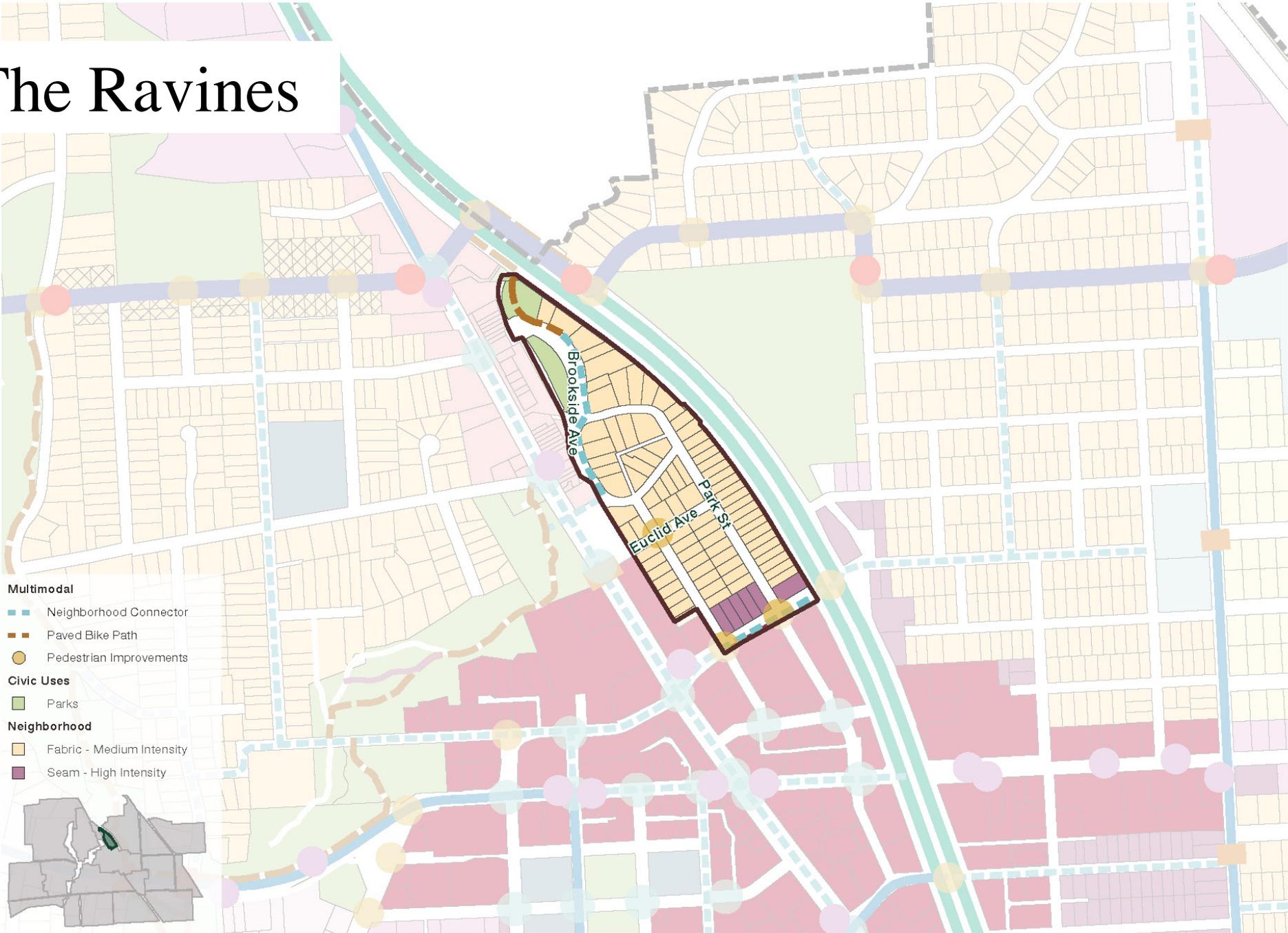
- Multimodal**
-  Neighborhood Loop
-  Neighborhood Connector
-  Protected Bike Lane
-  Bike Lane
-  Paved Bike Path
-  Proposed Circulator Stop
-  Transit Stop
-  Pedestrian Improvements
-  Crossing Island
-  Crossing Island with RRFP
- Civic Uses**
-  Civic
-  School
-  Parks
- Neighborhood**
-  Fabric - Medium Intensity
-  Fabric - Lot Enlargement Area
-  Seam - Medium Intensity
-  Seam - Low Intensity
-  Destination



