



O p e n H o u s e

M a r c h 2 5, 2 0 2 1



Carlisle | Wortman
ASSOCIATES, INC.

Tonight's Agenda

Welcome

Survey Results

Small group discussion: What you want in the Master Plan for housing types & corridor expansion

Small group discussion reports

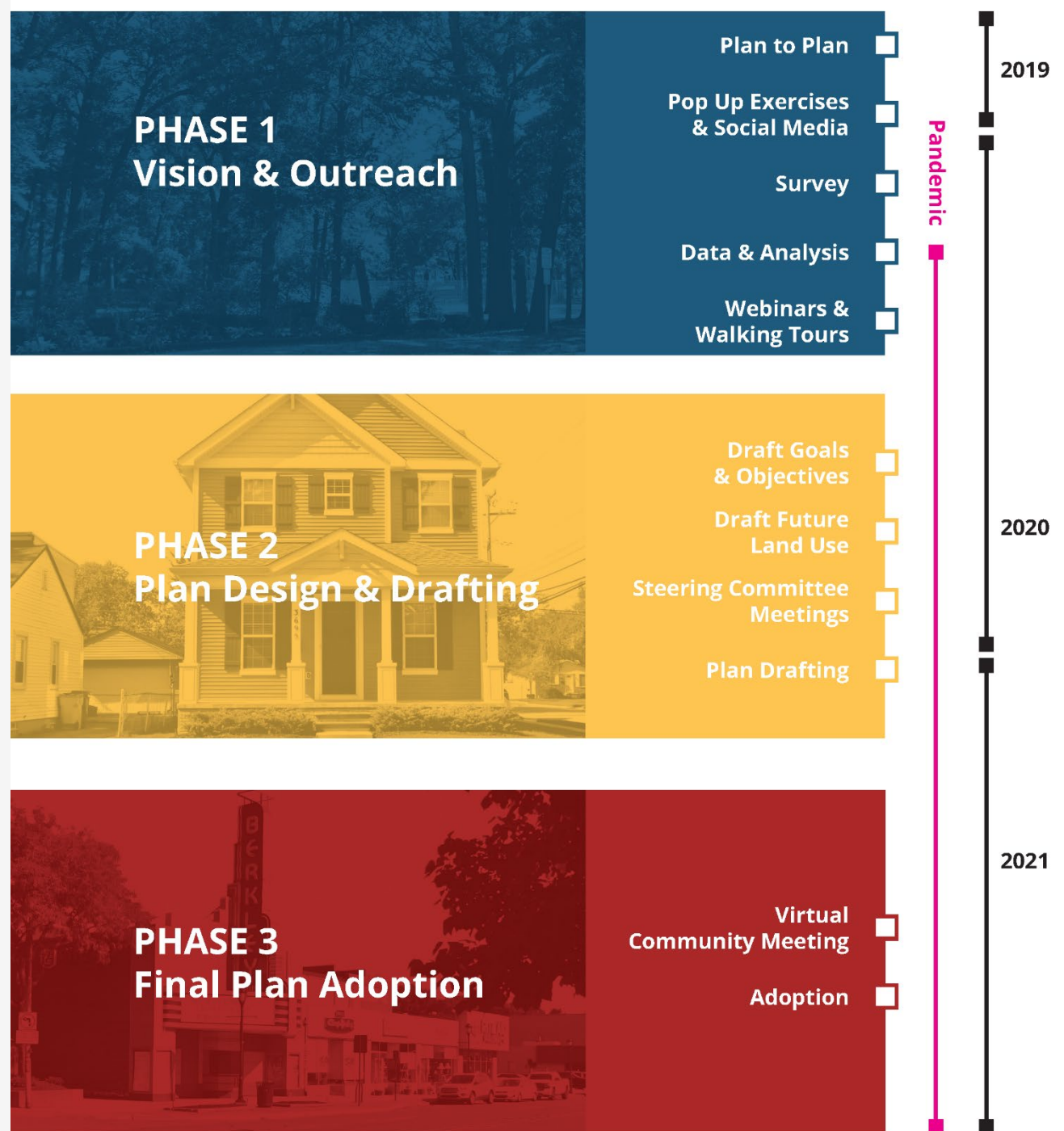
Next steps & thank you





Master Plan is the City's roadmap for the best path from a known present into an unknown future

MASTER PLAN PROCESS



The Three Whats Method

What?

What is important to our community?

So what?

Why are these issues important?

Now what?

What do we need to do?



HOUSING TYPES

WHAT?

VIBRANT COMMUNITY

Historically, Berkley has a diverse mix of ages and incomes.



SO WHAT?

MOST HOMES ARE SINGLE FAMILY HOUSES

The supply does not meet the need for all groups and incomes.



NOW WHAT?

SHOULD THERE BE MORE HOUSING TYPES?

If so, where?



HOUSING TYPES

NOW WHAT?

**WHAT
HOUSING
TYPES?**

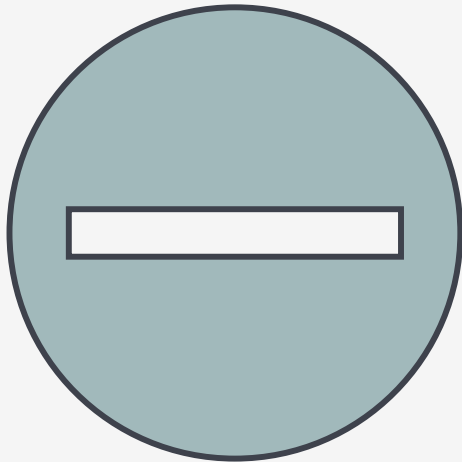


SURVEY RESULTS

PAUSE

NO CONSENSUS

Limited time left for the Master Plan and will not reach a policy decision with community support.



TALK

SOME SUPPORT, BUT...

Circumstances matter. Seems possible to come to a decision with some community support.



INCLUDE

SUPPORT

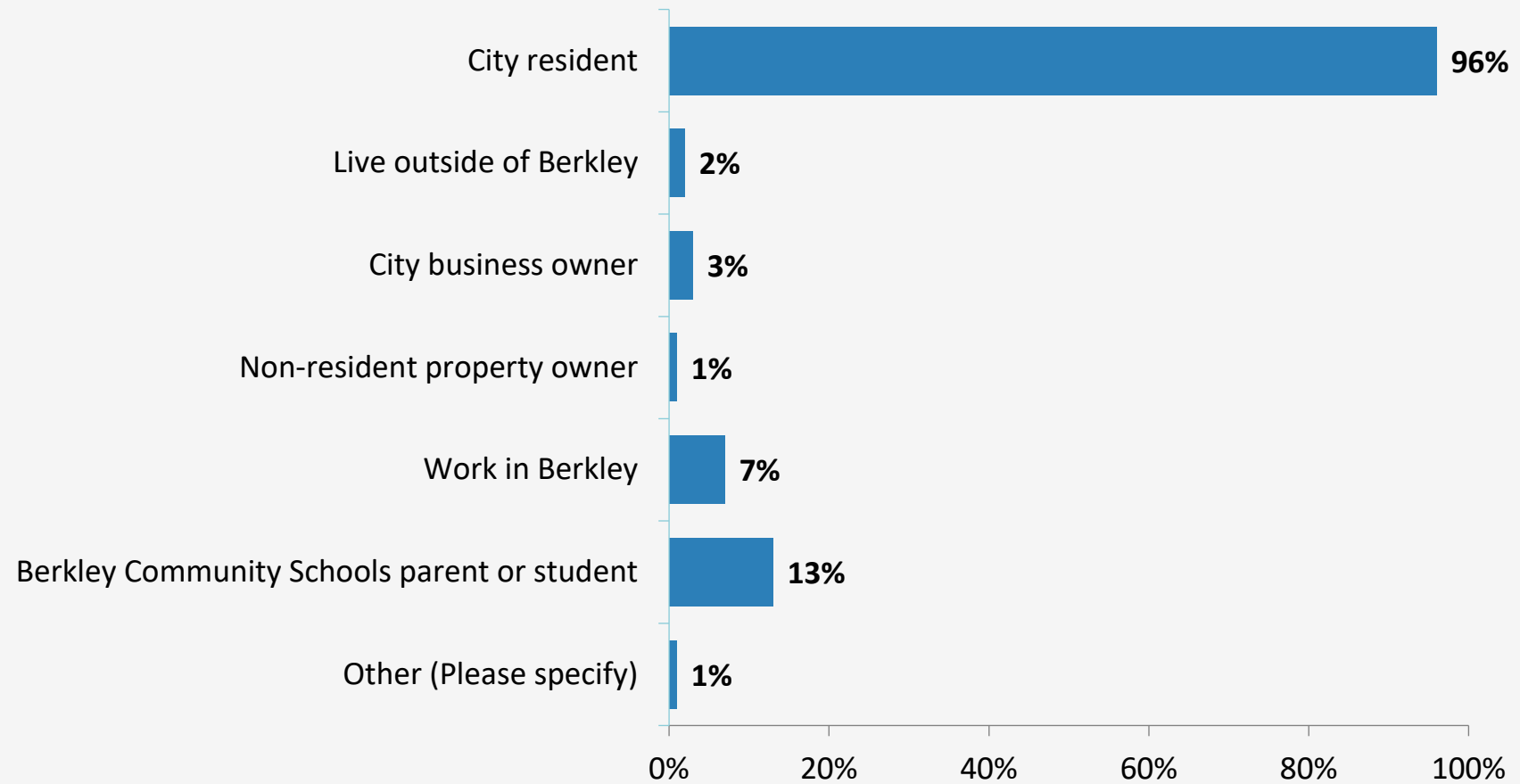
Option presented has support but still worth discussing the how and the when.