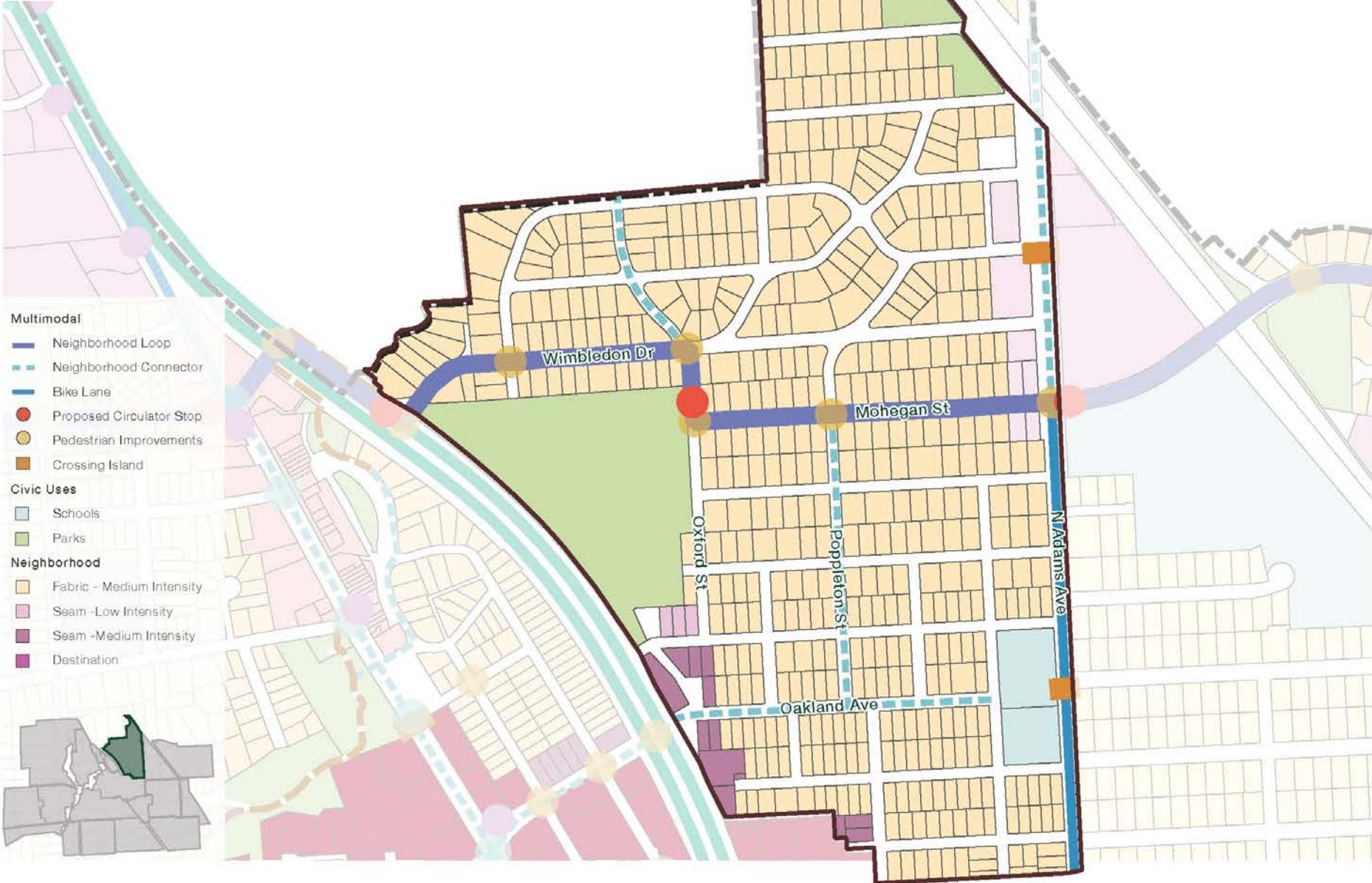
# Plans: Holy Name



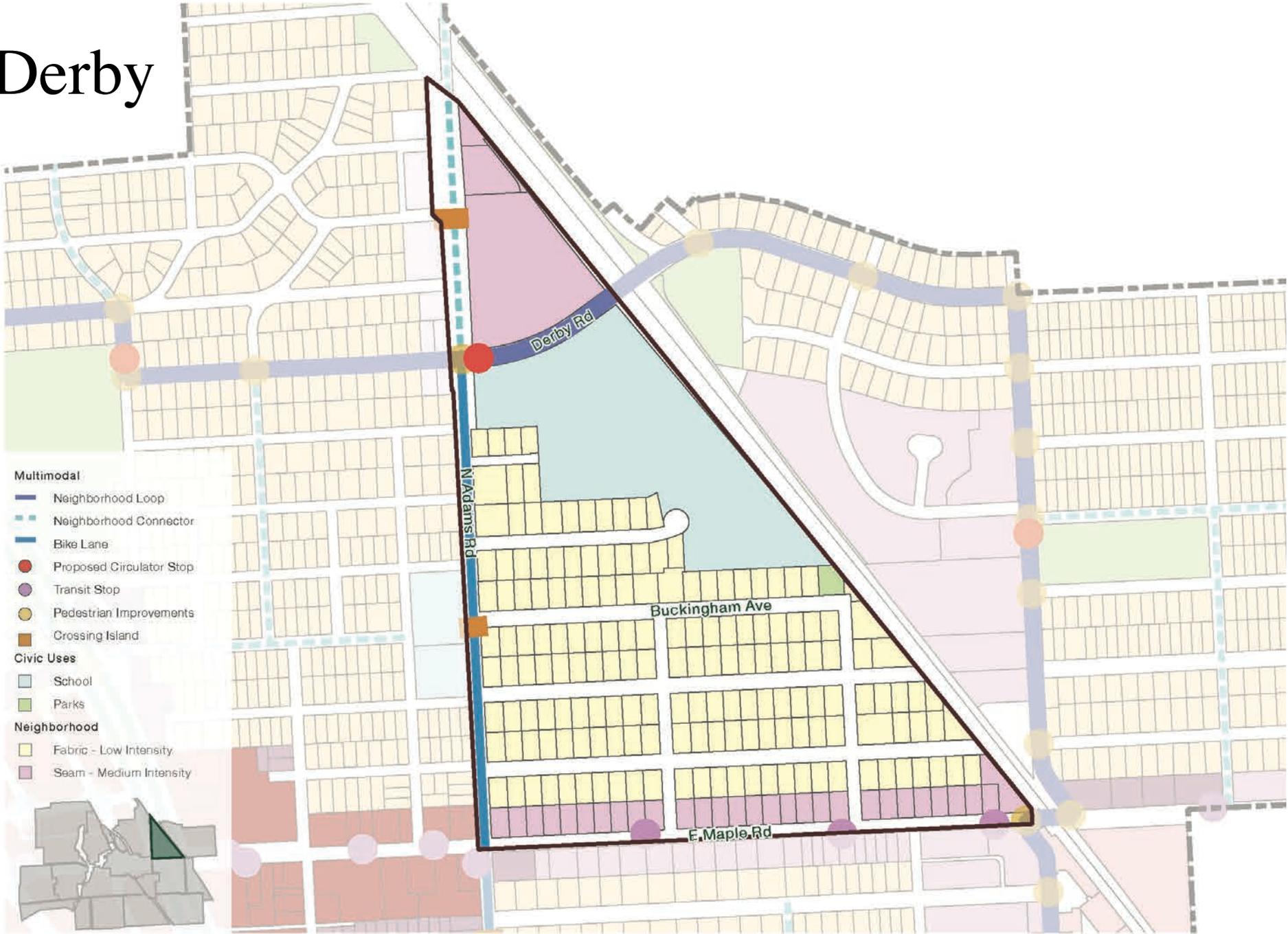
# Plans: The Ravines



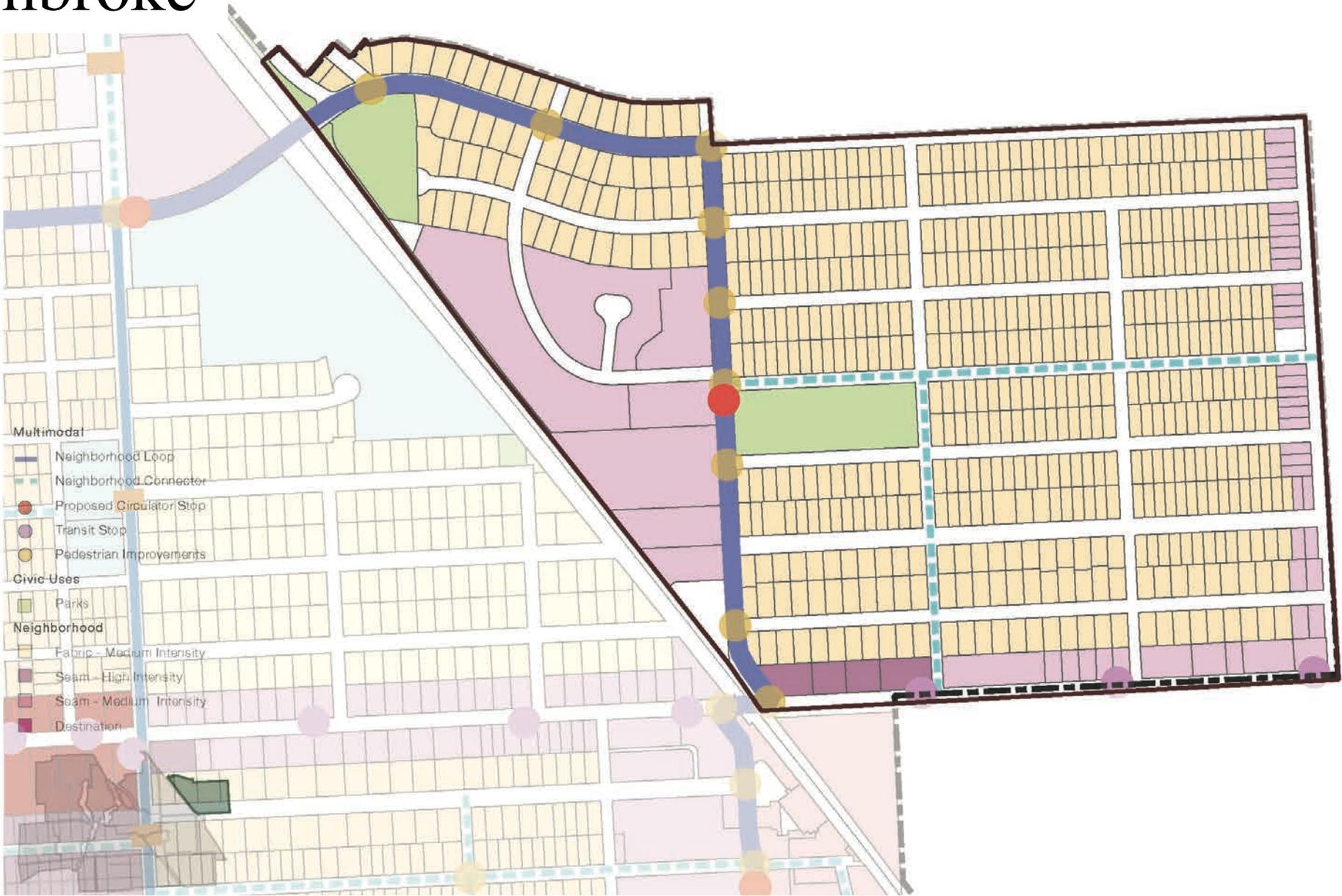
# Plans: Poppleton



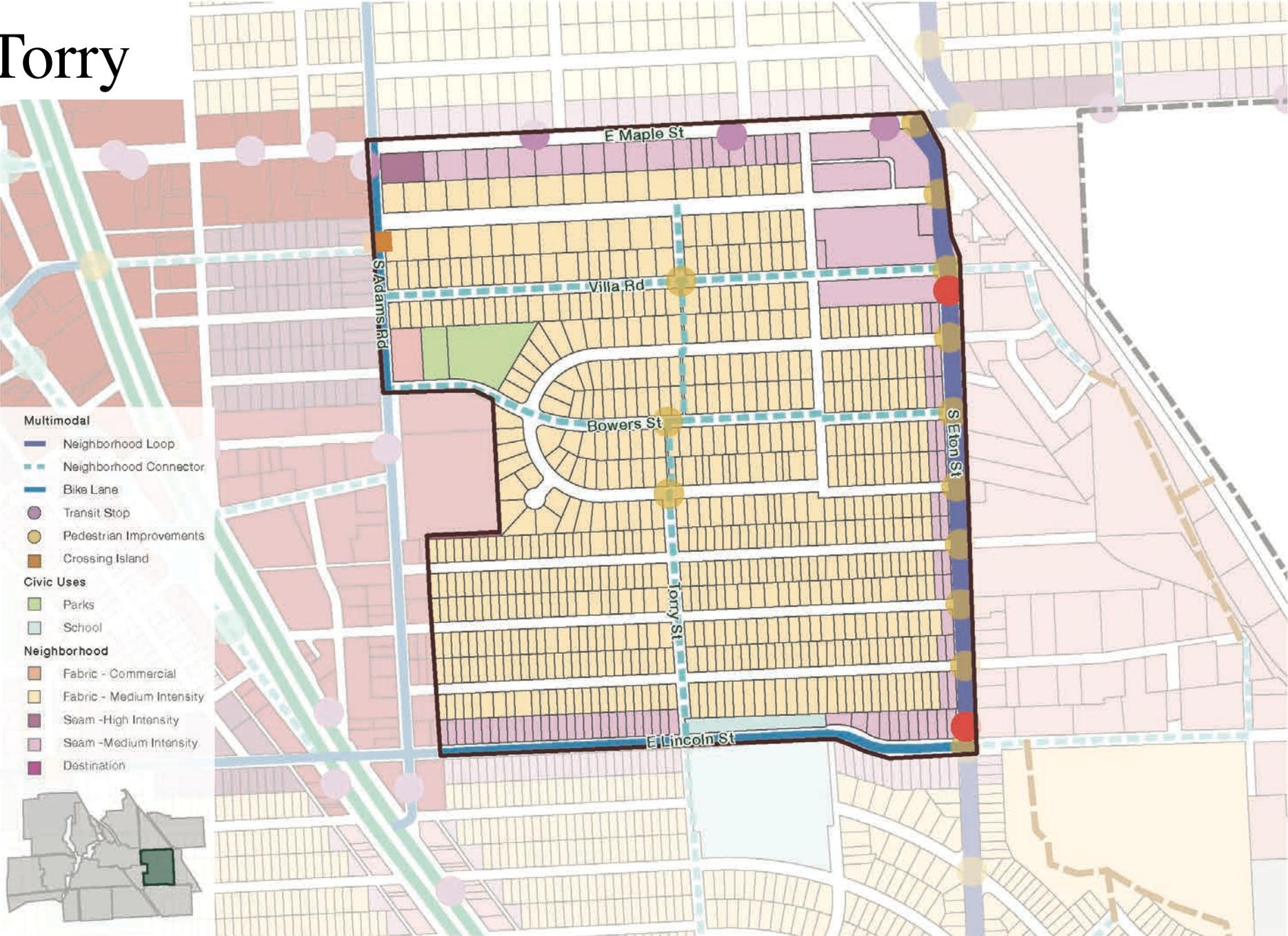
# Plans: Derby



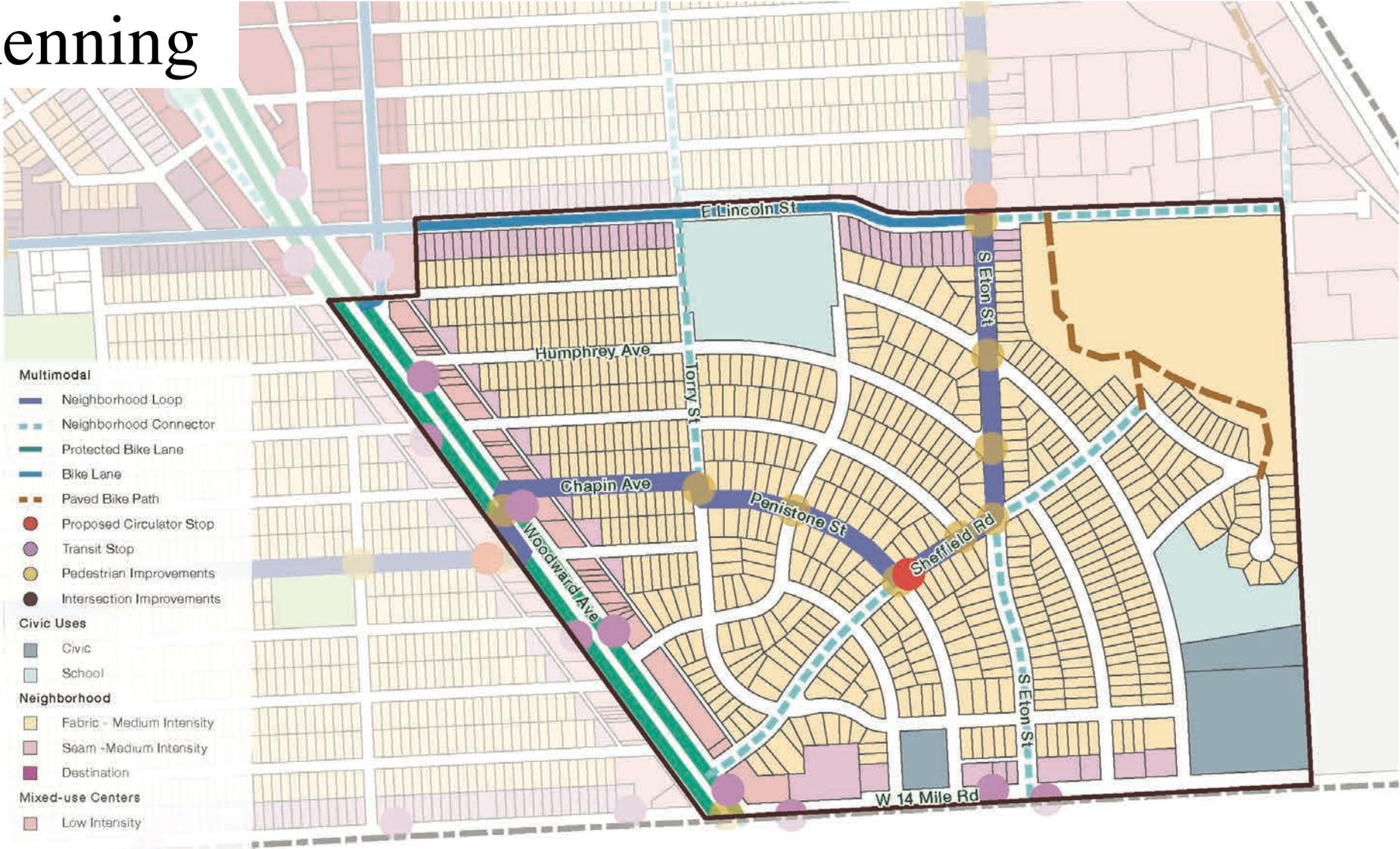
# Plans: Pembroke



# Plans: Torry



# Plans: Kenning

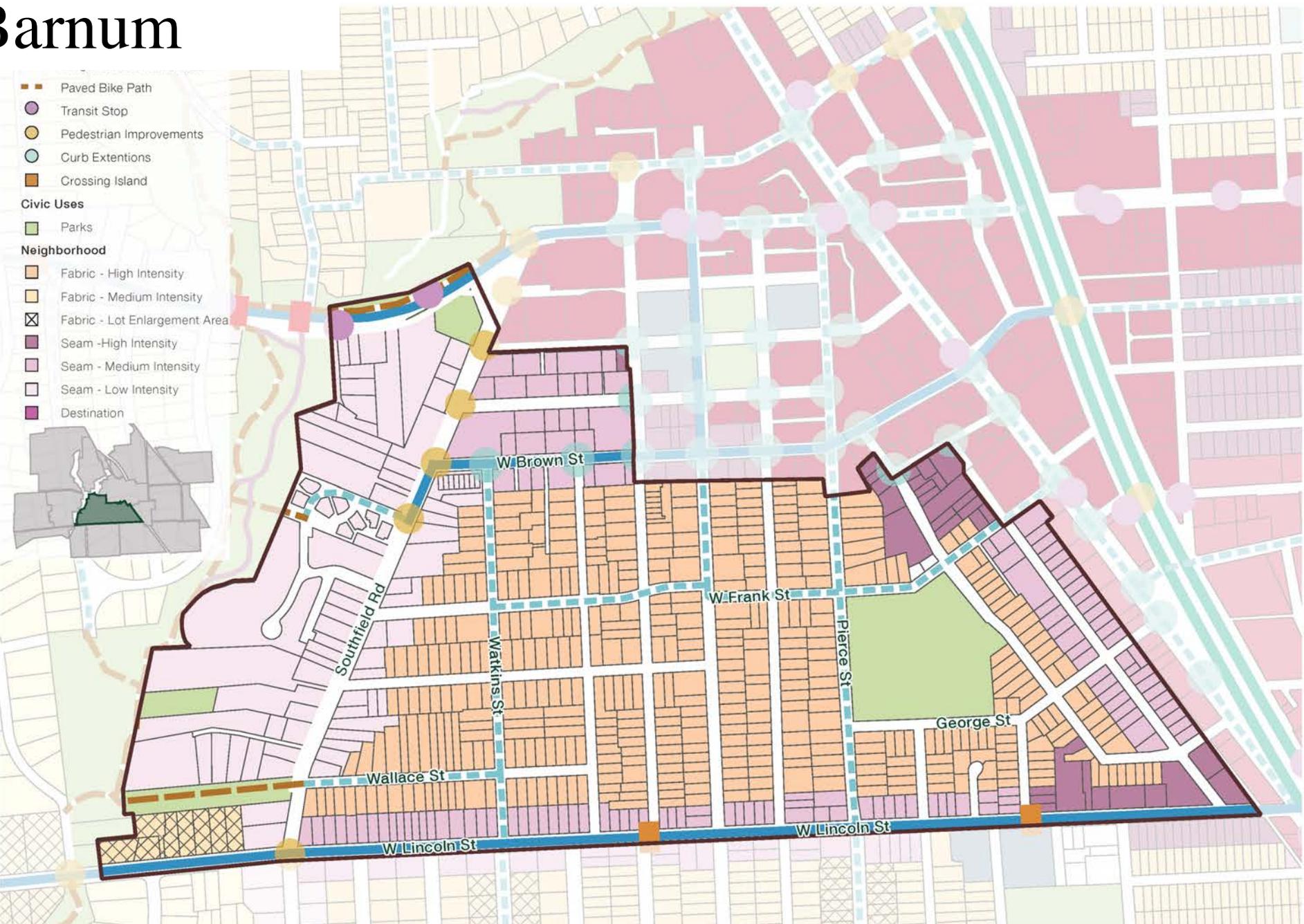


# Plans: Pierce

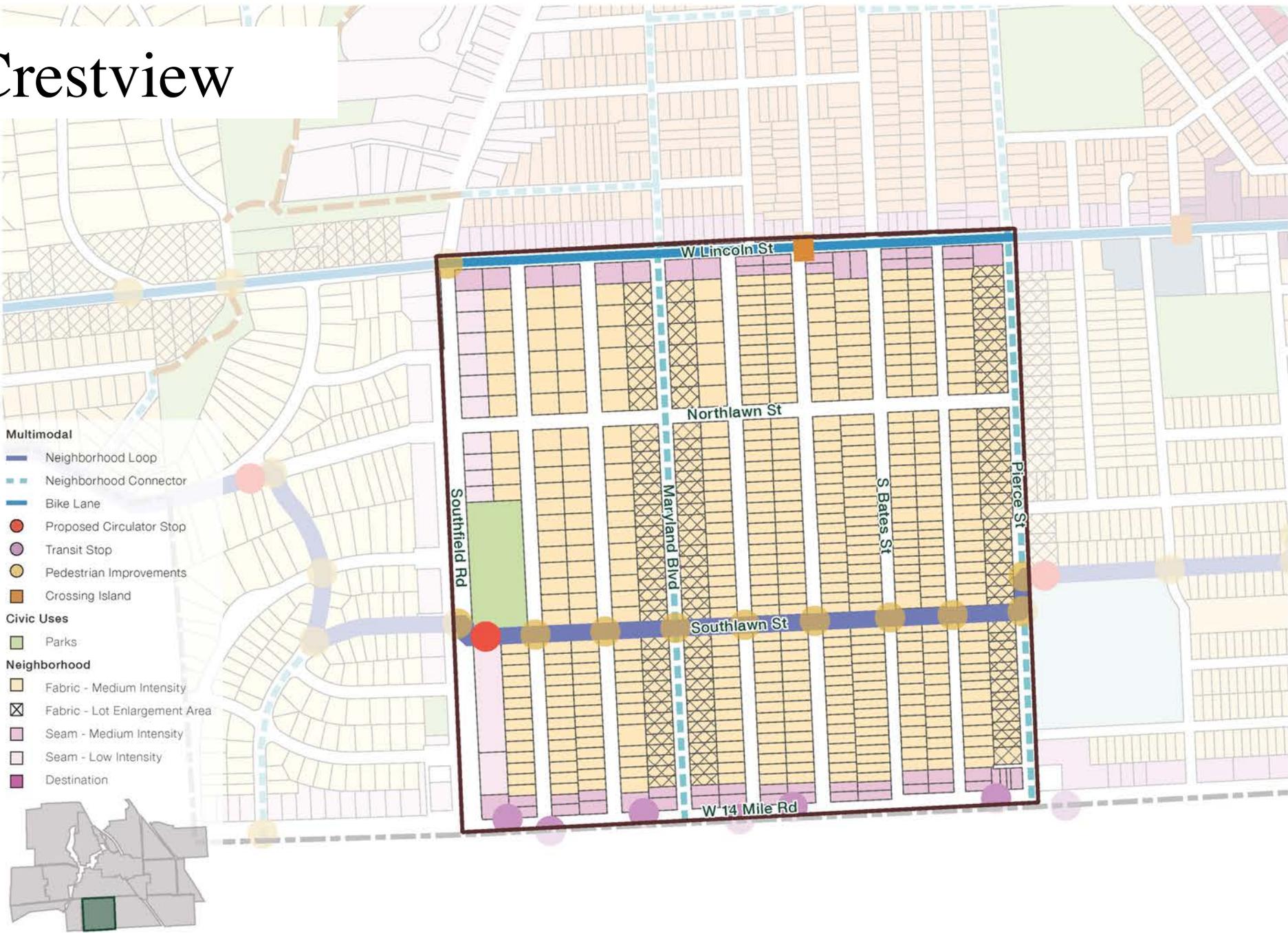


# Plans: Barnum

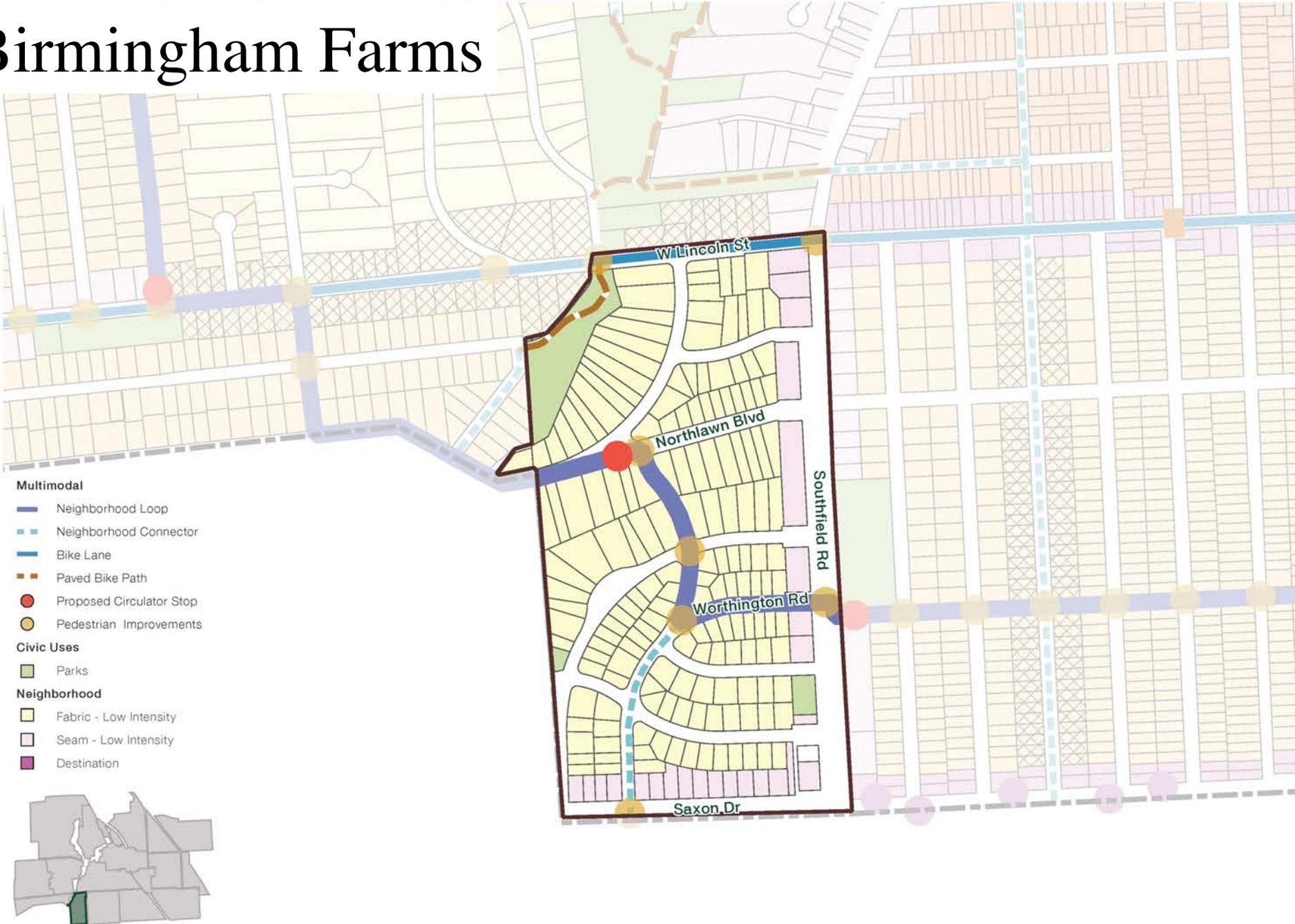
-  Paved Bike Path
  -  Transit Stop
  -  Pedestrian Improvements
  -  Curb Extensions
  -  Crossing Island
- Civic Uses**
-  Parks
- Neighborhood**
-  Fabric - High Intensity
  -  Fabric - Medium Intensity
  -  Fabric - Lot Enlargement Area
  -  Seam - High Intensity
  -  Seam - Medium Intensity
  -  Seam - Low Intensity
  -  Destination



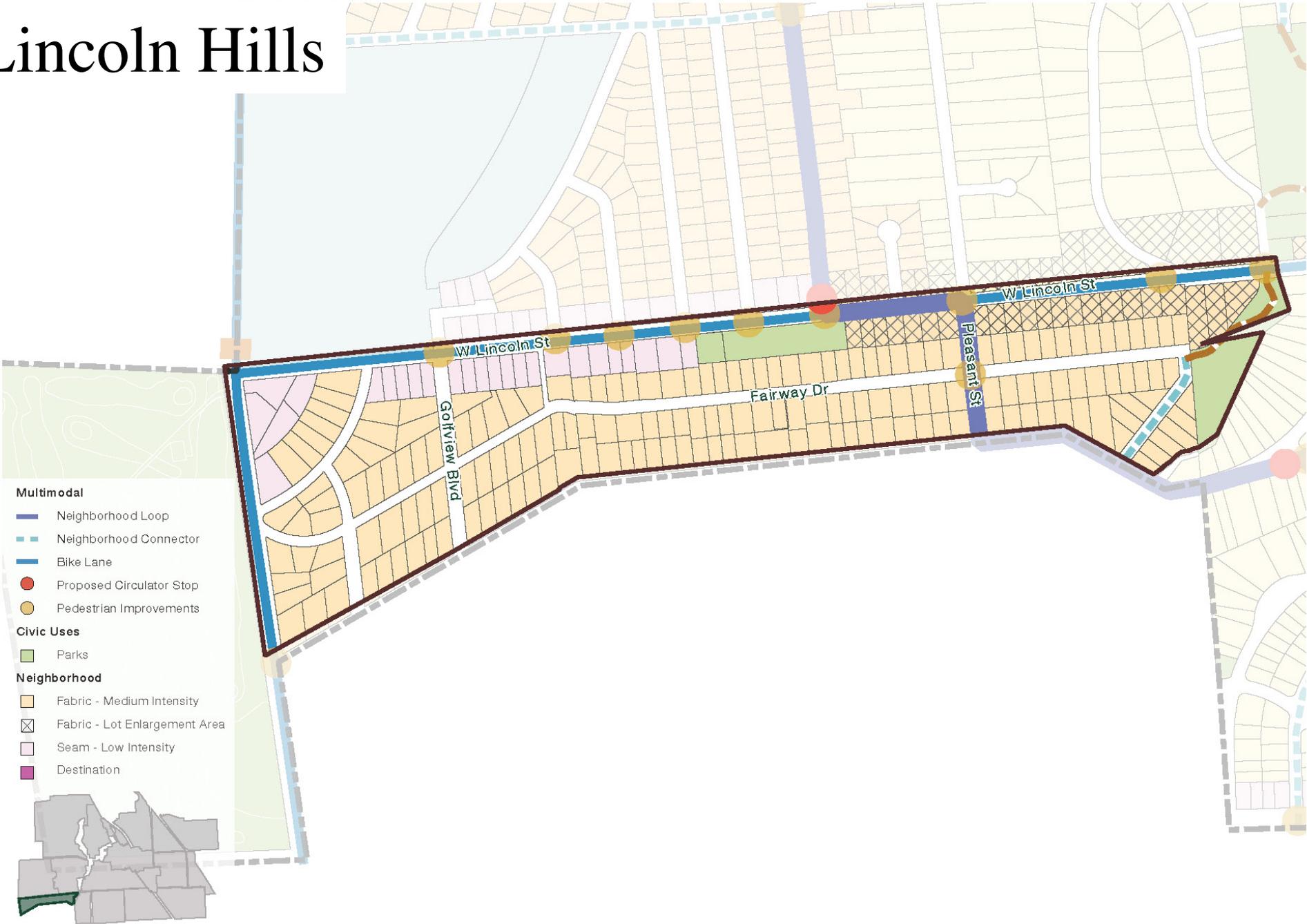