HOUSING TYPES

342 Responses, 325 City residents

No significant difference between all responses & those of City residents

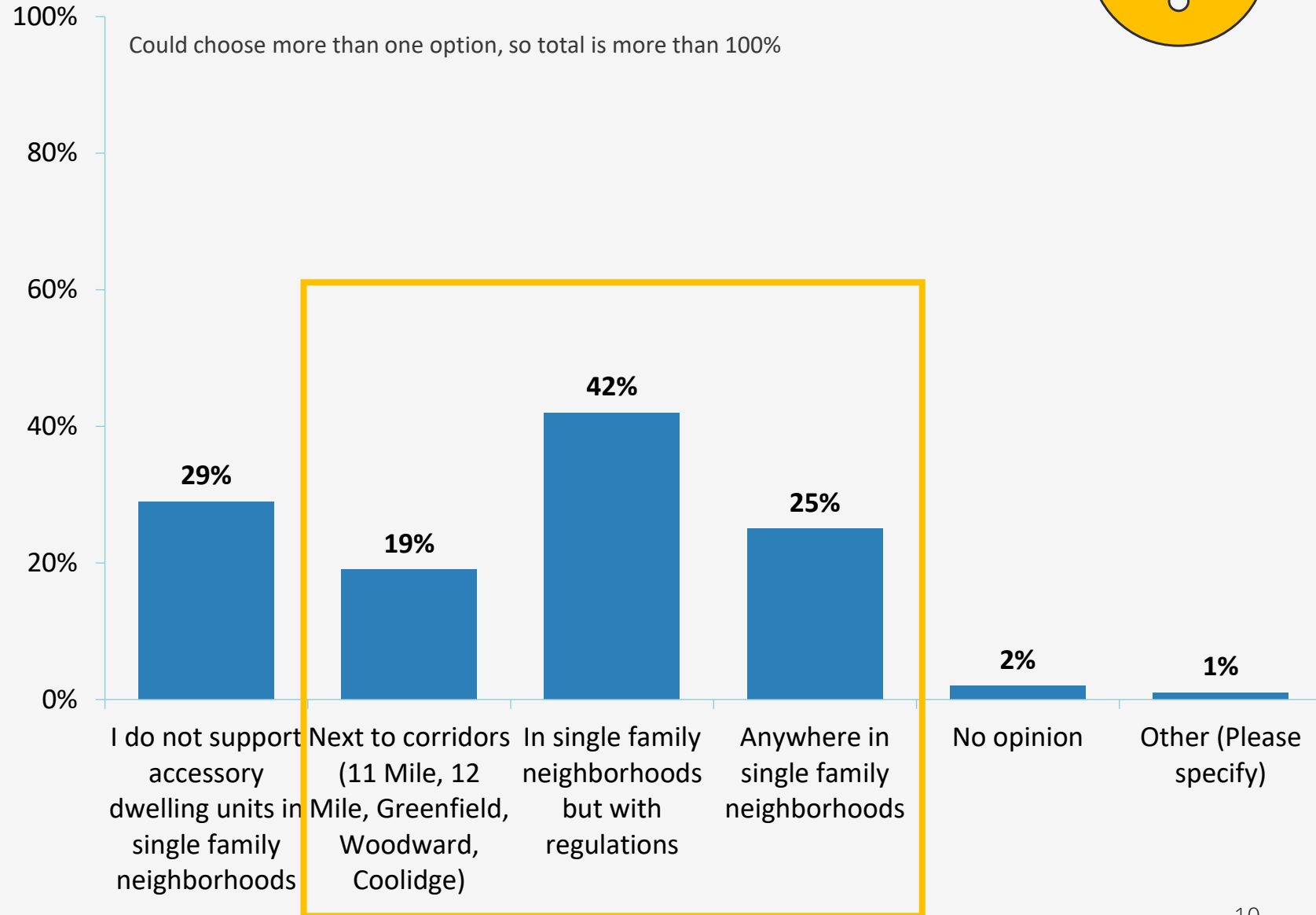
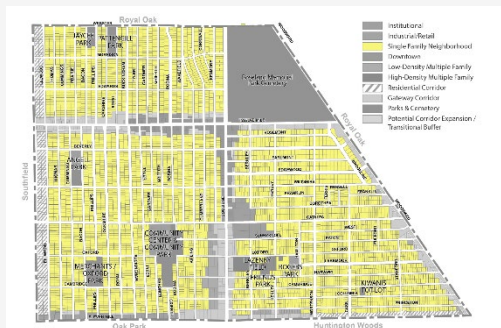




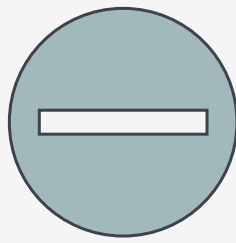
ACCESSORY DWELLING UNITS



Neighborhood Areas

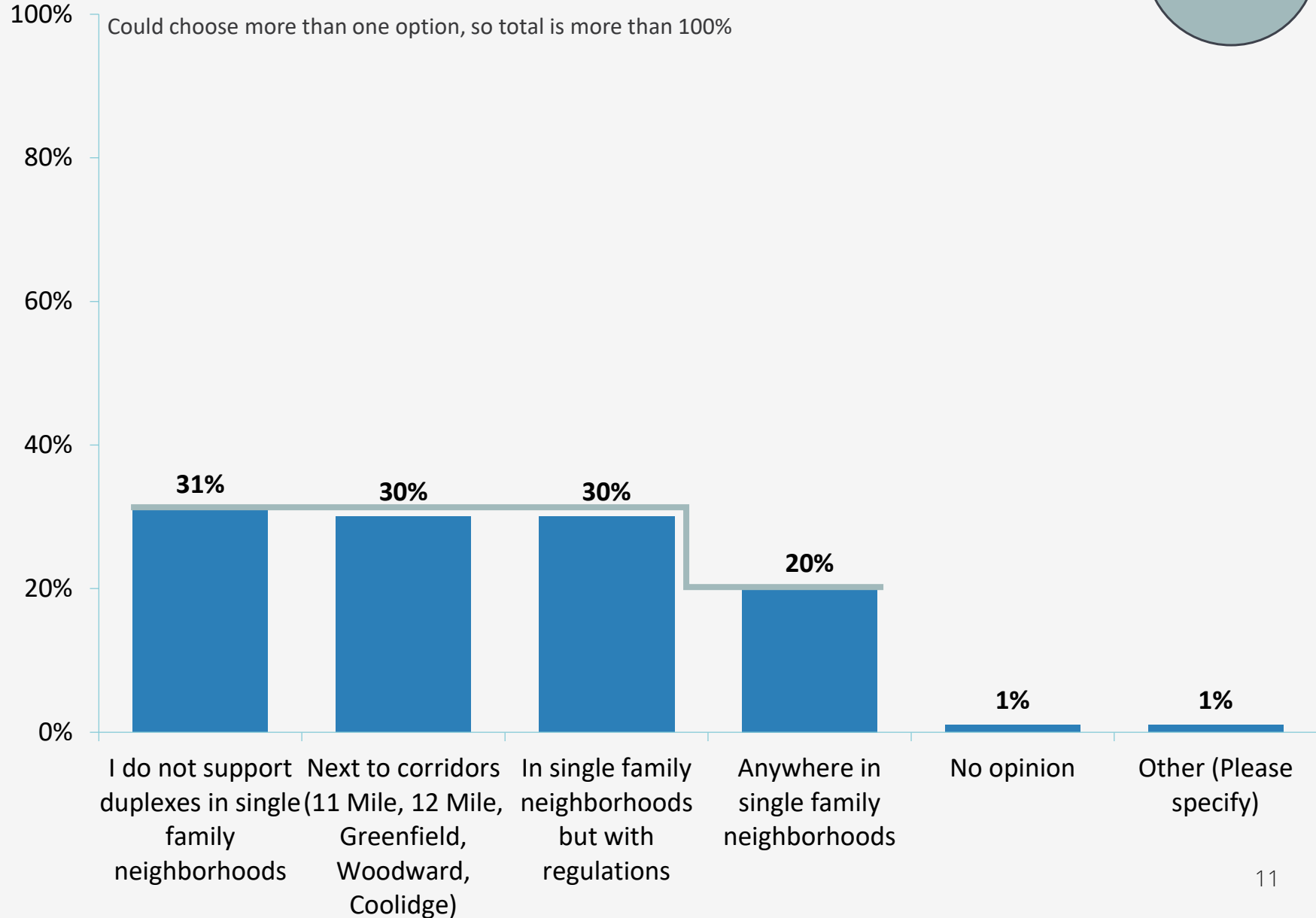
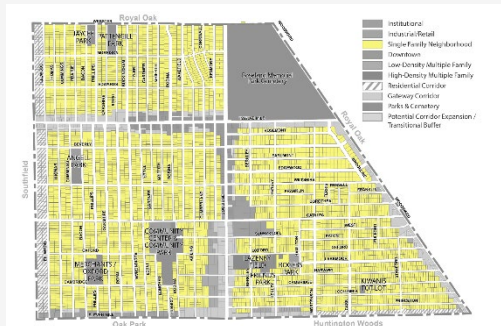


Duplexes in Neighborhoods

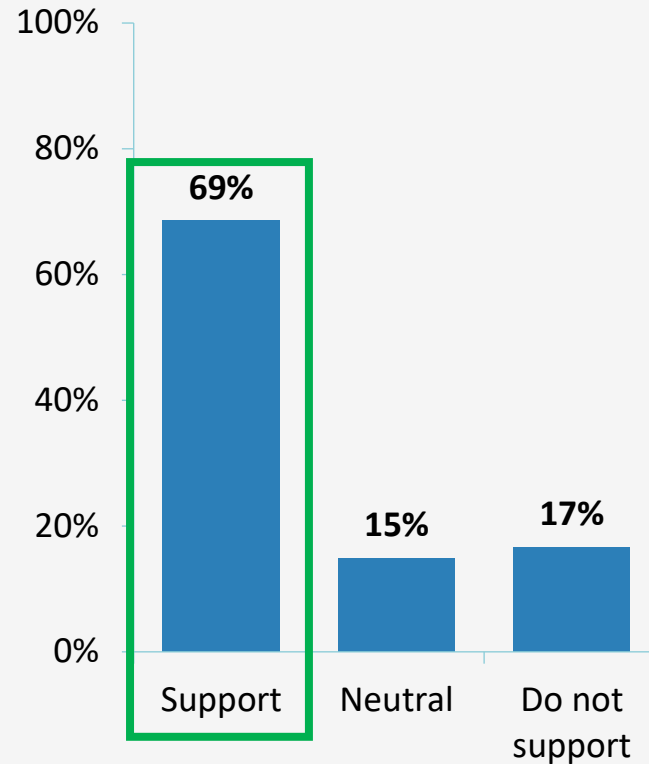
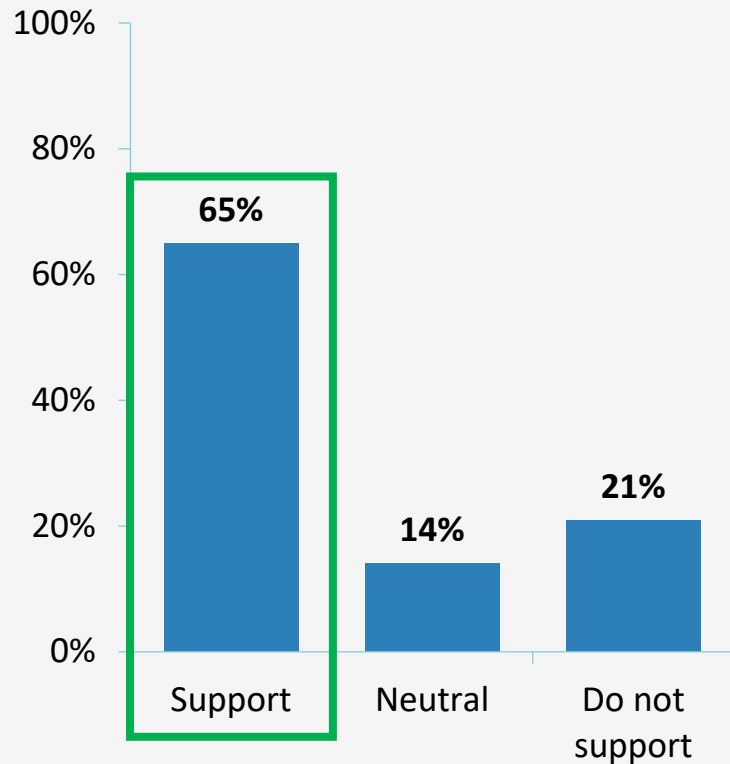


DUPLEX

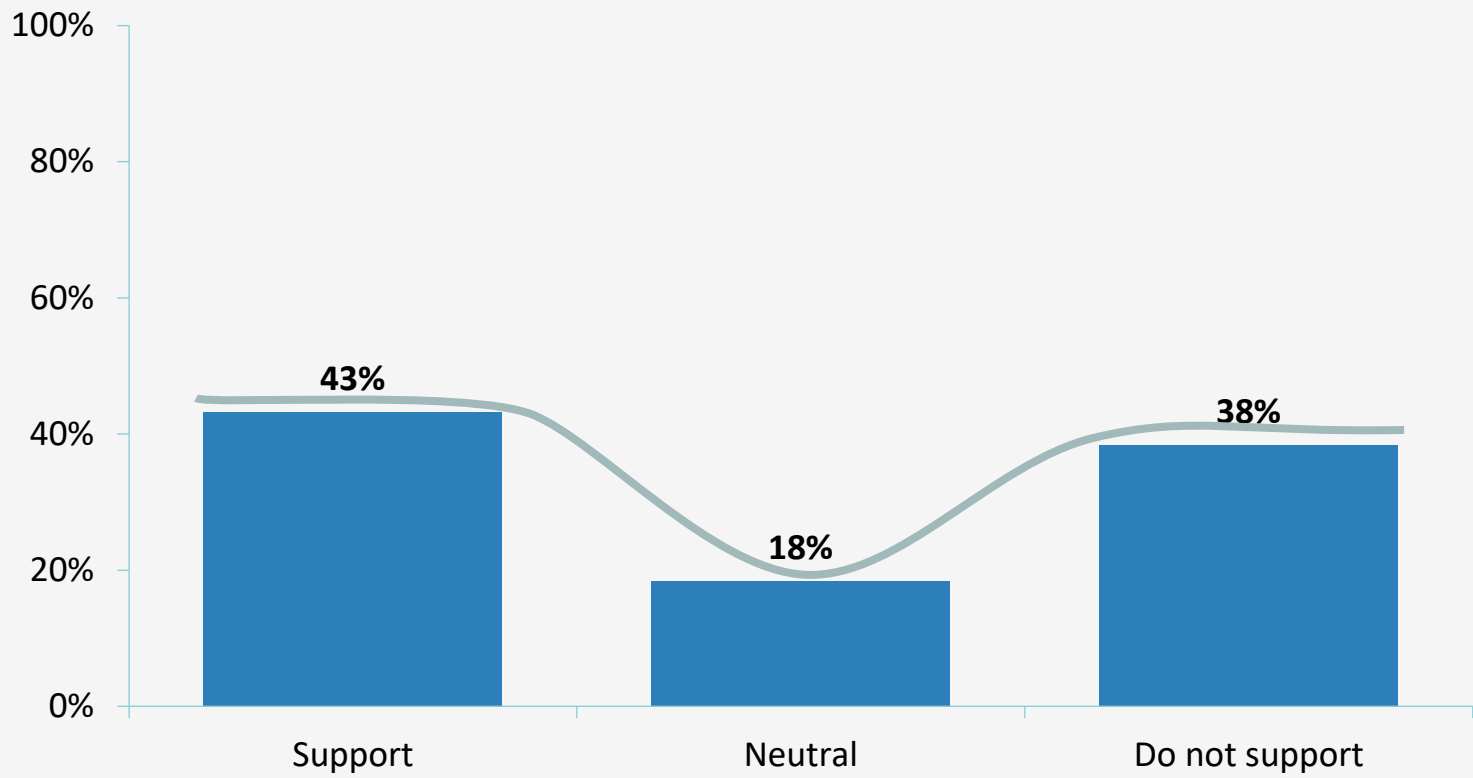
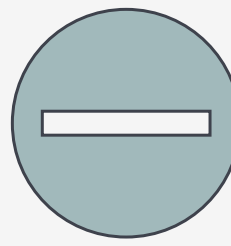
Neighborhood Areas