# Plans: Crestview



# Plans: Birmingham Farms



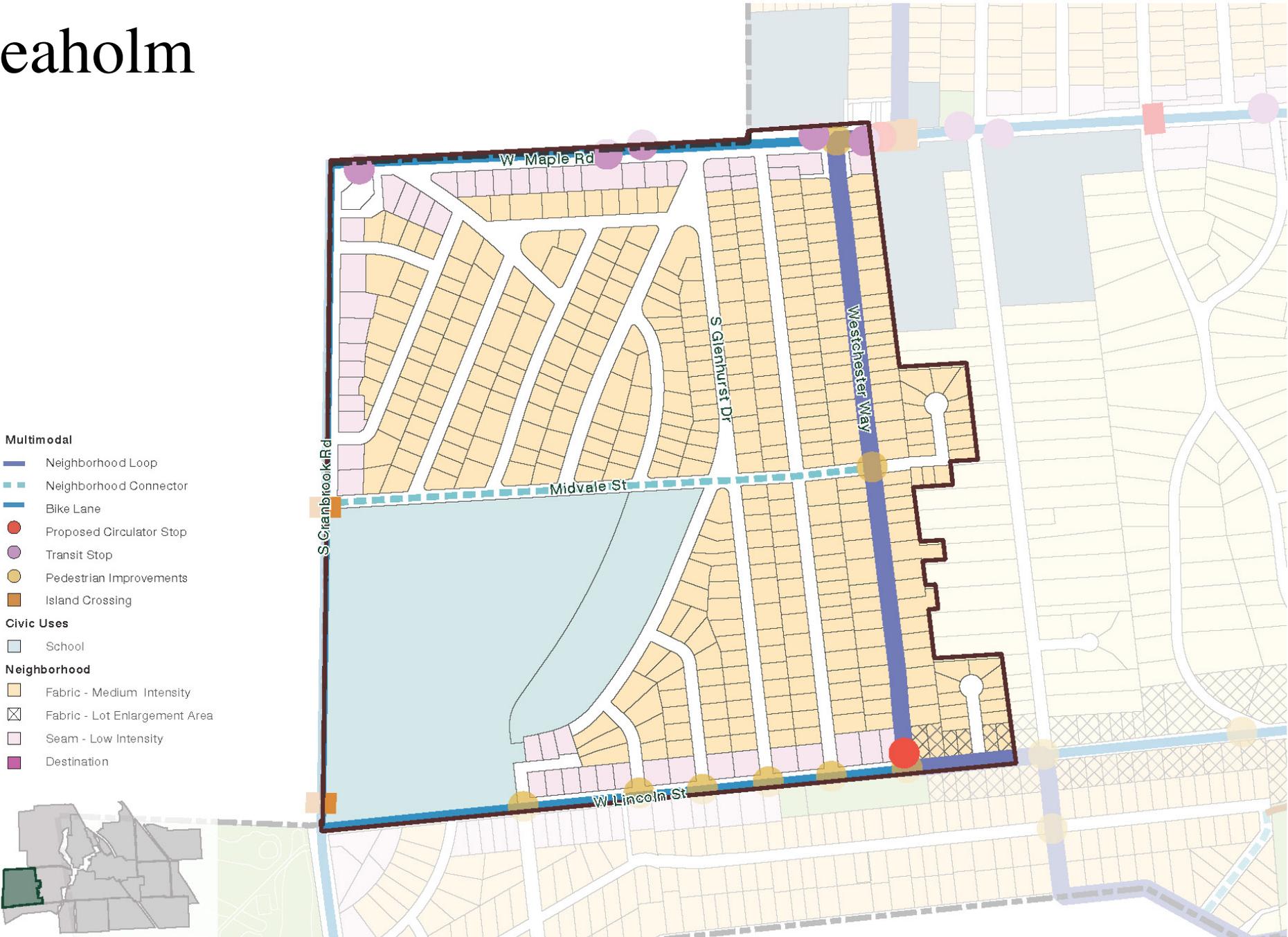
# Plans: Lincoln Hills



# Plans: Linden



# Plans: Seaholm



- Multimodal**
- Neighborhood Loop
- - Neighborhood Connector
- Bike Lane
- Proposed Circulator Stop
- Transit Stop
- Pedestrian Improvements
- Island Crossing
- Civic Uses**
- School
- Neighborhood**
- Fabric - Medium Intensity
- ▣ Fabric - Lot Enlargement Area
- Seam - Low Intensity
- Destination





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2040

DPZ GIBBS MCKENNA

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**From:** joel adelman <j1060n@gmail.com>  
**Sent:** Thursday, January 28, 2021 10:00 PM  
**To:** abingham@bhamgov.org  
**Subject:** Fwd: Planning Board/proposed new master plan increasing housing density

Dear Ms. Bingham, Birmingham City Clerk Please forward the comments that I expressed to Mr. Dupuis in my email to the Birmingham City Council.