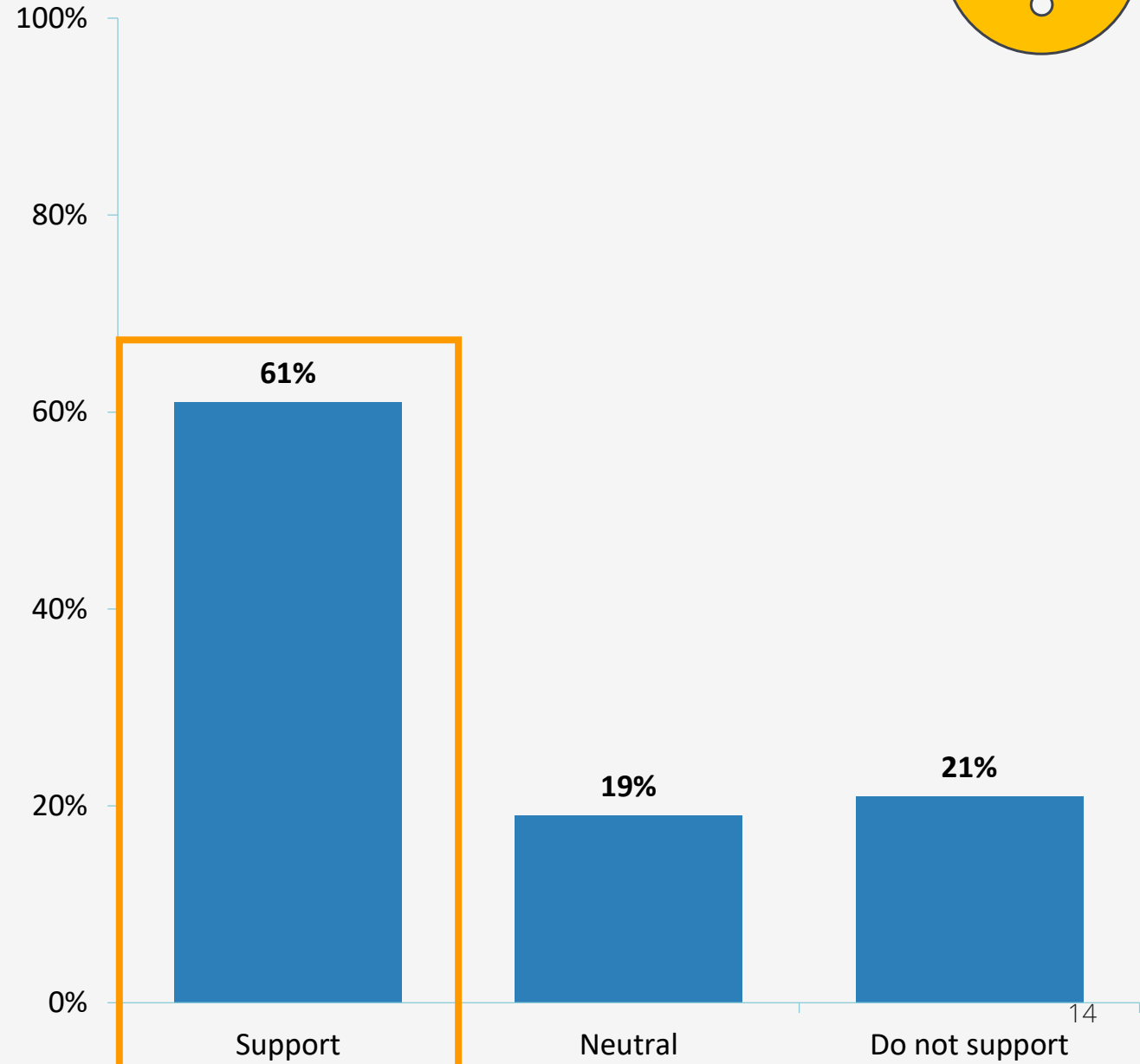
Low Density Multiple Family



Low Density Multiple Family



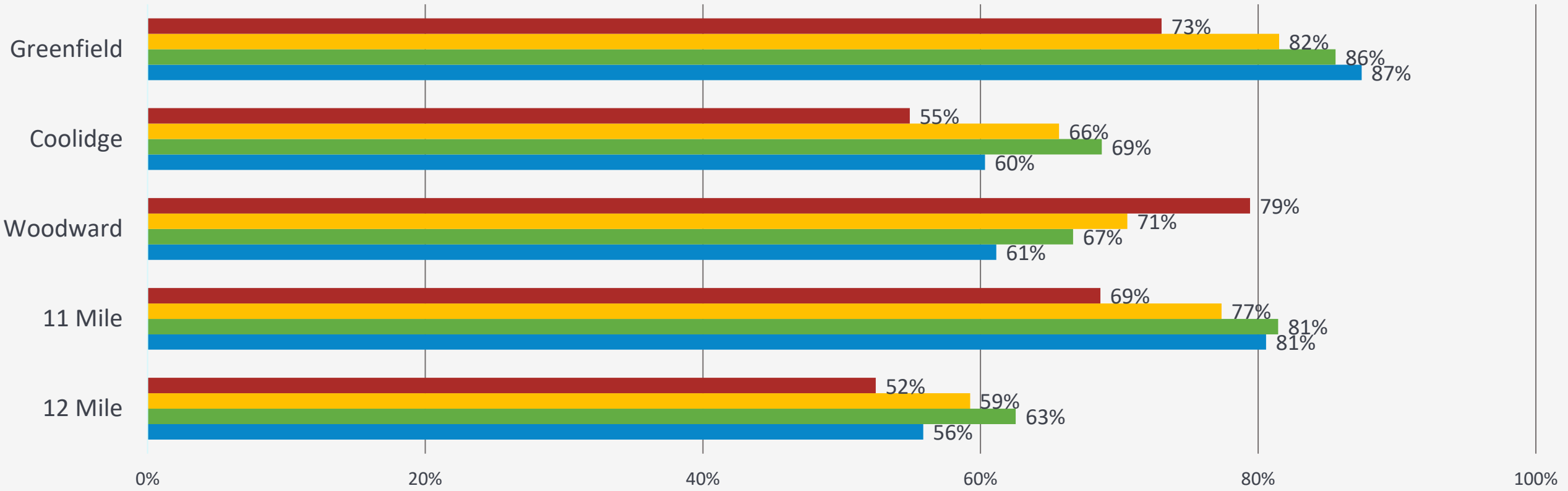
Greenfield Concept Plan



Corridors

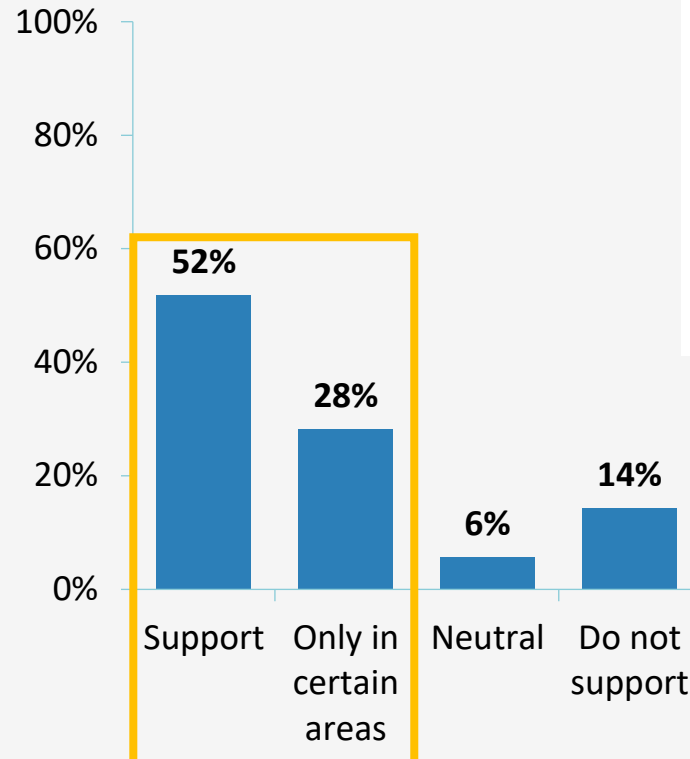
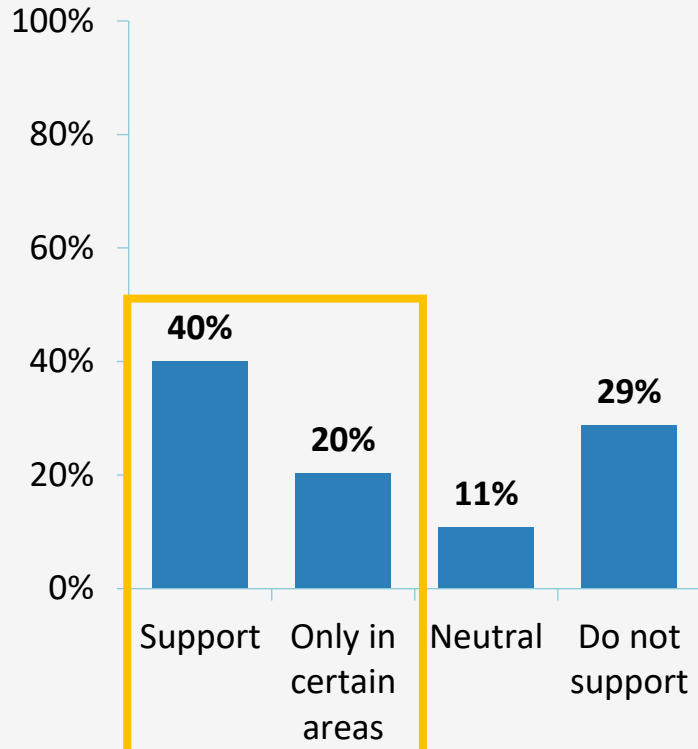


Could choose more than one option, so total is more than 100%

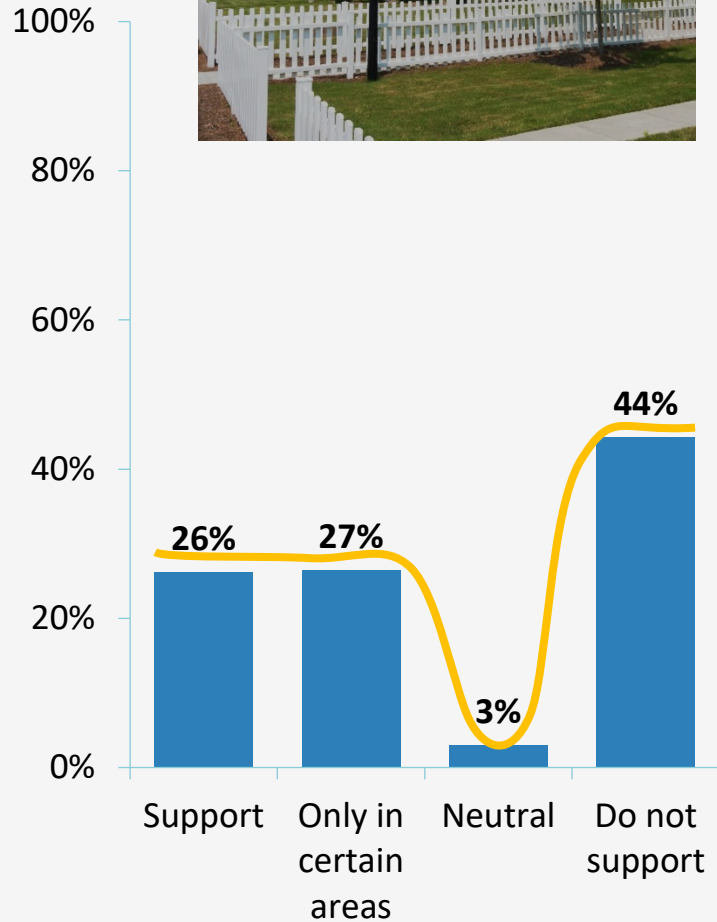
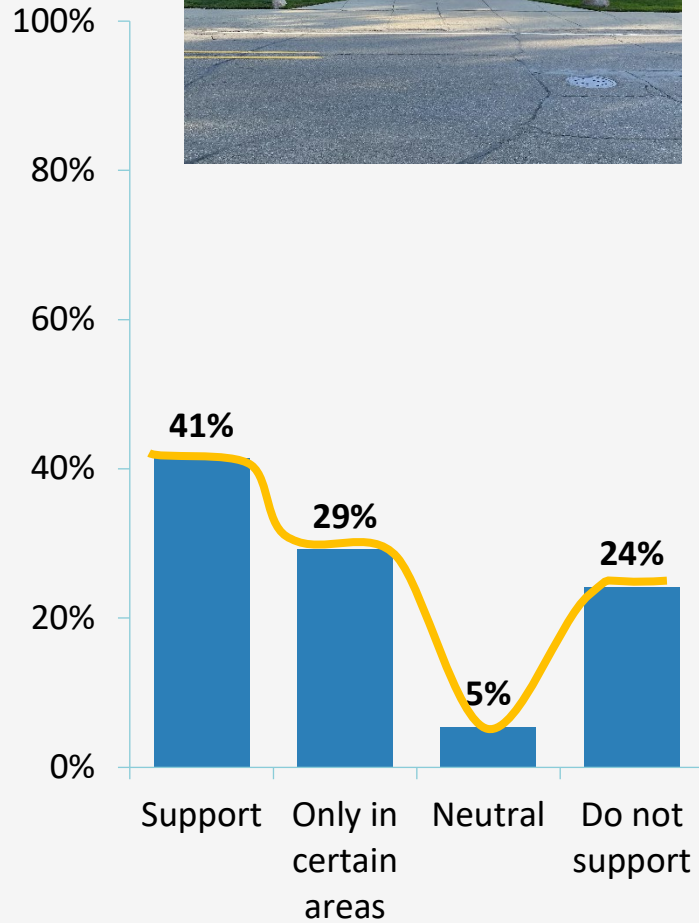


- 3-story apartments
- 2-story apartments
- Townhouse
- Duplexes

CORRIDORS



CORRIDORS

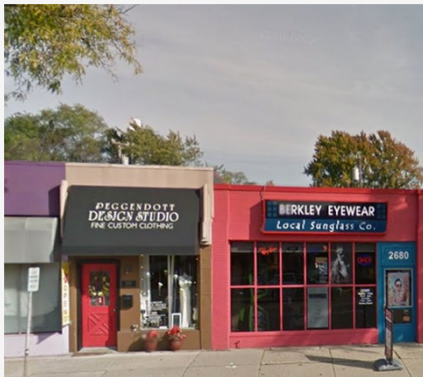


CORRIDOR EXPANSION

WHAT?

THERE IS COMMUNITY DESIRE

to enhance corridors with more variety of shops, restaurants and services.



SO WHAT?

A MODERN BUILDING WITH PARKING AND LOADING

cannot be built on current lots due to their shallow depths.



NOW WHAT?

NEED TO DECIDE IF, HOW AND WHERE CORRIDORS CAN EXPAND

if circumstances are right. Proposal is to plan, not rezone.



CORRIDOR EXPANSION

SO WHAT?