Thank you.

Joel Adelman

----- Forwarded message -----

From: joel adelman <j1060n@gmail.com>  
Date: Thu, Jan 28, 2021 at 9:55 PM  
Subject: Planning Board/proposed new master plan increasing housing density  
To: <ndupuis@bhamgov.org>

Dear Mr. Dupuis,

My name is Joel Adelman and my wife and I live at 1060 N Glenhurst Dr, in Birmingham. We wish to be on record as strongly opposing the proposed new master plan of increased housing density; in fact, we are outraged that the Planning Board would even consider a plan like this that is so inconsistent with, and potentially destructive of, the wonderful and unique single family home character of our city. We ask that you forward our comments on to the planning board. Thank you.

Joel Adelman

Jeffrey Atto  
519 East Lincoln  
Birmingham, MI 48009

January 24, 2021

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

Dear Jana:

I am writing this letter to voice my feedback regarding the City of Birmingham's 2040 Draft Master Plan. My name is Jeffrey Atto, and I live at 519 E. Lincoln Street. I have lived in Birmingham for over 10 years (since 2009), and I attended Birmingham schools growing up. I have participated in several of the discussions via Zoom regarding the 2040 Master Plan, and I wanted to provide this written feedback as well, for the record.

I noticed in the most recent planning board meeting that some residents seem to be unhappy with the City of Birmingham Draft Master Plan. It appears that they are opposed to a perceived increase in density, especially as it relates to ADUs (accessory dwelling units). It also is apparent that many of those speaking out against the draft master plan did not participate in the charettes from the past year, and are only now becoming involved in voicing their opposition because of rumors being spread on the NextDoor App. I have reviewed the 2040 draft masterplan in great detail and it seems to be to be an incredibly well thought out, logical, creative, and forward-thinking plan. I wanted to write this letter to voice my overall support for the draft master plan.

It seems that in every community there are always skeptical residents who do not like the idea of change. I should state that while a few of the participants during the Planning Board Meeting were respectful and brought up some valid points and constructive criticism regarding suggestions for improvement to the Master Plan, most of those who were voicing negativity seemed to be speaking from emotion rather than logic or facts. Change is inevitable, and I believe that the City and the majority of residents will be better off embracing the ideas and the type of forethought that are present in the Master Plan draft, which evidently was created by professionals whose entire careers surround these types of topics, with a high amount of community-centered input.

There are 3 specific sections which caught my attention and are worthy of praise:

**1. High Density Neighborhood Seams**

I live at 519 E. Lincoln, in what is defined in the plan on pages 33, 86, and 97 as a high- density neighborhood seam. I believe that the plan's definition of these neighborhood seams is appropriate and will help to guide future development (and

transitional zoning) accordingly, and I am certainly in favor of that. Clearly, the intention is that further development of seams will be guided by the wisdom of the Birmingham Planning Board. I also happen to live in the midst of what the master plan refers to as a 'small service cluster'. Page 157 states that "A small service cluster is located at the intersection of Lincoln and Grant". This service cluster has many small businesses, including many that I frequent (such as the Birmingham Bloomfield Credit Union), which serve the local community. While it seemed that some residents attending the meeting had voiced concerns of '*business taking over the neighborhoods*' (a strange, vague fear with no apparent basis in reality), on the contrary I view these small businesses as assets, not as detriments, to our community. I am not just speaking here in support of small business because I happen to be a small business owner myself, but because I am also a patron/client of many of these small neighborhood businesses.

A recurring theme during the recent Planning Board meeting from those who live in the middle of single-family residential neighborhoods was that they rightly fear unusual development on their streets which could be unsightly, loud, or otherwise unproductive or incompatible with their neighborhoods. It is my belief that utilizing the concept of neighborhood seams will restrict such unwanted or disruptive development to the edges of main streets (such as Lincoln), and the seams will serve as a buffer between different property zoning types by design. In the most recent Planning Board meeting, at least two of the commissioners noted that Lincoln, West of the YMCA, is mostly residential, but that east of the YMCA (on or about where my property is located, Lincoln at Grant) is clearly a more commercial cluster and of much higher density. I live directly next door to a very large 3-story apartment building, just to the West of my home. Two doors down to the East, there is another, medium-sized apartment building. I live in a high intensity zone; this is a fact whether or not some of my fellow residents choose to accept this definition of seams, and in the future, this strip should be rezoned to mixed use, or more appropriately as a transitional zone (TZ3) that could include both commercial and/or various types of residential uses.

## **2. Accessory Dwelling Units**

The draft master plan recommends that Accessory Dwelling Units be allowed, and I think this is an absolutely wonderful idea that will enhance the quality of life for our residents, while simultaneously increasing property values and allowing residents to age-in-place. Many cities throughout the country are adopting and allowing ADUs, and I hope Birmingham does as well. As previously mentioned, ADUs allow property owners to 'age in place', where they can live in a small, ground-floor unit and rent out their main home for additional income. Another possible allowed use would involve younger families who could host their parents or older relatives.

Alternatively, ADUs could allow for a property owner to rent the unit for additional income. During the recent planning board meeting, board member Stuart Jeffares reminded the attendees that accessory structures (to be used as a home office or as additional living quarters) are currently allowed in the city's zoning ordinance, so long as they are not used for rental purposes but rather restricted to personal use (such as a home office or guest quarters, which can include bathrooms and kitchenettes). It seemed that

many of our residents did not realize that accessory dwelling units are already allowed and have been allowed for well over a decade.

### **3. Protected Bike Lanes**

I hope that, per the master plan draft, additional bicycle lanes will be developed in the city in the future. When this occurs, I strongly suggest that they be 'protected' (for further information, see <https://nacto.org/publication/urban-bikeway-design-guide/cycle-tracks/one-way-protected-cycle-tracks/>). Protected bike lanes enhance the safety for bicyclists, among many other benefits. I have seen protected bike lanes in Europe that were heavily utilized, and I suspect this would be a huge asset to our community, improving both the health and safety of our residents, while simultaneously improving the desirability of our city. I noticed this was referenced on Page 53 of the Draft Plan and I am hugely in favor of the idea. *Unprotected* bike lanes are not only a hazard for residents, but also more of an afterthought, so please steer clear of unprotected bike lanes.

I have two items which could be considered questions/suggestions/constructive criticism to share regarding the draft master plan:

#### **A. Lack of Pedestrian-Only Zones**

Although the motto for the City of Birmingham is "a walkable community", what seemed to be absent from the master plan was any sort of designation for pedestrian zones. Why were there not any suggestions for pedestrian-only (e.g. "no motorized traffic") zones? This omission was surprising to me, and I hope this matter can be addressed in a future draft. I can think of a few cities with such zones. Specifically, three come to mind:

- A) Guanajuato, Mexico
- B) State Street in Downtown Madison, Wisconsin, and
- C) The Church Street Marketplace in Burlington, Vermont

I have visited 2 of the above 3 cities and witnessed pedestrian-only zones in action. There are many benefits to pedestrian zones, which have stood the test of time and are clearly and uniformly present in the above 3 cities. In these areas where streets or sections of streets are designated as pedestrian-only streets, there is:

- More activity (the streets/areas are more activated and bustling)
- A noticeable increase in safety
- Higher small business success and longevity
- Lower vacancy (even during recessions)
- Environmental benefits (more trees/greenery)

There are more positive benefits to pedestrian-only or non-motorized zones than I can enumerate in a short letter. I would strongly recommend that if it is possible for the city or the consultants working with the city to try to identify any possible zones that could be configured as pedestrian-only, I would greatly be in favor and it would sincerely help the city in the long run. I should also be open-minded and state that while pedestrian zones

have worked in some cities, they may not be appropriate for our work in our city, but it certainly seems worthy of consideration or further study/discussion.

**B. Traffic Calming on Maple Road, between Woodward and Eton**

A few years ago, Maple Road (west of downtown) was converted from a 4-lane road (with traffic flowing in both directions, two lanes each) to a 3-lane road (with traffic flowing in both directions, one lane each, and a shared center lane for turning). I believe this has drastically enhanced safety on Maple (for both motorized vehicles, as well as pedestrians), and I do believe that this same configuration can and should be utilized and adopted east of downtown, between Woodward and the railroad tracks. Should this be implemented as successfully as the previous project, the City might want to consider facilitating this 3-lane configuration all the way to Coolidge. Please consider adding this into the City's 2040 master plan.

Thank you for taking the time to consider my feedback. The first draft of the plan is looking wonderful, but of course there's always room for improvement.

Submitted Respectfully,

A handwritten signature in black ink that reads "Jeffrey J. Atto". The signature is written in a cursive, flowing style.

Jeffrey Atto

---

**From:** Andrew Basile, Jr <abasile@youngbasile.com>  
**Sent:** Friday, January 29, 2021 1:55 PM  
**To:** abingham@bhamgov.org  
**Subject:** Proposed Zoning

Ms. Bingham,

I am writing to express my strong objection to the proposed rezoning of Oak Street to permit multifamily housing. Please forward my comment to the city counsel.

The proposal will devastate our property values and ruin the character of the neighborhood.

There are many areas of the city in which multi-family housing would be more suitable, including the triangle. Higher density there would achieve the planners' stated goals and be more suitable to walkability. Units on Oak would present some residents with up to a 1.5 mile walk to downtown.

If the goal is diversification, the city should consider buying single family homes and leasing them to lower income families. This way, the cost of this laudable endeavor will be borne fairly by the whole city, not dumped on the property owners immediately adjacent to the proposed multifamily housing in the form of diminished property values. It will also avoid a net increase in population, which I and many other residence do not desire.

Thank you,

Andrew Basile  
783 Suffield

Sent from [Mail](#) for Windows 10

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**From:** Christine Beck <cbeck1@comcast.net>  
**Sent:** Friday, January 29, 2021 1:21 PM  
**To:** ndupuis@bhamgov.org; abingham@bhamgov.org  
**Subject:** Increased density

As a Birmingham resident, I don't believe increasing the density in the city to be a benefit. Parking and traffic are already a problem which wasn't helped at all by restructuring Maple Rd. People can't exit their cars now without risk of getting mowed down. I think safely parking is more important than tree space.  
Please forward these comments on to the planning board.

Christine Beck



Nicholas Dupuis <ndupuis@bhamgov.org>

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## Planning Board

1 message

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**The Blanks** <bclank56@gmail.com>  
To: ndupuis@bhamgov.org

Fri, Feb 5, 2021 at 9:30 AM

Hi Nick -

Wanted to go on record as being opposed to the expansion plans for the residential community we call home. Multi-unit housing seems contradictory to our Birmingham life.

Kind regards, Mary & Charlie Blank  
[943 Donmar Court](#)



Nicholas Dupuis <ndupuis@bhamgov.org>

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## Planning board

1 message

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**Rhonda Byer** <byer.rhonda@gmail.com>  
To: ndupuis@bhamgov.org

Sun, Jan 31, 2021 at 7:14 PM

We need to slow down and allow residents to weigh in on the plan to add significant housing units to our city. Thank you Rhonda and Jerry Byer

Sent from my iPhone

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**From:** Brad Coulter <bradcoulter@gmail.com>  
**Sent:** Sunday, January 31, 2021 5:44 PM  
**To:** abingham@bhamgov.org; ndupuis@bhamgov.org  
**Subject:** Comment on Master Plan

The biggest problem with our Master plan is the planners view Birmingham as an island and not part of the greater metro community. The planners want diversity in housing, but ignore that just over our border in Troy, Southfield, Beverly Hills, and Royal Oak there are plenty of multi-family options and more affordable housing, many of which are in the Birmingham School District.

The Master Plan needs to take a broader perspective and evaluate the assets in the surrounding communities before determining what Birmingham is lacking or what Birmingham needs. Housing is just one example of where planners have blinders on ignoring not only assets in surrounding communities but also assets owned by Birmingham Public Schools, local churches, the Community Foundation and other assets readily available for Birmingham residents.

**Brad Coulter**  
*498 Wimbledon*  
*Birmingham*

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## Fwd: Please Forward to Planning Board, and City Council

1 message

**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 3:51 PM

More master plan

**Nicholas J. Dupuis**

Planning Department



Email: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

Office: 248-530-1856

Social: [LinkedIn](#)

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----- Forwarded message -----

From: **Rick Fenton** <[fentonrt@gmail.com](mailto:fentonrt@gmail.com)>

Date: Thu, Jan 28, 2021 at 3:18 PM

Subject: Please Forward to Planning Board, and City Council

To: <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>, <[abingham@bhamgov.org](mailto:abingham@bhamgov.org)>

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**From:** Rick Fenton <[fentonrt@gmail.com](mailto:fentonrt@gmail.com)>

**Date:** Thursday, January 28, 2021 at 2:39 PM

**Subject:** Opposition to Proposed Master Plan Change

Please forward this email to the Planning Board, and to the City Council.

I am a new Birmingham resident, and I am certainly disappointed to find that city officials are hard at work doing everything in their power to destroy much of what attracted me to the city.

Evidently existing Birmingham residents share my enthusiasm, as the Proposed Master Plan itself indicates, 74.5% of them feel it's "a wonderful place to live." Another 23.8% feel it's a decent place to live, and only 1.8% feel it is average.

This is hardly a mandate for radical change.

The radical changes in the Master Plan are proposed in the interest of "housing diversity."

The Median Home value in Michigan is \$161,000. In Detroit, it's \$48,000. In Ann Arbor the median home value is \$417,000. (Smart Asset website)

The median sales price in Oakland County is \$270,000. (Redfin) And according to Redfin, the median cost of a home in Bloomfield Hills is \$450,000.

Redfin indicates the median cost of a house in Birmingham is \$689,000.

The value of homes in Birmingham is significantly different than the value of homes in other communities. Does this not constitute "housing diversity"?

Perhaps the reason Birmingham residents are so overwhelmingly enthusiastic about living there, and perhaps the housing values in Birmingham are significant higher than is the case elsewhere, is because it is desirable precisely as it is. It makes no sense to risk reckless social experimentation.

If the proposed radical changes result in a substantial reduction in the quality of life Birmingham, it is foreseeable those that are financially able to do so will vote with their feet. We are seeing a migration of affluent New Yorkers to Florida. Those fed up with California are moving to Texas in large numbers.

This leaves in its wake a reduced tax base, and the additional burden on those that remain serves to further accelerate the exodus.

The objective of the Proposed Master Plan is neither "housing diversity", nor is it improving the quality of life in Birmingham.

This is a radical plan that indulges the radical political agenda of various extreme politicians. This at the expense of the community.

Hopefully Birmingham residents will voice their opposition in time to put an end to this calculated effort to destroy the quality of life they currently enjoy. And hopefully Birmingham voters will vote out elected officials that act in direct opposition to the best interests of residents.

---

**Fwd: Birmingham Master Plan**

1 message

**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 4:27 PM

Keeping em coming

**Nicholas J. Dupuis**

Planning Department



Email: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

Office: 248-530-1856

Social: [LinkedIn](#)

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----- Forwarded message -----

From: **Grove, Rebecca L.** <[RGrove@honigman.com](mailto:RGrove@honigman.com)>

Date: Thu, Jan 28, 2021 at 4:22 PM

Subject: Birmingham Master Plan

To: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org) <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

I am writing to express my concern over certain proposals included in the Birmingham Master Plan, specifically those proposals for increasing housing density along certain neighborhood "seams". I live at 242 Aspen Road. I moved to this home in 2017 after living for years in Bloomfield Village. I moved specifically because I wanted a quiet street with a residential feel similar to Bloomfield Village but with the opportunity to walk to the shops and restaurants in downtown Birmingham. Since moving in, I have completed a large scale renovation to the inside of the home at significant expense and am in the process of submitting plans for approval of a landscaping plan, again at a significant expense.

My home is currently 5 houses in from Maple Road. Replacing the first few homes off Maple with higher density housing would destroy our quiet neighborhood, increase traffic on what is already an almost impossibly narrow street and certainly lower the value of my property. Had I known that this was possible, I would have never moved to this location. I actually looked at other areas in Birmingham and rejected possible homes due to the presence of high density housing in the area.

I understand the need to raise revenue but I believe that the majority of residents would prefer tax increases over the heavy handed changes proposed in the latest version of the plan.

Please take this into account in your decision-making and pass it along to the members of the Planning Commission.

Sincerely,

Rebecca Grove

Rebecca L. Grove

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**HONIGMAN LLP**

○ 248.566.8438

[rgrove@honigman.com](mailto:rgrove@honigman.com)



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**From:** Alex Bingham <abingham@bhamgov.org>  
**Sent:** Thursday, February 4, 2021 11:44 AM  
**To:** Keith Jahnke  
**Subject:** Re:

received

On Wed, Feb 3, 2021 at 12:16 PM Keith Jahnke <[kjahnke@trade-sourceinc.com](mailto:kjahnke@trade-sourceinc.com)> wrote:  
Alexandria

Please find our email and commitment to challenge the Mulit-Family Plan.

All the best

Keith and Wendy Jahnke

Sent from my iPad

Begin forwarded message:

**From:** Keith Jahnke <[kjahnke@trade-sourceinc.com](mailto:kjahnke@trade-sourceinc.com)>  
**Date:** February 3, 2021 at 10:10:50 AM MST  
**To:** [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

Nicholas

It has been brought to our attention the possible plans on Multi-Family housing being forced into our city. As a recent property owner, I cannot stress enough our concern of how this will impact our investment.

We will attend the zoom meeting next Wednesday but wanted to share our concerns in advance.

All the best  
Keith and Wendy Jahnke

Sent from my iPad

--  
**Alexandria D. Bingham**  
*City Clerk*  
**City of Birmingham**  
**151 Martin Street**  
**Birmingham, MI 48009**  
(248) 530-1802 Office Direct  
(248) 530-1080 Fax

[abingham@bhamgov.org](mailto:abingham@bhamgov.org)

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## Fwd: Housing

1 message

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**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 12:57 PM

Another one....

Someone must have gotten a hold of my email, eh?

**Nicholas J. Dupuis**

Planning Department



**Email:** [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

**Office:** 248-530-1856

**Social:** [LinkedIn](#)

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----- Forwarded message -----

From: **Margaret Kell** <[mwk1851@aol.com](mailto:mwk1851@aol.com)>

Date: Thu, Jan 28, 2021 at 12:54 PM

Subject: Housing

To: <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

I wish to go on record objecting to this crazy plan to increase density in Birmingham. My childhood and adult life have been spent exclusively in this beautiful city and you idiots are getting ready to ruin it with some kind of misguided progressive policy. You are not representing the majority of residents who have worked a lifetime to live in a beautiful home that they paid good money for! You know perfectly well that property values will go down if you add housing in all those designated locations. I beg you to reconsider this plan. Margaret Kell

Sent from my iPad

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## Fwd: Proposed changes to master plan

1 message

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**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 2:06 PM

Another.....should I be responding to these?

**Nicholas J. Dupuis**

Planning Department



**Email:** [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

**Office:** 248-530-1856

**Social:** [LinkedIn](#)

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----- Forwarded message -----

From: **Ed Kickham** <[ed.kickham@gmail.com](mailto:ed.kickham@gmail.com)>

Date: Thu, Jan 28, 2021 at 2:04 PM

Subject: Proposed changes to master plan

To: <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

Mr. Dupuis,

I've heard that the planning commission is thinking about changing the master plan to allow higher density housing in "neighborhood seams." There's a proposed new master plan online that's dated October 2019. Is that plan really up for consideration? When?

I have lived in Birmingham most of my life, and I like the city the way it is. I think allowing high density housing on all these "neighborhood seams" would be a grave mistake. Are there any other cities in Michigan that have made similar changes? What were the results?

Best regards,

Ed Kickham

---

**From:** Ken Korotkin <kenk@getkig.com>  
**Sent:** Friday, January 29, 2021 8:06 AM  
**To:** abingham@bhamgov.org

Please note I am against knocking down homes to build high rise buildings Ken Korotkin

Sent from my iPhone

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**From:** Alex Bingham <abingham@bhamgov.org>  
**Sent:** Thursday, February 4, 2021 11:44 AM  
**To:** DInolet  
**Subject:** Re: Draft/SEAMS

received

On Wed, Feb 3, 2021 at 6:25 AM DInolet <[dlnolet@aol.com](mailto:dlnolet@aol.com)> wrote:

Dear Madam and Sir,

I have read the first draft of the proposed Master Plan and offer up my comments as it relates to my specific neighborhood. I have lived in the Hawthorn Aspen Linden (HAL) neighborhood on Aspen Road for 40 years. Our mature neighborhood is populated and enjoyed by residents of many races, religions, ethnicities and income levels. The SEAM proposal which envisions multifamily housing on Maple and Lincoln (and other streets), if effectuated, will completely alter the character of this great neighborhood for the worse. Instead of the charming and historic homes currently defining and welcoming us into our neighborhoods, which allow for green space and open air, we will be surrounded and penned in by large structures and garages. On the 3 streets that are HAL, the draft plan envisions eliminating 2 lots of single family homes on the east and west side of each street severely truncating our one block long roads and altering the feel of our neighborhood, while eliminating, as numerous studies have shown, precisely what young people starting families want: single family homes. I oppose the SEAM proposal even if they were to be market rate developments.

The plan suggests that there needs to be housing for lower income persons/families earning \$60,000 and \$110,000 per year. It seems to me that the acquisition costs of the SEAM properties of HAL at market rate would be too high for developers to build multifamily units and still accommodate these targeted income profiles. The units will have to be subsidized in order to make them affordable. Developers of low income subsidized housing can not afford to build a product in keeping with the quality of the homes now being built and renovated. Subsidized housing developers are financially constrained such that the cost per unit will be necessarily lower than the construction/renovation costs of homes in our neighborhoods. This will lower the quality and feel of our neighborhood. I oppose the SEAM concept as it relates to HAL for this reason as well.

The 200+ page draft plan states on page 118:

"To achieve this, policies must address both the types of housing that can be built and incentives that the City may offer to keep costs down."

I am assuming that "incentives" means housing subsidies and/or tax abatements for which the tax payer will ultimately pay. In my mind, it makes no sense to replace some of the highest taxed homes in the city with multi family units which will have to be given tax abatements and subsidies only to house people who can not otherwise afford to live here.

Among the many questions that come to mind should the draft come to fruition; Will the city force these changes by eminent domain? Will the homeowner be unable to sell to someone seeking a single family home? Will the homeowner not be able to pass his home down to a family member? If the home on Maple is sold, will the adjoining (2nd) home on the block then be forced to sell in accordance with the SEAM proposal, or otherwise be more difficult to alienate? Does the draft discussion of SEAMS necessitate notifying potential purchasers?

I also object to issues of this importance presented during a Pandemic when many of our neighbors are away and/or unaware of what the planning commission really has in store. Short of removing the SEAMS scheme from the plan entirely, this ought to be tabled until the Pandemic is over and residents can meet and discuss these matters. Nevertheless, I plan to make my neighbors aware of what the consultants and planning board have in store.

Please pass these comments on to the City Council and Planning Board. Thank you in advance for your attention.

David Linden

--

**Alexandria D. Bingham**

*City Clerk*

**City of Birmingham**

**151 Martin Street**

**Birmingham, MI 48009**

(248) 530-1802 Office Direct

(248) 530-1080 Fax

[abingham@bhamgov.org](mailto:abingham@bhamgov.org)

***\*Important Note to Residents\****

Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at [www.bhamgov.org/citywideemail](http://www.bhamgov.org/citywideemail).

**Fwd: The Social Media Team Got Your Message! Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life**

1 message

**Melissa Fairbairn** <mfairbairn@bhamgov.org>  
To: Jana Ecker <jecker@bhamgov.org>, Marianne Gamboa <MGamboa@bhamgov.org>

Fri, Jan 29, 2021 at 8:11 AM

Hi Jana,

We received this message about the Master Plan.

**Melissa Fairbairn**  
Assistant to the City Manager  
City of Birmingham  
151 Martin Street  
Birmingham, MI 48009  
Direct Line: 248.530.1807  
[mfairbairn@bhamgov.org](mailto:mfairbairn@bhamgov.org)

**\*Important Note to Residents\***

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----- Forwarded message -----

**From:** Larry Merritt <[lpm4000@gmail.com](mailto:lpm4000@gmail.com)>  
**Date:** Thu, Jan 28, 2021 at 7:46 PM  
**Subject:** The Social Media Team Got Your Message! Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life  
**To:** <[socialmedia@bhamgov.org](mailto:socialmedia@bhamgov.org)>  
**Cc:** Larry Merritt <[lpm4000@gmail.com](mailto:lpm4000@gmail.com)>

This is terrible!! Please respond

Sent from my iPhone

Begin forwarded message:

**From:** Larry Merritt <[lpm4000@gmail.com](mailto:lpm4000@gmail.com)>  
**Date:** January 28, 2021 at 7:44:34 PM EST  
**To:** Jourdan <[jourdan.merritt@gmail.com](mailto:jourdan.merritt@gmail.com)>  
**Subject:** Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life

Read this terrible!! Send this to who ever you know that lives in BHAM 🙄 🙄

Sent from my iPhone

Begin forwarded message:

**From:** Denese Merritt <[dmerritt@hallandhunter.com](mailto:dmerritt@hallandhunter.com)>  
**Date:** January 28, 2021 at 7:39:13 PM EST  
**To:** Larry Merritt <[lpm4000@gmail.com](mailto:lpm4000@gmail.com)>  
**Subject:** Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life

Sent from my iPhone

Begin forwarded message:

**From:** Dennis Wolf <[dwolf@hallandhunter.com](mailto:dwolf@hallandhunter.com)>  
**Date:** January 28, 2021 at 5:22:35 PM EST  
**To:** Entire Office <[group2@hallandhunter.com](mailto:group2@hallandhunter.com)>  
**Subject:** Fw: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life

Hi everyone,

Wanted to pass-on an email I received from a friend of mine. Leaving politics out of it, I feel since we live, list and sell in many of the areas mentioned, you should be aware of what is being proposed by people who run our local government. Whether you're for it or against it, now is the time to let your voices be heard!