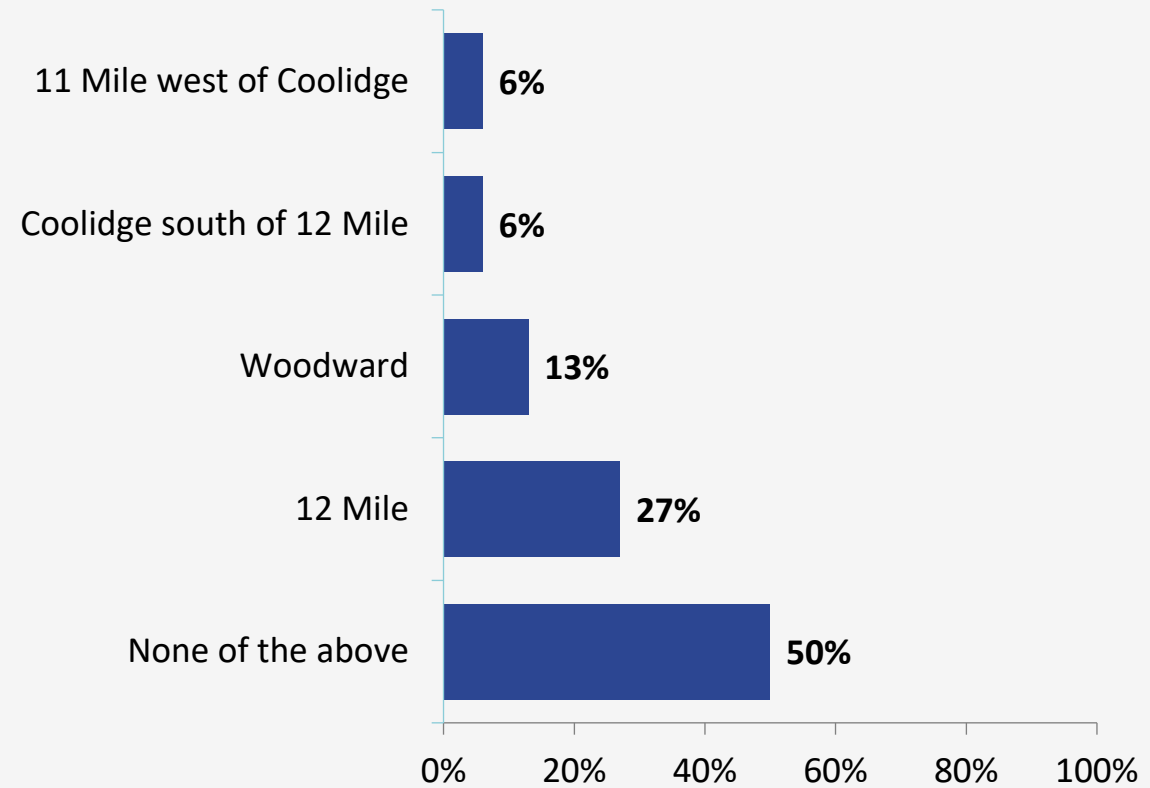
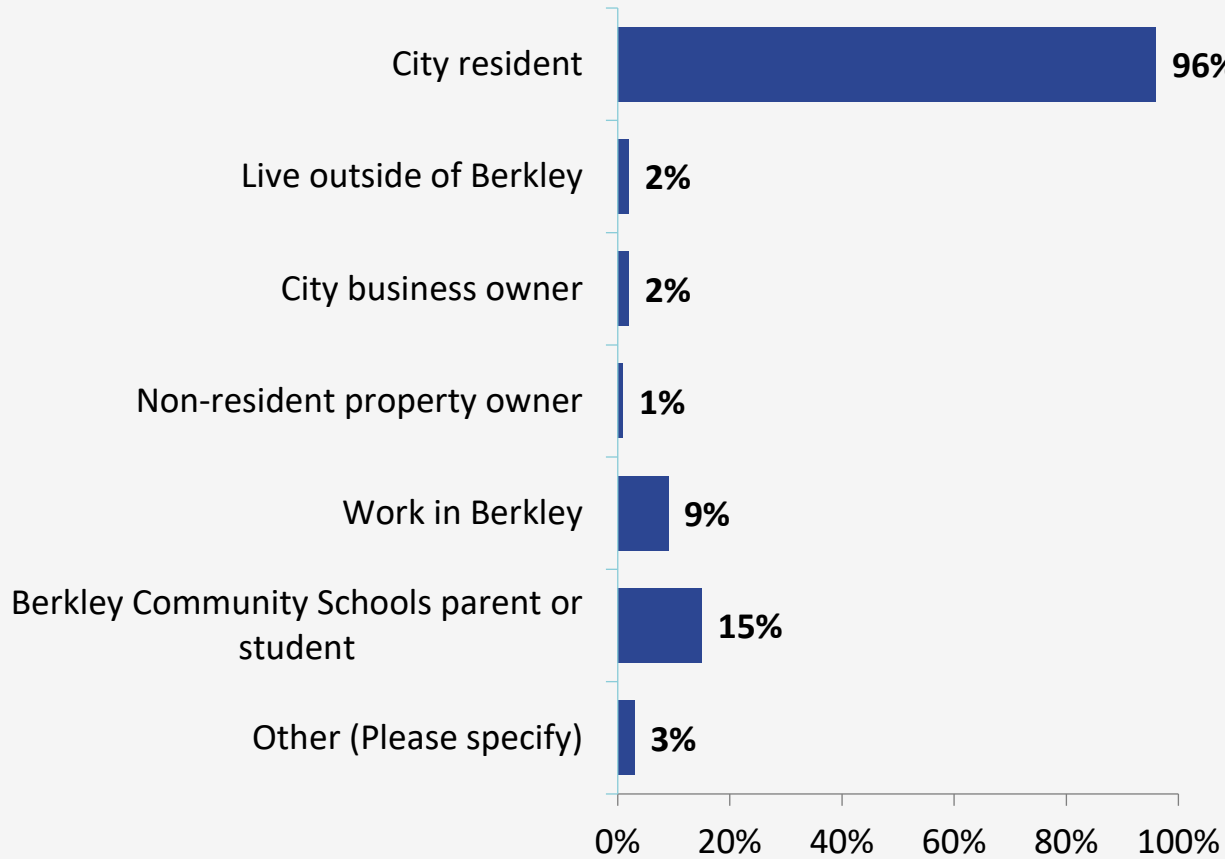


If needed, can corridor properties expand, while protecting neighborhoods?

CORRIDOR EXPANSION

WHO?