Dennis Wolf  
CEO  
Hall & Hunter Realtors

442 S. Old Woodward Ave  
Birmingham, MI 48009  
o. +1 248 644 3500  
hallandhunter.com



---

**From:** Kathy Wolf <[dkbrwolf@sbcglobal.net](mailto:dkbrwolf@sbcglobal.net)>  
**Sent:** Thursday, January 28, 2021 4:26 PM  
**To:** Dennis Wolf <[dwolf@hallandhunter.com](mailto:dwolf@hallandhunter.com)>  
**Subject:** Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life

Sent from my iPhone

Begin forwarded message:

**From:** John Watts <[hwatts320@outlook.com](mailto:hwatts320@outlook.com)>  
**Date:** January 28, 2021 at 10:49:46 AM EST  
**To:** John Watts <[hwatts320@outlook.com](mailto:hwatts320@outlook.com)>  
**Subject:** Fwd: Please forward this to your Birmingham friends and neighbors that care about their community and their quality of life

Hello neighbors,

This came to me from one of our neighbors and I think it is important enough that we should all be aware of what the city is planning.

Best regards,

Tom Booth

[430 Aspen Rd.](#)

[Birmingham, MI 48009](#)

248-930-0817

[TLBOOTH999@gmail.com](mailto:TLBOOTH999@gmail.com)

Our City of Birmingham Planning Board is considering a new master plan. A very disturbing part of this master plan is a proposal to increase the density of Birmingham by 2,000 housing units – a rather daunting figure in a mature city. Although it is recognized that there are areas in the city in need of redevelopment the master plan proposes that a portion of the 2000 units be located in areas of stable single-family housing. This is accomplished by the demolition of single-family homes and their replacement with multifamily housing. It is proposed that such higher density multifamily housing would be constructed along the entirety of the following Birmingham streets, Quarton Road, Westwood Drive, Oak Ave., North Old Woodward, Woodward at Poppleton Park, West and East Maple Road, Southfield Road, West and East Lincoln Road, West 14-mile Road, Maryland Blvd. Pierce St., North Adams, Coolidge Hwy, North and South Eaton Street. There is no neighborhood that would be left untouched and the quality of our lives and the value of our homes would be changed forever. This blunt planning concept is known as "seams"; to create seams of higher density housing cutting through all of our charming single-family neighborhoods. Although there may be areas appropriate for this, the planners used a heavy hand to extend this into more mature and well-established neighborhoods.

There is a great risk to modifying Birmingham's neighborhoods with this disruptive approach to enhance density. First, it is unlikely that the desired market rental rates could be achieved without the city providing additional incentives – in short, subsidized housing. Further the planners are basing their premise on a need for more density to raise the city's tax base: it will likely have the opposite impact, with the loss of the multigenerational single-family neighborhoods, it will significantly lower the overall values of our homes, leading to a substantial loss of city tax base and a far higher cost of city services to maintain this additional population. The planners also assume wrongly, this is needed to bring in additional children to support our schools – again our schools just received a major multiyear bond financing of \$195MM, placing our schools on their best footing ever. Finally, they assume that we need this type of multifamily housing to attract millennials; wrong again, over 80% of all purchases in 2018 by people under 37 are of single-family homes – millennials prefer single family homes over apartments by a wide margin. Tragically this plan doesn't address the loss of massive numbers of historic homes, majestic trees, green space and ignores the insanity of increasing population density in an era of pandemics.

Now is the time to get involved and stop this travesty, as this plan is already in print and is being steamrolled into place (please respond prior to the next planning commission meeting on February 10th!

First send a copy of this email to alert your Birmingham friends and neighbors, everything will be impacted including our schools, parks and city services If you object to this proposed plan of increased density through the destruction of our single-family homes, send an email stating your concerns on this topic to Nicholas Dupuis (Planning Department) and ask that he forwards your comments on to the planning board that is now reviewing this plan, [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org) Also send an email copy of your comments to Alexandria Bingham (City Clerk) and ask that she forwards them to the City Council (that will

eventually vote on a final approval of the revised master plan), [abingham@bhamgov.org](mailto:abingham@bhamgov.org) Finally, join the upcoming Planning Board zoom call to review this plan on Wednesday February 10th at 7:30pm via the following zoom link: <https://link.zixcentral.com/u/df261d0b/uCTQIbBh6xGDe4Mjh3soMg?u=https%3A%2F%2Fzoom.us%2Fj%2F111656967>

Additional background information:

Proposed Master plan – housing maps are on pages 116 and 117:

<https://link.zixcentral.com/u/cc9fe52a/UGTQIbBh6xG-flMjh3soMg?u=https%3A%2F%2Fwww.bhamgov.org%2FDRAFT%2520Master%2520Plan%2520Update%2520-%252010-19%2520%28REDUCED%29.pdf>

Quotations from the proposed Birmingham master plan:

“ Increased housing diversity is necessary, but it should be allocated to strengthen cities and their neighborhoods, not divide them. Neighborhood seams are ideal receivers of housing diversification, which further define neighborhood identity.

By 2040, Birmingham needs to grow by nearly 2,000 homes. Half of this can be accommodated in the Downtown, Triangle, and Rail Districts, limited by the speed of construction and regional demand for downtown development. The remaining 1,000 homes need to be accommodated elsewhere in the community.

Allocating housing at an increased intensity will always anger the immediate neighbors, yet the community overall needs this type of housing to maintain diversity and future population.

The terms affordable and attainable housing have been endlessly debated, a distraction from solving real problems. We recommend using “reasonably priced” housing, defined by the average salary of city employees, and “moderately priced” housing, defined by the city’s median income. Available housing for rent and sale for both ranges is needed to retain a diverse population. To achieve this, policies must address both the types of housing that can be built and incentives that the City may offer to keep costs down.

Why should Birmingham residents care?

The Birmingham Plan is not limited to downtown development. Rather, this is a citywide plan that will impact the entire city. In the map below, any street shaded yellow, orange, or burnt orange is termed a “seam neighborhood.” These neighborhoods are being proposed for zoning changes that would allow developers to demolish single-family homes and replace them with multi-unit (apartment) buildings.

Links contained in this email have been replaced by ZixProtect Link Protection. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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**From:** Pamela Minelli <pam@minellifamily.com>  
**Sent:** Sunday, January 31, 2021 9:48 AM  
**To:** Alexandria Bingham  
**Subject:** ADAMANTLY OPPOSED TO THE CITY PLANNING BOARD MASTER PLAN

Attn: Ms. Bingham:

Please forward this email to the City Planning Board:

As a Birmingham resident for over 25 years, it is with profound concern and deep disappointment that I adamantly oppose the City Planning Board's proposed plan.

I have been approached by an inordinate amount of neighbors, merchants and city officials requesting I join the coalition to block this travesty from going forward. The City Planning Board should know that there is enormous residential and commercial opposition and a movement is underway with the sole purpose of blocking the city master plan.

The specific effort of the city to increase density through destruction of our single family homes by building multi residential housing (likely to become subsidized by our tax payer money) will be the demise of home values, will create mass exodus of home owners, and will obliterate any hope to sustain the businesses barely surviving the pandemic.

I urge you to course correct your plan for the sake of not losing the very city you serve.

There is value in Change and Progress when it is in the best interest of ALL not when it serves the best interest of a select FEW.

Best-  
Pamela Minelli, LMSW  
Birmingham Terrace Clinic  
1935 Southfield Road  
Birmingham, MI 48009  
(248) 797-0304  
pam@minellifamily.com

---

**From:** Alex Bingham <abingham@bhamgov.org>  
**Sent:** Thursday, February 4, 2021 11:44 AM  
**To:** jmirro  
**Subject:** Re: Master Plan

received

On Tue, Feb 2, 2021 at 3:08 PM jmirro <[jmirro@intromarketing.com](mailto:jmirro@intromarketing.com)> wrote:

Hello Alexandria,

Please pass along to the City Council that, as 40-year residents of Birmingham, we are strongly opposed to the seam plan.

Jim & Loretta Mirro

737 Arlington

248-420-5113

--

**Alexandria D. Bingham**

*City Clerk*

**City of Birmingham**

**151 Martin Street**

**Birmingham, MI 48009**

(248) 530-1802 Office Direct

(248) 530-1080 Fax

[abingham@bhamgov.org](mailto:abingham@bhamgov.org)

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---

**From:** Christopher Pinckney <christopher.pinckney@gmail.com>  
**Sent:** Friday, January 29, 2021 5:38 PM  
**To:** ndupuis@bhamgov.org; abingham@bhamgov.org  
**Cc:** Lauren Kuzak  
**Subject:** Birmingham Master Plan concerns

Hello,

I am writing to express my objection to the current Birmingham Master Plan. While I agree with increasing multi-family housing in the Birmingham area, I do not agree with all the proposed locations. I do not think areas on West Maple, Oak Ave, and Quarton Rd should have multi-family housing. I think the current single family homes are best for those areas. I am sure there are additional areas on the current master plan I disagree with, but I do not know other areas of Birmingham as well. I am for expanding multi-family housing in the downtown areas, and it sounds like there is additional easy opportunity in the Rail District, etc. but I do not know what area as well.

I understand the desire to attract younger generations and meet their needs. However, as a millennial, I moved to Birmingham for single family housing and what the area has to offer. There are other areas around Birmingham, like Royal Oak, that cater to a younger age group and offer multifamily housing. I don't think Birmingham needs to compete with these areas by adding multifamily housing in areas with well established single family homes.

I would urge the planning committee to focus on expanding multifamily housing in areas that currently have multifamily housing, like Downtown, and look to expand multifamily housing in opportunity areas that don't have well established single family homes, like the Rail District.

Please share my concerns with the planning board, city council, and any additional related parties.

Thanks,  
Chris Pinckney

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**From:** Alex Bingham <abingham@bhamgov.org>  
**Sent:** Thursday, February 4, 2021 11:44 AM  
**To:** Adam Pullman  
**Subject:** Re: Future City of Birmingham Planning Board

received

On Thu, Feb 4, 2021 at 11:29 AM Adam Pullman <[aspullman@gmail.com](mailto:aspullman@gmail.com)> wrote:

Hello I am writing this email to address the new master plan the City of Birmingham Planning Board is considering. While I do agree with some of the proposed areas to be developed further (downtown Birmingham areas e.g. Woodward Ave), the majority of proposed areas on the map are completely inappropriate for multi-family development. Essentially you would be allowing multi-family projects on rural roads such as Oak, Quarton, and parts of Maple Rd to pop up and completely destroy the neighborhood vibe (not to mention the home values). Seems that anything but single family homes would stand out in a negative way. With all of the development that is currently going on in Birmingham it seems ridiculous that 2,000 homes are needed in areas where beautiful homes and neighborhoods have stood for many years. I OPPOSE the new master plan being considered and think it would be a shame for multi-family buildings to stick out like a sore thumb on beautiful streets that are meant for single family homes.

Best,  
Adam Pullman  
550 Chester St.  
Birmingham, MI 48009

--

Adam Pullman  
[aspullman@gmail.com](mailto:aspullman@gmail.com)  
P: 248-789-0831

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**Alexandria D. Bingham**

*City Clerk*

**City of Birmingham**

**151 Martin Street**

**Birmingham, MI 48009**

(248) 530-1802 Office Direct

(248) 530-1080 Fax

[abingham@bhamgov.org](mailto:abingham@bhamgov.org)

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**Fwd: Opposition to proposal**

1 message

**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 10:58 AM

Can you include this in the PB agenda for the Feb. meeting?

**Nicholas J. Dupuis**

Planning Department

Email: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

Office: 248-530-1856

Social: [LinkedIn](#)

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----- Forwarded message -----

From: **Daniel Ridelman** <[dannyridelman@hotmail.com](mailto:dannyridelman@hotmail.com)>

Date: Thu, Jan 28, 2021 at 10:50 AM

Subject: Opposition to proposal

To: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org) <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>Cc: [abingham@bhamgov.org](mailto:abingham@bhamgov.org) <[abingham@bhamgov.org](mailto:abingham@bhamgov.org)>

To whom it may concern,

We'd like to voice our opposition to the proposed increase in housing density. As a family who recently moved from a population-dense area, I am extremely skeptic that allowing the construction of multi-unit complexes will achieve its stated goals. For detailed reasons as to why, I'm quoting from an email a neighbor recently sent me:

First, it is unlikely that the desired market rental rates could be achieved without the city providing additional incentives – in short, subsidized housing. Further the planners are basing their premise on a need for more density to raise the city's tax base: it will likely have the opposite impact, with the loss of the multigenerational single-family neighborhoods, it will significantly lower the overall values of our homes, leading to a substantial loss of city tax base and a far higher cost of city services to maintain this additional population. The planners also assume wrongly, this is needed to bring in additional children to support our schools – again our schools just received a major multiyear bond financing of \$195MM, placing our schools on their best footing ever. Finally, they assume that we need this type of multifamily housing to attract millennials; wrong again, over 80% of all purchases in 2018 by people under 37 are of single-family homes – millennials prefer single family homes over apartments by a wide margin. Tragically this plan doesn't address the loss of massive numbers of historic homes, majestic trees, green space and ignores the insanity of increasing population density in an era of pandemics.

There are more effective ways of attracting young families and increasing the tax base that do not sacrifice the essence of our neighborhoods. We urge you to reject any proposal that does.

Thank you,

**Drs. Daniel and Erika Ridelman**[1544 Birmingham Blvd.](#)

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## Fwd: Opposition to proposed city master plan from Richard Rollins

1 message

**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 1:03 PM

More comments.....with a little more additional insight as to why they are coming to me and what information they have been given.

**Nicholas J. Dupuis**

Planning Department



Email: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

Office: 248-530-1856

Social: [LinkedIn](#)

\*Important Note to Residents\*

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----- Forwarded message -----

From: **Richard C. Rollins** <[RollinsTax@msn.com](mailto:RollinsTax@msn.com)>

Date: Thu, Jan 28, 2021 at 12:59 PM

Subject: Opposition to proposed city master plan from Richard Rollins

To: <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

Cc: <[abingham@bhamgov.org](mailto:abingham@bhamgov.org)>

My name is Richard Rollins , My wife and I live at [466 Aspen Rd Birmingham Mi 48009](#).