160 Responses, 151 City residents



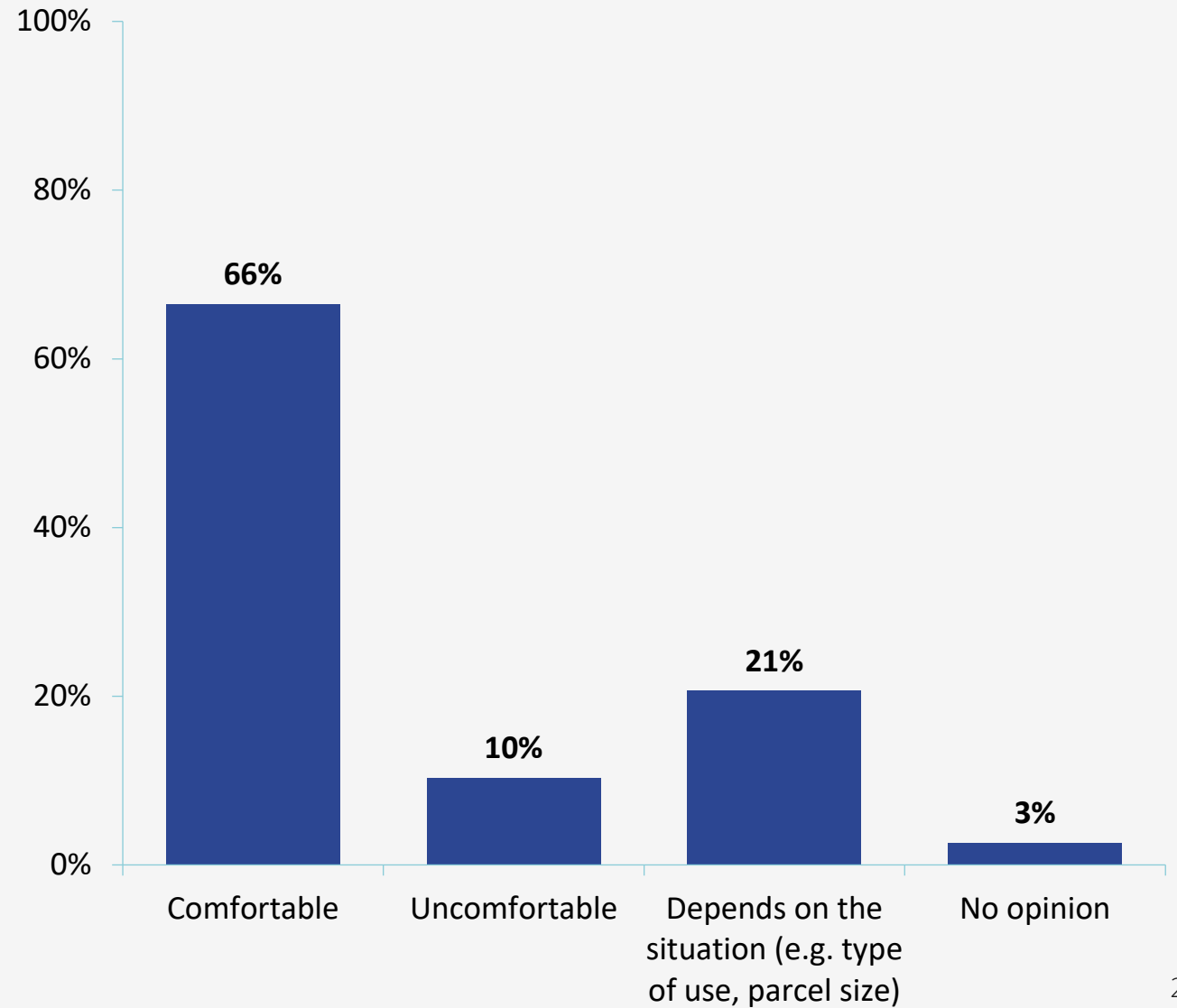
TYPE OF BUFFER



Landscaping with masonry wall buffer

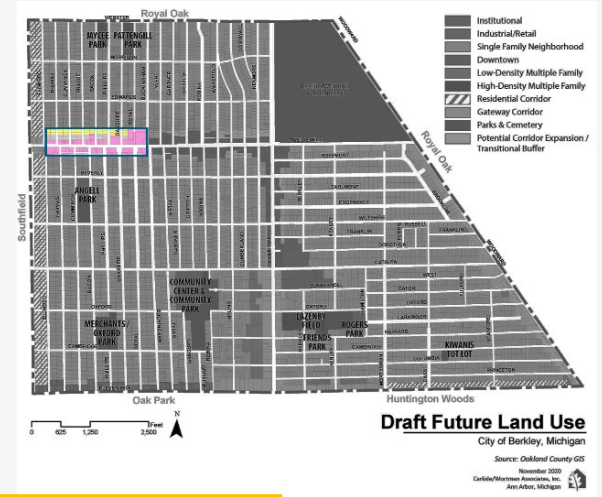
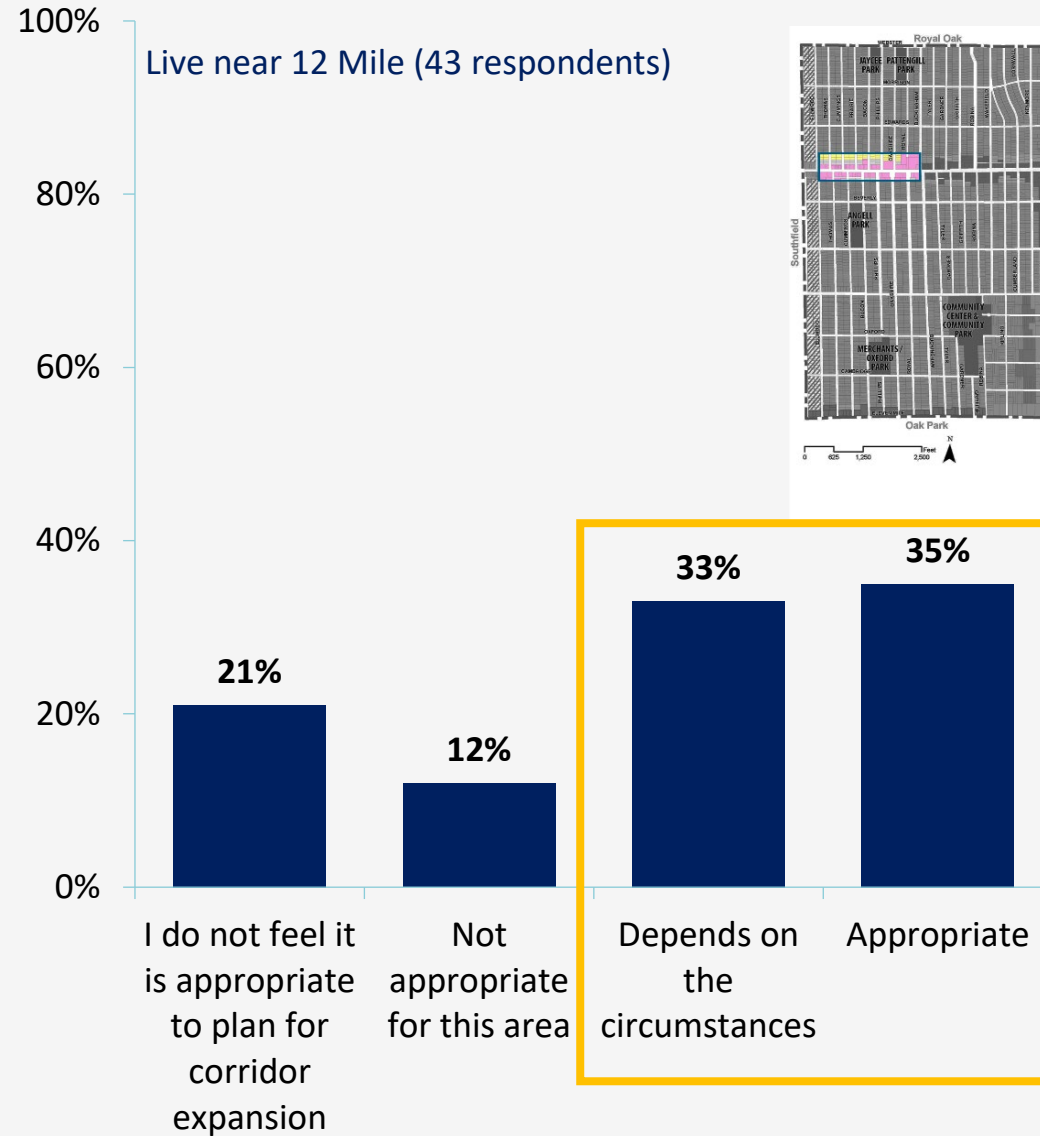
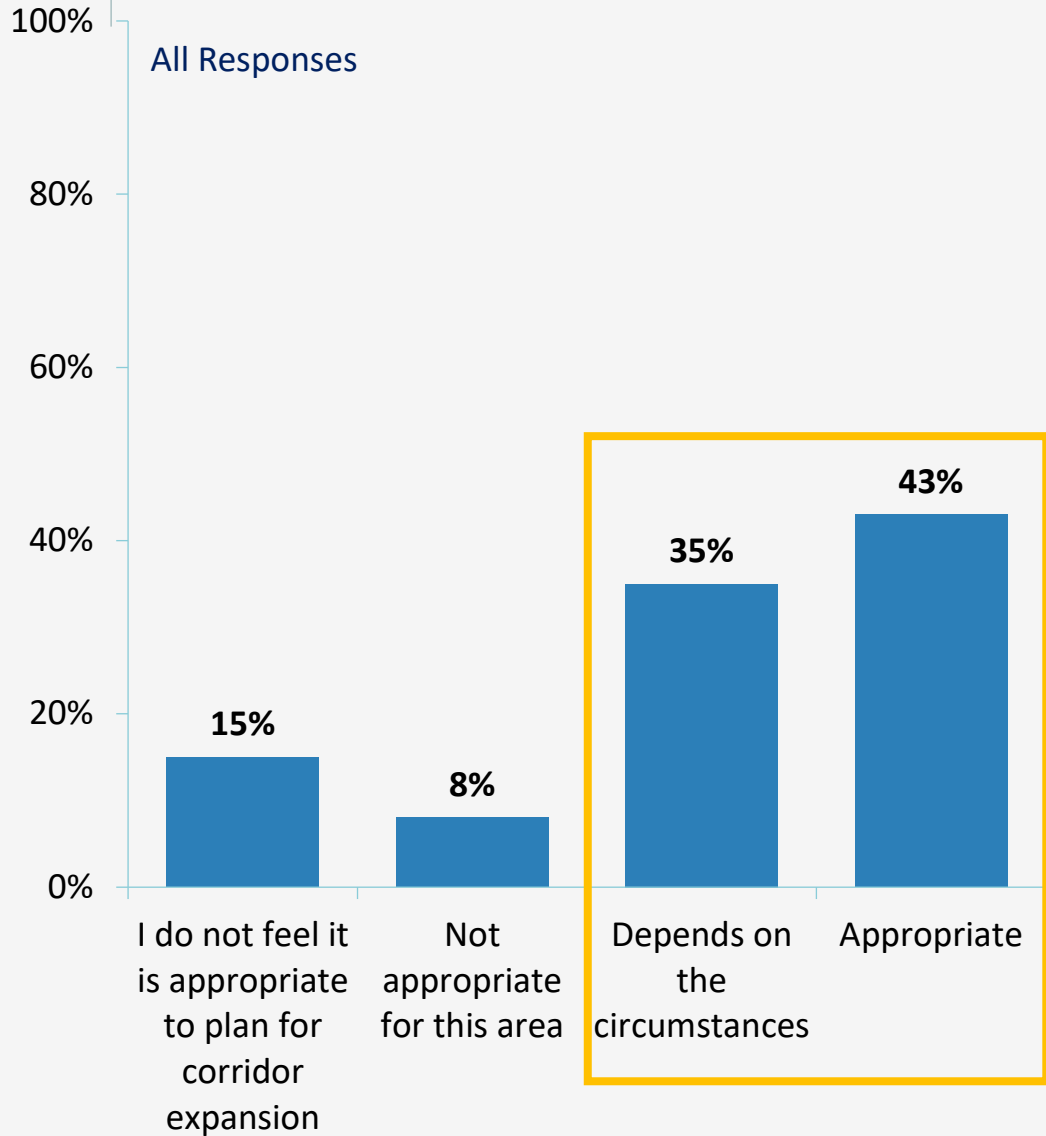


Masonry Wall only	24% Comfortable
Landscaped Buffer only	32% Comfortable

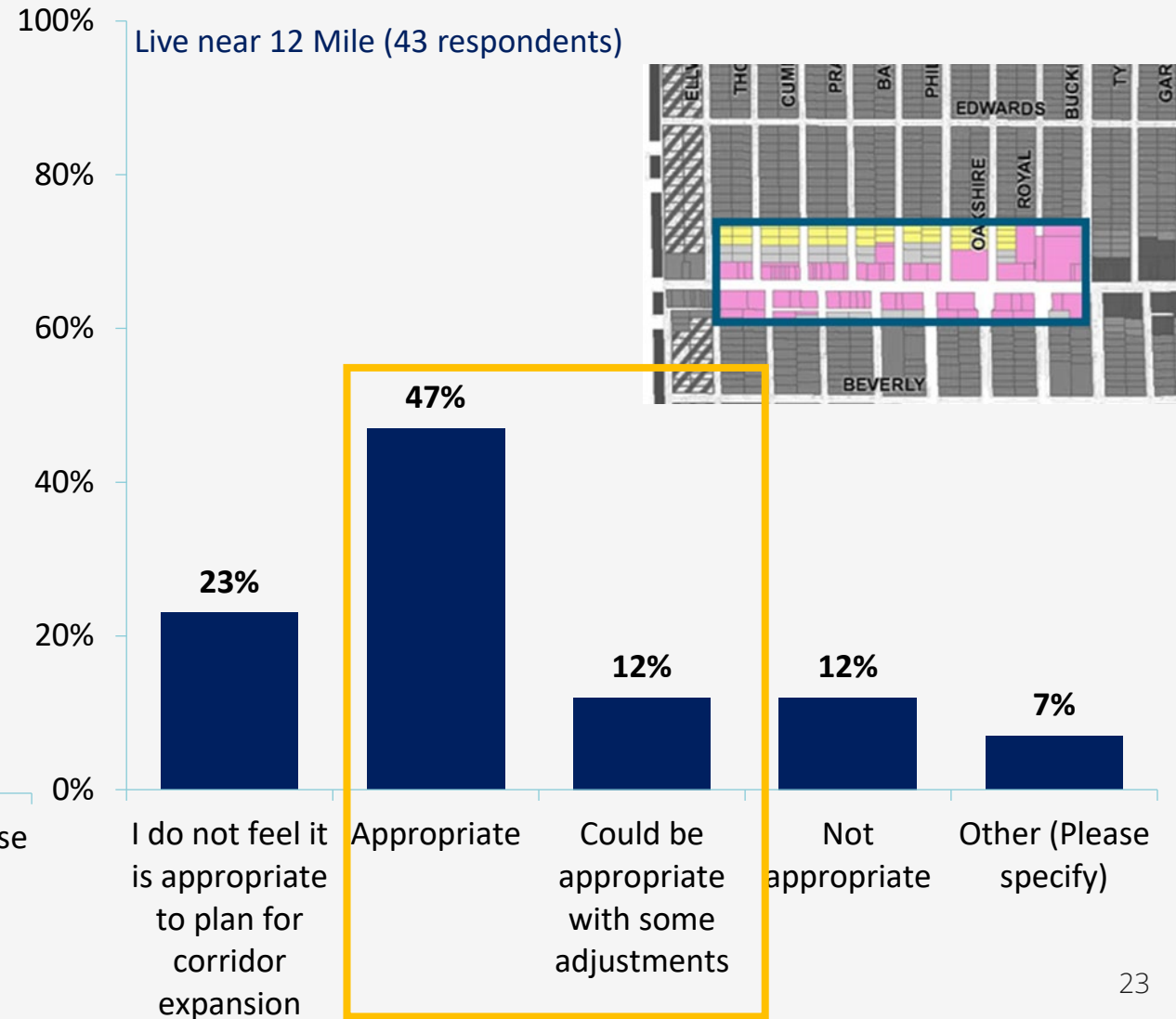
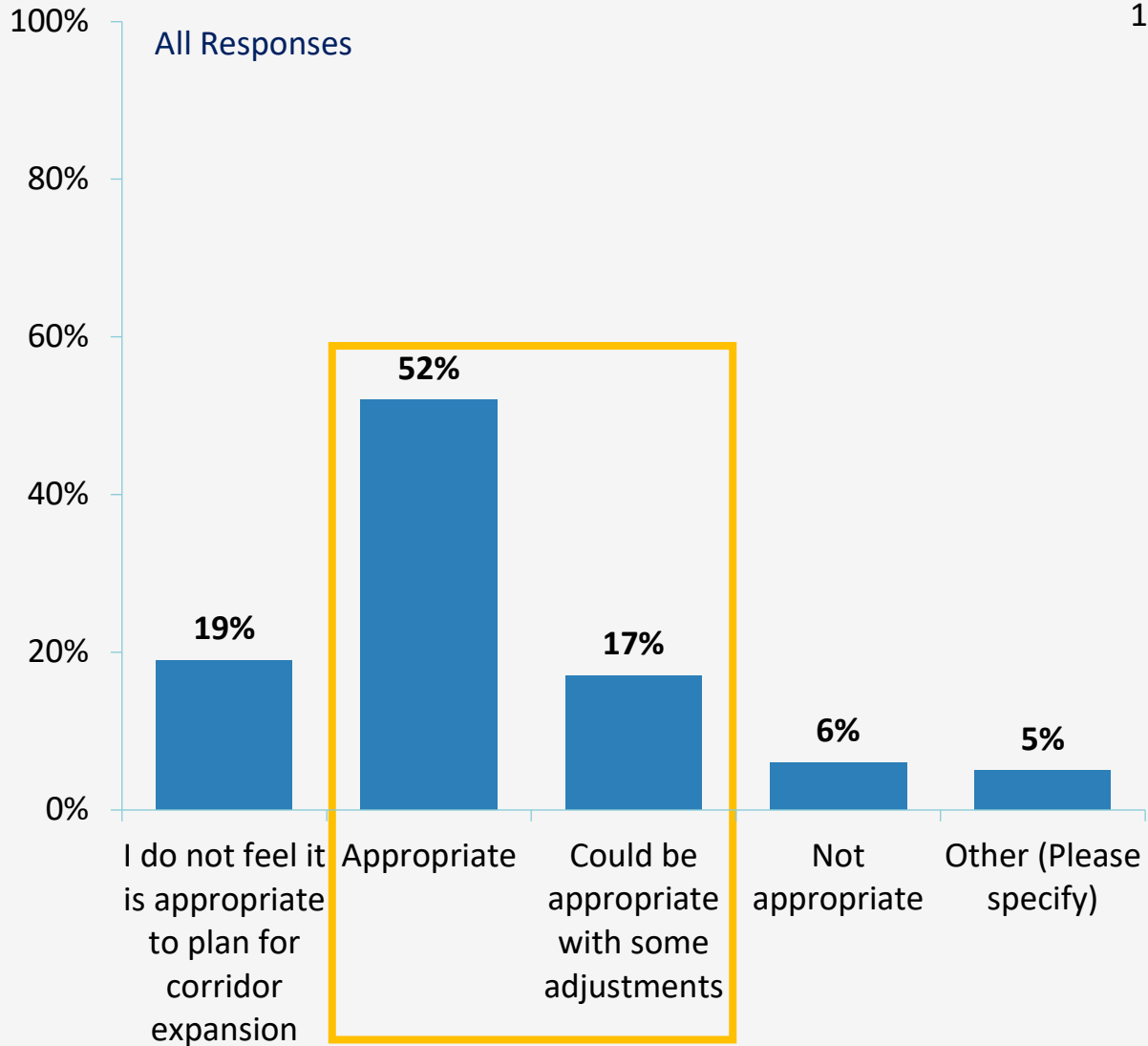


W. 12 MILE

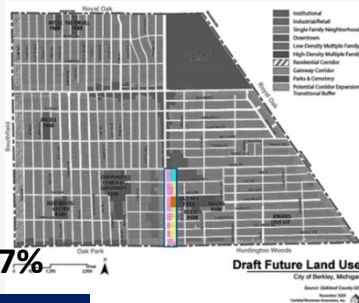
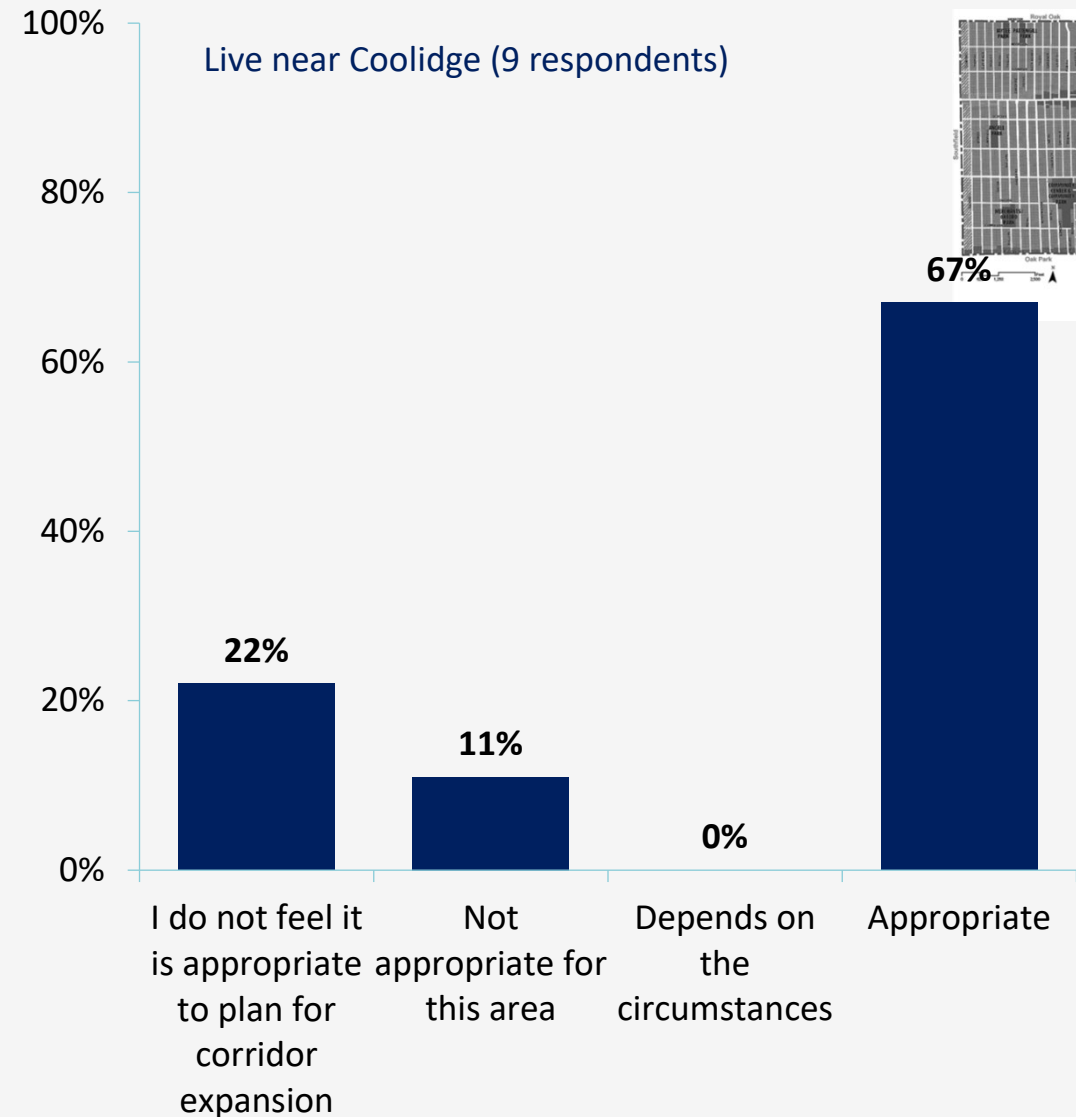
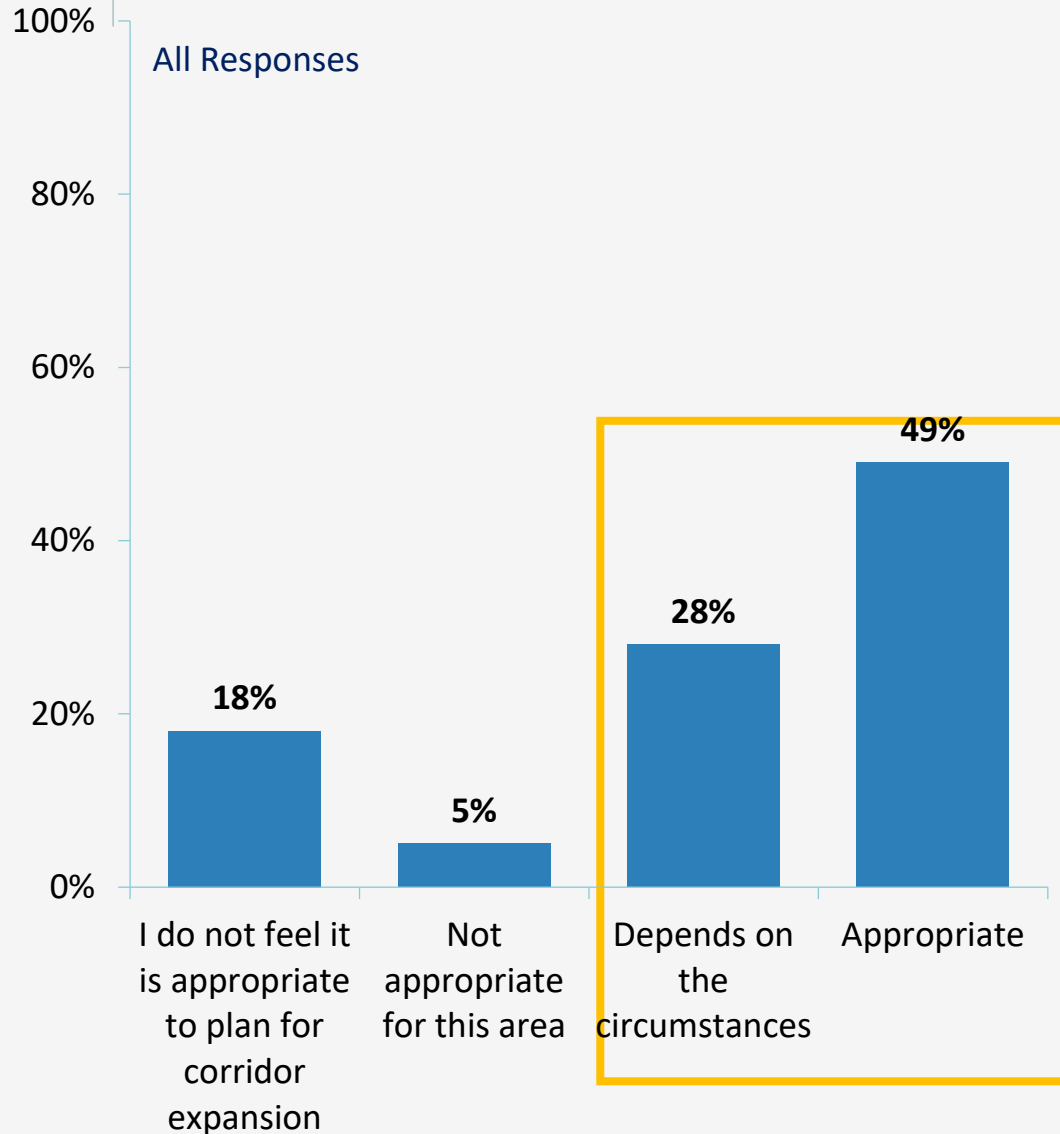
Appropriate to plan for expansion?