We are both longtime residents of the wonderful City of Birmingham . We both find total objections to the proposed Master Plan, The Birmingham Plan, as it is drafted. We both have read the Master Plan in detail. The plan as drafted would do the exact opposite of what it states. Changing single family homes to Multifamily homes. Putting multi-family homes in single family neighborhoods. We moved to Birmingham years ago and love Birmingham the way it is. We do not wish multifamily homes in neighborhoods or our neighborhood. We don't want zoning changed so multi-family homes can be built in neighborhoods. We don't want Portland Oregon and San Francisco in our City. That is why we live here. This proposed plan is a disaster in waiting.

We all remember the Birmingham Parking structure fiasco where City Government tried to push that down the residents and how that ended.

We find this plan not in touch with what the residence wish the City to be. We object to it and request the City Commissioners to reject it .

Richard Rollins

Ellena Muresan Rollins

**RICHARD C. ROLLINS**

Attorney at Law and Accountant

30300 Northwestern Hwy., Suite 313

Farmington Hills, MI 48334

248-932-3500 ext 245 Michigan office

email: [rollinstax@msn.com](mailto:rollinstax@msn.com)

web: [rollinstax.com](http://rollinstax.com)

310-492-5211 Los Angeles Office

---

Our City of Birmingham Planning Board is considering a new master plan. A very disturbing part of this master plan is a proposal to increase the density of Birmingham by 2,000 housing units – a rather daunting figure in a mature city. Although it is recognized that there are areas in the city in need of redevelopment the master plan proposes that a portion of the 2000 units be located in areas of stable single-family housing. This is accomplished by the demolition of single-family homes and their replacement with multifamily housing. It is proposed that such higher density multifamily housing would be constructed along the entirety of the following Birmingham streets, Quarton Road, Westwood Drive, Oak Ave., North Old Woodward, Woodward at Poppleton Park,

West and East Maple Road, Southfield Road, West and East Lincoln Road, West 14-mile Road, Maryland Blvd. Pierce St., North Adams, Coolidge Hwy, North and South Eaton Street. There is no neighborhood that would be left untouched and the quality of our lives and the value of our homes would be changed forever. This blunt planning concept is known as “seams”; to create seams of higher density housing cutting through all of our charming single-family neighborhoods. Although there may be areas appropriate for this, the planners used a heavy hand to extend this into more mature and well-established neighborhoods.

There is a great risk to modifying Birmingham’s neighborhoods with this disruptive approach to enhance density. First, it is unlikely that the desired market rental rates could be achieved without the city providing additional incentives – in short, subsidized housing. Further the planners are basing their premise on a need for more density to raise the city’s tax base: it will likely have the opposite impact, with the loss of the multigenerational single-family neighborhoods, it will significantly lower the overall values of our homes, leading to a substantial loss of city tax base and a far higher cost of city services to maintain this additional population. The planners also assume wrongly, this is needed to bring in additional children to support our schools – again our schools just received a major multiyear bond financing of \$195MM, placing our schools on their best footing ever. Finally, they assume that we need this type of multifamily housing to attract millennials; wrong again, over 80% of all purchases in 2018 by people under 37 are of single-family homes – millennials prefer single family homes over apartments by a wide margin. Tragically this plan doesn’t address the loss of massive numbers of historic homes, majestic trees, green space and ignores the insanity of increasing population density in an era of pandemics.

**Now is the time to get involved and stop this travesty, as this plan is already in print and is being steamrolled into place (please respond prior to the next planning commission meeting on February 10<sup>th</sup>!**

- First send a copy of this email to alert your Birmingham friends and neighbors, everything will be impacted including our schools, parks and city services
- If you object to this proposed plan of increased density through the destruction of our single-family homes, send an email stating your concerns on this topic to Nicholas Dupuis (Planning Department) and ask that he forwards your comments on to the planning board that is now reviewing this plan, [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)
- Also send an email copy of your comments to Alexandria Bingham (City Clerk) and ask that she forwards them to the City Council (that will eventually vote on a final approval of the revised master plan), [abingham@bhamgov.org](mailto:abingham@bhamgov.org)
- Finally, join the upcoming Planning Board zoom call to review this plan on Wednesday February 10<sup>th</sup> at 7:30pm via the following zoom link: <https://zoom.us/j/111656967>

Additional background information:

Proposed Master plan – housing maps are on pages 116 and 117:

## Quotations from the proposed Birmingham master plan:

“ Increased housing diversity is necessary, but it should be allocated to strengthen cities and their neighborhoods, not divide them. Neighborhood seams are ideal receivers of housing diversification, which further define neighborhood identity.

By 2040, Birmingham needs to grow by nearly 2,000 homes. Half of this can be accommodated in the Downtown, Triangle, and Rail Districts, limited by the speed of construction and regional demand for downtown development. The remaining 1,000 homes need to be accommodated elsewhere in the community.

Allocating housing at an increased intensity will always anger the immediate neighbors, yet the community overall needs this type of housing to maintain diversity and future population.

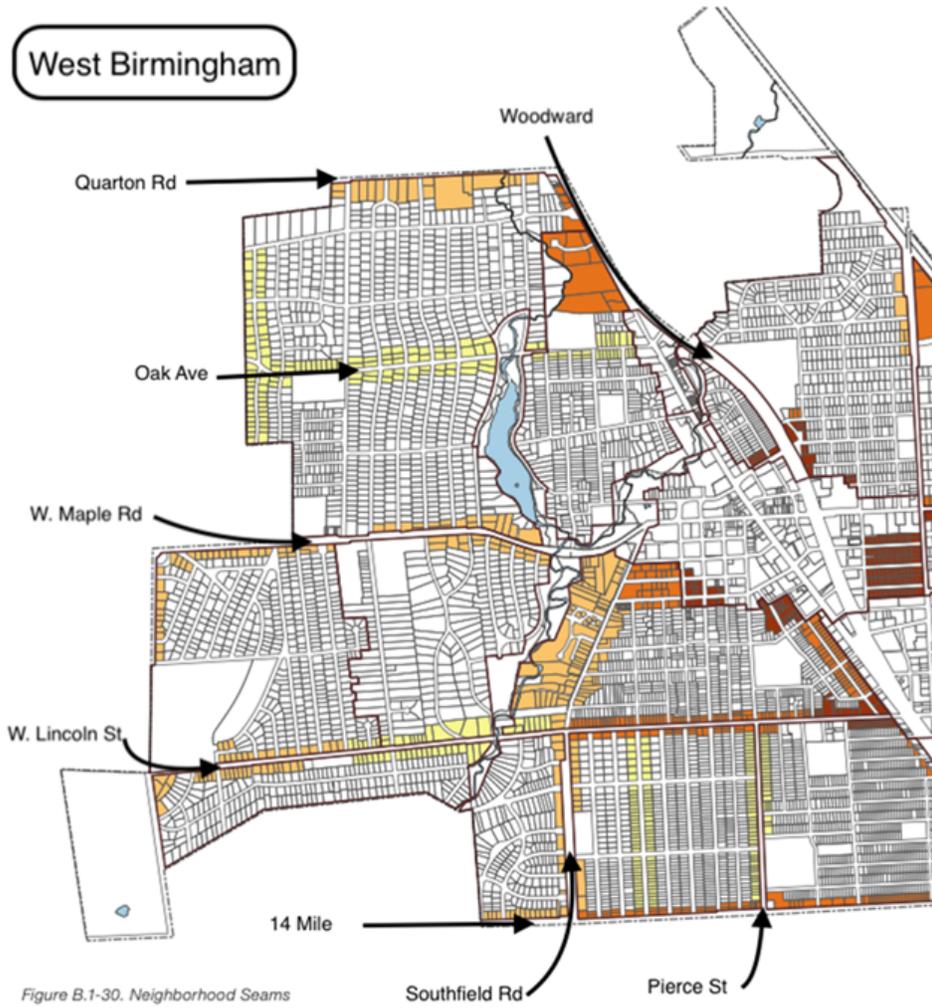
The terms affordable and attainable housing have been endlessly debated, a distraction from solving real problems. We recommend using “reasonably priced” housing, defined by the average salary of city employees, and “moderately priced” housing, defined by the city’s median income. Available housing for rent and sale for both ranges is needed to retain a diverse population. To achieve this, policies must address both the types of housing that can be built and incentives that the City may offer to keep costs down.

### **Why should Birmingham residents care?**

*The Birmingham Plan is not limited to downtown development.* Rather, this is a citywide plan that will impact the **entire** city. In the map below, any street shaded yellow, orange, or burnt orange is termed a “seam neighborhood.” These neighborhoods are being proposed for zoning changes that would allow developers to demolish single-family homes and replace them with multi-unit (apartment) buildings.

## B. Neighborhoods

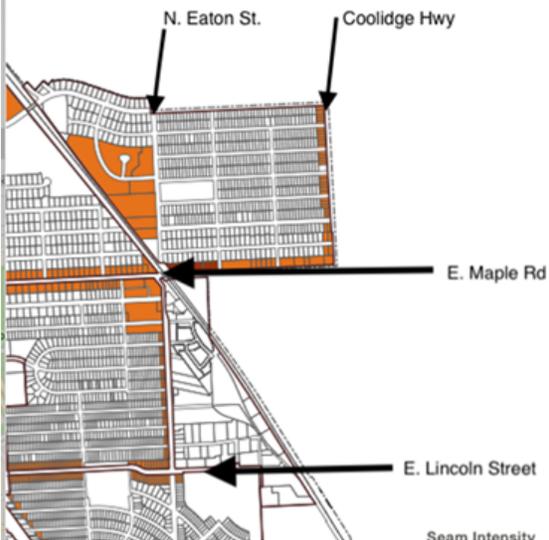
### B.1. Neighborhood Components



## B. Neighborhoods

### B.1. Neighborhood Components

**East Birmingham**





- Legend:
- High
  - Moderate
  - Low
  - Lot combination allowed

Woodward

---

**From:** Neil Skaar <ncskaar@gmail.com>  
**Sent:** Monday, February 1, 2021 3:39 PM  
**To:** ndupuis@birmgov.org  
**Cc:** abingham@bhamgov.org  
**Subject:** Increased Density Housing

**Nicholas Dupuis:**

I'm sending this to voice my opposition to the plan to increase high-density / multi-family housing in Birmingham.

Adopting this plan will absolutely lead to the destruction of many single family homes in Birmingham, and I believe it will also result in decreased property values and a corresponding loss of tax base and tax revenues.

These losses can only lead to cuts in spending for police, fire, infrastructure, and other quality of life services.

Do **not** move forward with this plan; it will most certainly ruin the character and charm of Birmingham.

**Alexandria Bingham:**

Please forward this to each member of the Birmingham City Commission/Council.

Thank you,

--

Neil Skaar  
1756 W. Lincoln St.  
Birmingham, MI 48009-1833  
248-727-8130 (cell)

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## Fwd: Proposed Master Plan

1 message

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**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Thu, Jan 28, 2021 at 12:53 PM

Another master plan comment

**Nicholas J. Dupuis**

Planning Department



**Email:** [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)

**Office:** 248-530-1856

**Social:** [LinkedIn](#)

\*Important Note to Residents\*

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----- Forwarded message -----

From: **JOHN SMITH** <[johnjrspop@aol.com](mailto:johnjrspop@aol.com)>

Date: Thu, Jan 28, 2021 at 12:50 PM

Subject: Proposed Master Plan

To: <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

Dear Mr. Dupuis,

My wife and I have lived in Birmingham for over 50 years at 230 Linden Rd. We took part in the latest Zoom meeting on the proposed Master Plan for Birmingham.

We are alarmed! It appears it would substantially damage our lovely city. Our property values, green spaces, and quality of life would suffer irreparable harm from this plan.

For example, it is proposed to squeeze in duplexes and other multi family units along "seams ". One seam is along Maple Rd. We live 6 houses south of Maple. Recently 2 homes on our street, closer to Maple, sold for around \$3M. Can you imagine how angry those new owners would be to discover duplexes squeezed in next door to them? I hope Birmingham has sufficient funding to deal with a flood of lawsuits!

Please forward this email to all members of the planning commission.

All the best,

John and Joan Smith  
248-496-1874

Sent from my iPhone

Dear Members of the Birmingham Planning Board and City Council,

After reviewing the summary of the city's proposed master plan, listening to the presentation at the virtual meeting of January 13, considering the planner's explanation of SEAMS and reflecting on the city's historical approach to growth and development, we are forwarding our unified resistance to the plan for among other reasons, the following:

- The developments as planned will negatively impact the nature/ambiance of the city of Birmingham and it's neighborhoods ;
  - The need for increased parking on individual lots and residential streets ;
  - Increased traffic within the city;
  - Increased noise;
  - Increased grading issues;
  - Increased water run off issues;
  - Less trees impacting demands on water and harm to nature;
  - Increased pollution.
- The history of stripping all trees from building sites for development and leaving only enough room for a few ornamental trees has already increased our community's beauty and environmental impact. This will likely continue along with increased demands on water and other natural resources and result in making Birmingham a much greater part of the continuing climate change problem as opposed to being a part of the

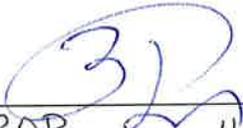
solution. As we have young children in this community, we should be concerned for their future; and,

- It seems unlikely, that once a change in zoning allows multiple dwellings on a single parcel in one neighborhood, the city will be forced by developers and their lawyers to grant variances in other neighborhoods for the same kind of multiple dwelling irrespective of the wishes of neighbors.

Please reject the rezoning proposals in the Birmingham's proposed master plan.



EVA VONVOSS 450 OAK AVE



BENI DROR 450 OAK AVE



NOAH MILLER 450 OAK AVE

Michelle & Areeida 1-19-2021

MICHELLE AREEDA 450 OAK AVE

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**From:** gin ward <ginhaidle@yahoo.com>  
**Sent:** Friday, January 29, 2021 10:04 AM  
**To:** abingham@bhamgov.org  
**Subject:** Fwd: Destroying Birmingham

Sent from my iPhone

Begin forwarded message:

**From:** gin ward <ginhaidle@yahoo.com>  
**Date:** January 29, 2021 at 9:59:33 AM EST  
**To:** ndupuis@bhamgov.org  
**Subject: Destroying Birmingham**

.Please forward this to proper  
People involved with city planning.  
To replace family homes with multiple dwellings on Maple, oak etc would be a CATASTROPE.  
People move to Birmingham because of its family character, stable neighborhoods and quality of  
life .  
We have diversity and don't need apartments etc in old quality neighborhoods— you don't tear  
down what's working  
Please consider alternatives and don't upset quality streets in established neighborhoods  
My home is nearly 100 yrs old and my neighborhood has increased in value over years because  
of single homes. Don't ruin one of the best neighborhood towns in Mich  
GinnyHaidle  
Hawthorne Rd  
Birmingham

Please forward this to city commission, planning board etc

Sent from my iPhone

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**Fwd: COMMENTS RE: MULTIPLE HOUSING PLAN**

1 message

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**Nicholas Dupuis** <ndupuis@bhamgov.org>  
To: Jana Ecker <Jecker@bhamgov.org>

Fri, Jan 29, 2021 at 8:29 AM

Comment #4,001

**Nicholas J. Dupuis**  
Planning Department



**Email:** [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)  
**Office:** 248-530-1856  
**Social:** [LinkedIn](#)

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----- Forwarded message -----

From: **Rod Wasserman** <[rodwasserman@hotmail.com](mailto:rodwasserman@hotmail.com)>  
Date: Fri, Jan 29, 2021 at 8:17 AM  
Subject: COMMENTS RE: MULTIPLE HOUSING PLAN  
To: [ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org) <[ndupuis@bhamgov.org](mailto:ndupuis@bhamgov.org)>

JANUARY 29, 2021

DEAR MR. DUPUIS -

Please add my name to the list of those who adamantly oppose the plan to expand multi-unit housing in the new Plan under consideration.

As residents, our communal responsibility is to protect and promote the safety, beauty and economic viability of Birmingham. We have no obligation to increase population density or to make housing more accessible. As our representative you inherit that mission and no other. And if the matter rests upon needing more revenue, let the City raise taxes, not lower housing values.

Birmingham is an "aspirational" community. People thirst to live in Birmingham as it is. Adding more shared-wall housing will only change or diminish, but in no way improve the community or lifestyle.

Feel free to contact me directly should you wish to discuss these matters.

Respectfully submitted,

Rodger Wasserman

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**Re: seams**

1 message

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**Eric Wolfe** <elwolfe1@comcast.net>

To: Jana Ecker <jecker@bhamgov.org>

Cc: Scott Clein <sclein@giffelswebster.com>, tmarkus@bhamgov.org

Sun, Jan 17, 2021 at 7:21 PM

Thank you Jana.

I understand that Ann St. was (rightly) removed from the "seam" list.

Perhaps the chairman realized it was an inappropriate location, would create a strong incentive to demolish the Victorian from the 1880s, would add unnecessary density, congestion and noise to an already highly dense area, would create serious parking problems in an area already over parked, would permit intense and noxious uses that have no business adjacent to homes, is in no way a seam as described (along a main road, etc.), not to mention it's completely inappropriate for a multistory building to abut the six or seven single family parcels on tiny lots that would be deprived of what little privacy their backyard provides.

Please confirm that Ann St. will be removed from the next draft of the 2040 plan.

Thank you.

Eric and Tracey Wolfe

On Jan 12, 2021, at 8:08 PM, Jana Ecker <jecker@bhamgov.org> wrote:

Thank you for your comments. I have passed both of your emails along to the Planning Board for their consideration.

Have a great evening,

Jana

On Tue, Jan 12, 2021 at 5:59 PM Eric Wolfe <elwolfe1@comcast.net> wrote:

Dear Jana,

Please forward this to the Planning Board as well as my email from Sunday, January 10.

We strongly object to any part of Ann St. being considered as a "seam" for purposes of applying transitional zoning as suggested under the 2040 Master Plan draft. We have lived here for 13 years, and rarely with a moment of peace due to excessive rezoning and construction adjacent to my residential neighborhood.

When we moved here in 2007, we were under the impression we were moving into a stable, largely built-out community. We bought a home on the corner of Ann and Frank due to its proximity to downtown. I have since invested in a retail store, now considered a national treasure, located in the downtown shopping district. We are committed to the city.

What we oppose, in the strongest terms, is further reductions in our family's quality of life. We live in a single family residential neighborhood. All of the parcels north of my home on Ann St. are also zoned single family residential. (The apartment complex at the northern terminus, while zoned multi-family, contains a home which is located on Ann St. and to all appearances looks like a single family residential parcel). Since 2007, we have been subjected to a rezoning of the Forefront, a rezoning of the Bristol (with multiple attempt to accomplish this rezoning over the years), and a recent attempt to rezone the parcel adjacent to my home. We suffer from abusive parkers, who ignore the 24 hour restricted parking on Frank St. Ann St. continues to be used as a staging location for heavy construction vehicles. There is little or no enforcement of the parking meters on Ann St., which were originally installed to prevent Unipro employees from abusing the two hour parking limit.

Again, we live in a single family neighborhood. We are not on a main street such as 14 Mile Rd., Maple, Southfield, Woodward. The constant encroachments on our home has affected its value, which has barely risen, according to Zillow, in the 13 years we have lived here.

Who, other than your consultant, feels that a single family residential street should be transformed into a multi-family development area? Who among you wants to live under the constant noise of years of construction? Who wants the dramatic increase in traffic and noise associated with multi-family, compared to single family residential? Would you want an apartment building next to your home? In a neighborhood? It's hard to believe we have to even waste a minute on this poorly conceived idea by an outside consulting group who believes, without documentation, that Birmingham needs to increase its population.

"Seams" are a poor idea for Ann St., and perhaps all of the suggested parcels, and unworthy of further consideration. Enough with this constant attempt to rezone land for the benefit of few at the expense of many. We urge you to vote against such an intrusive concept.

Thank you.

Eric and Tracey Wolfe

--

**Jana L. Ecker**

*Planning Director  
City of Birmingham  
248-530-1841*

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**From:** Diana Christina York <dianachristina921@gmail.com>  
**Sent:** Sunday, January 31, 2021 11:10 AM  
**To:** abingham@bhamgov.org  
**Subject:** Concerned Homeowner

As a longtime Birmingham home owner I am very concerned with the city's plans for redevelopment. Specifically in already established mature neighborhoods. The plan fails to address the massive numbers of historic homes, majestic trees, green space and ignores the insanity of increasing population density in an era of pandemics. The charm and appeal of Birmingham is rooted in single-family homes, parks, mature trees.

Thank you  
Diana York



But now, the tide is turning. From Oregon to Vermont, cities and states are rejecting two cornerstones of American land-use regulation: SFR zoning and minimum parking requirements. A trio of reforms has emerged to take their place, aiming to create more inclusive, equitable, and affordable neighborhoods by expanding housing options.

As we head into a new decade, planners should expect to see these changes gain momentum in communities of all sizes.

## 1. ELIMINATING SFR-ONLY ZONING



This fourplex, originally built in 1917, is listed as a contributing resource in the [Irvington Historic District](https://en.wikipedia.org/wiki/Irvington_Historic_District) ([https://en.wikipedia.org/wiki/Irvington\\_Historic\\_District](https://en.wikipedia.org/wiki/Irvington_Historic_District)) in Portland, Oregon. Cities tended toward more diverse housing types before residential zoning regulations became ubiquitous across the U.S. Photo by Ian Poellet.

In 2018, [Minneapolis made headlines](https://www.nytimes.com/2018/12/13/us/minneapolis-single-family-zoning.html) (<https://www.nytimes.com/2018/12/13/us/minneapolis-single-family-zoning.html>) by amending its comprehensive plan to allow duplexes and triplexes on single-family lots, which translated into changes in its zoning ordinance just last year. It was the first place in the U.S. to make [such a fundamental change](https://www.planning.org/2019/may/research/) (<https://www.planning.org/2019/may/research/>) across all of its single-family zones by reauthorizing these types of "missing-middle" housing.

[Oregon wasn't far behind](https://www.npr.org/2019/07/01/737798440/oregon-legislature-votes-to-essentially-ban-single-family-zoning) (<https://www.npr.org/2019/07/01/737798440/oregon-legislature-votes-to-essentially-ban-single-family-zoning>). In 2019, the state passed a law that requires all cities with a population over 10,000 to allow duplexes on all lots in SFR zones. Tri- and fourplexes, townhomes, and cottage cluster housing were also made legal in cities with over 25,000 people. This year, [Portland went a step further](https://www.sightline.org/2020/08/11/on-wednesday-portland-will-pass-the-best-low-density-zoning-reform-in-us-history/) (<https://www.sightline.org/2020/08/11/on-wednesday-portland-will-pass-the-best-low-density-zoning-reform-in-us-history/>) and allowed six-plexes on single-family lots, provided that two units meet rental or ownership affordability standards.

Most recently, Nebraska required in August that cities with over 20,000 people prepare and implement housing affordability plans over the next few years. Failure to adopt them by the deadline triggers default housing regulations, authorizing the full range of middle housing.

Even smaller cities like Lander, Wyoming, with a population around 7,500, [are rethinking SFR zones](https://www.wyomingpublicmedia.org/post/lander-launches-affordable-housing-study#stream(0)) ([https://www.wyomingpublicmedia.org/post/lander-launches-affordable-housing-study#stream\(0\)](https://www.wyomingpublicmedia.org/post/lander-launches-affordable-housing-study#stream(0))).

## 2. EMBRACING ADUS



Los Angeles homeowners replaced their detached garage with this ADU created by local company Cover in 2019, three years after California allowed for ADUs in SFR zones. Photo courtesy [cover.build](https://www.cover.build/) (<https://www.cover.build/>).

Accessory dwelling units, or ADUs (also known as granny flats, English basements, secondary suites, casitas, and ohana houses), are another way to increase housing diversity and affordability, but they've been banned from SFR zones for decades. In 2005, Vermont changed course by enacting a law

that mandated the equal treatment of different housing types in local bylaws, including ADUs in SFR zones. Soon, other states followed.

California required local governments to authorize ADUs in SFR zones in 2016. The following year, [New Hampshire passed legislation \(https://www.nhhfa.org/wp-content/uploads/2019/06/ADU\\_Guide\\_Municipalities.pdf\)](https://www.nhhfa.org/wp-content/uploads/2019/06/ADU_Guide_Municipalities.pdf), ensuring that, in the absence of local zoning authorization, state law directly allows one ADU as an accessory use to any single-family dwelling, as a matter of right, and no municipal permits or conditions can be imposed other than a building permit. Oregon's law, adopted the same year, mandates ADU authorization in most cities.

These early regulations weren't perfect. ADU construction still faced roadblocks due to "poison pills," like requiring owner occupancy, minimum parking standards, or approval through discretionary conditional use processes like public hearings — a process not imposed on single-family homes. California, Vermont, Oregon, and Washington have since amended their statutes to remove or severely limit poison pills, as have local governments like Seattle and Montgomery County, Maryland. In late 2019, for example, California passed [five new bills that reduce barriers to ADU construction \(https://www.planning.org/planning/2020/feb/intersections-housing/\)](https://www.planning.org/planning/2020/feb/intersections-housing/), in SFR neighborhoods, including eliminating owner-occupancy requirements and certain impact fees. Local jurisdictions are even responsible for providing ADU grant and incentive programs.

The results have been impressive: In 2016, Los Angeles issued 117 permits for ADUs; in 2019, it issued 4,606.

### 3. HOUSING PEOPLE OVER CARS



Requiring parking for each residence can make construction of multifamily buildings more expensive and, in some cases, impossible due to lot size or terrain constraints. Photo courtesy Mark McClure/Sightline Institute Middle Homes Photo Library.

Minimum on-site parking requirements create a significant barrier to multifamily housing. They not only drive up costs but can make construction either infeasible or physically impossible, given the lot size or terrain.

That's why more and more advocates and planners are questioning why [housing for cars is mandated \(https://www.planning.org/planning/2018/oct/peopleoverparking/\)](https://www.planning.org/planning/2018/oct/peopleoverparking/) at the expense of housing for people. [Parking expert Professor Donald Shoup \(https://www.planning.org/publications/document/9194519/\)](https://www.planning.org/publications/document/9194519/), FAICP, of UCLA estimates that the U.S. has set aside two billion parking spaces for just 250 million cars and light trucks, resulting in far more land dedicated to cars than housing.

Sand Point, Idaho, was [the first to eliminate all parking requirements \(https://www.strongtowns.org/journal/2019/1/30/one-line-of-your-zoning-code-can-make-a-world-of-difference#:~:text=In%202009%2C%20as%20buildings%20were,debate%20and%20was%20not%20unanimous,\)](https://www.strongtowns.org/journal/2019/1/30/one-line-of-your-zoning-code-can-make-a-world-of-difference#:~:text=In%202009%2C%20as%20buildings%20were,debate%20and%20was%20not%20unanimous,)

in 2009. Years later, in 2016, Hartford, Connecticut, became the first major city to eliminate [all minimum parking requirements \(https://www.planning.org/planning/2015/may/puttingacap.htm\)](https://www.planning.org/planning/2015/may/puttingacap.htm), and even imposed limits on the maximum amount of on-site parking allowed. Buffalo, New York, followed suit in 2017, and Edmonton, Alberta, did the same this past summer, becoming Canada's first city to do so. Others still have reduced or eliminated parking requirements for new housing, particularly near transit stops, like in San Diego and Atlanta.



#### Further Impacts: Housing

Planners must also maintain focus on rising rates of homelessness; gentrification and displacement; rent-burdened households; and the rise of one-person households.

See Also:



**Chicago**  
American Planning Association  
205 N. Michigan Ave., Suite 1200  
Chicago, IL 60601-5927

**Phone:** 312-431-9100  
**Fax:** 312-786-6700

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