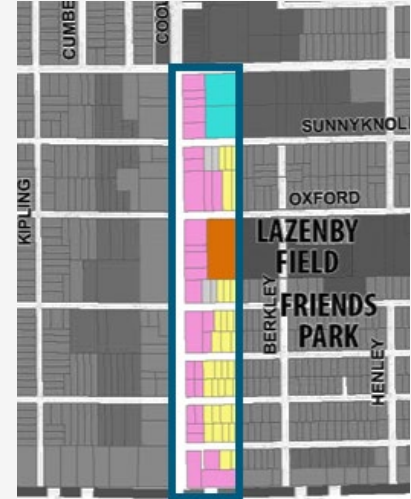
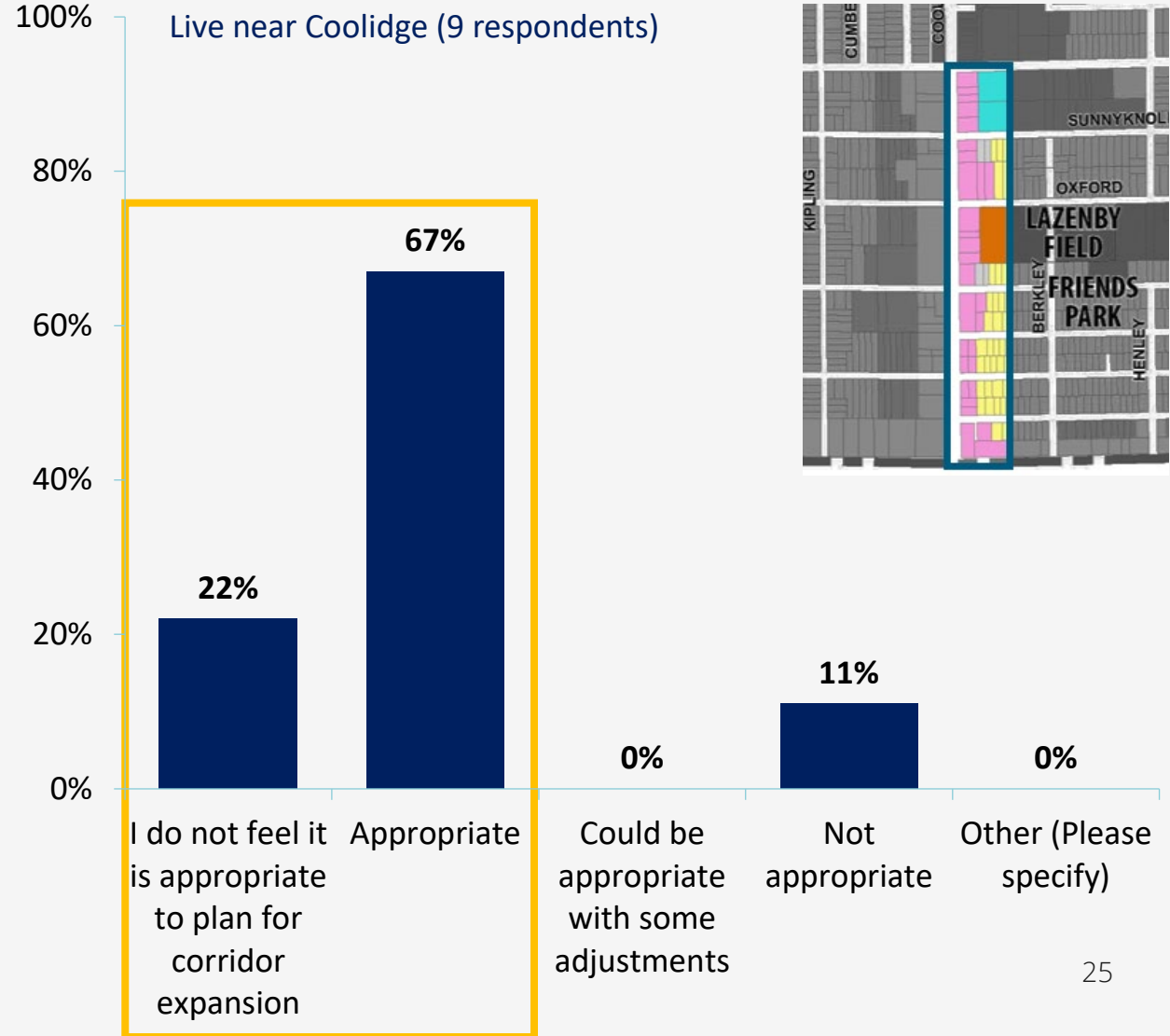
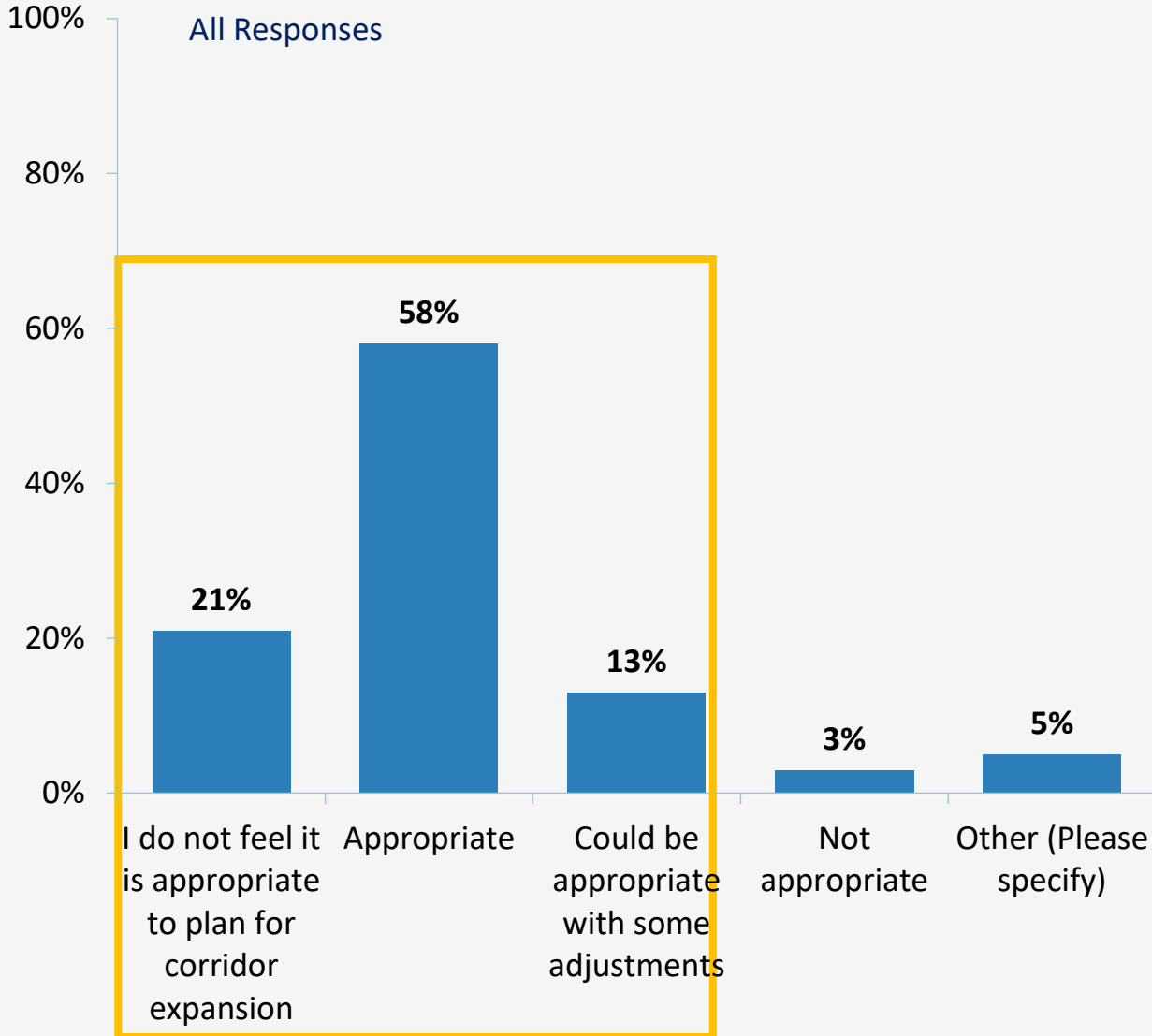
W. 12 MILE Location in light gray appropriate?



S. COOLIDGE Appropriate to plan for expansion?

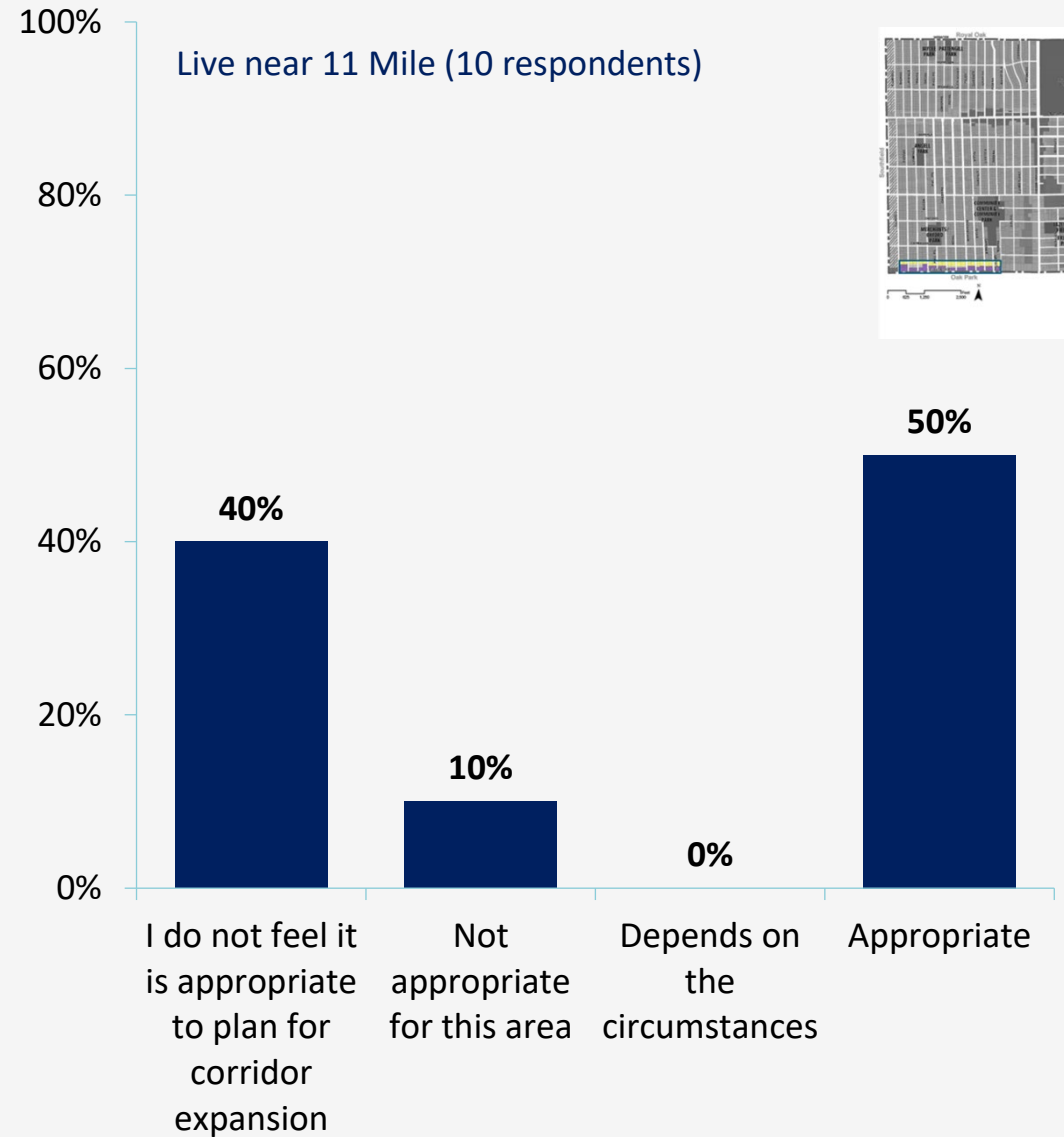
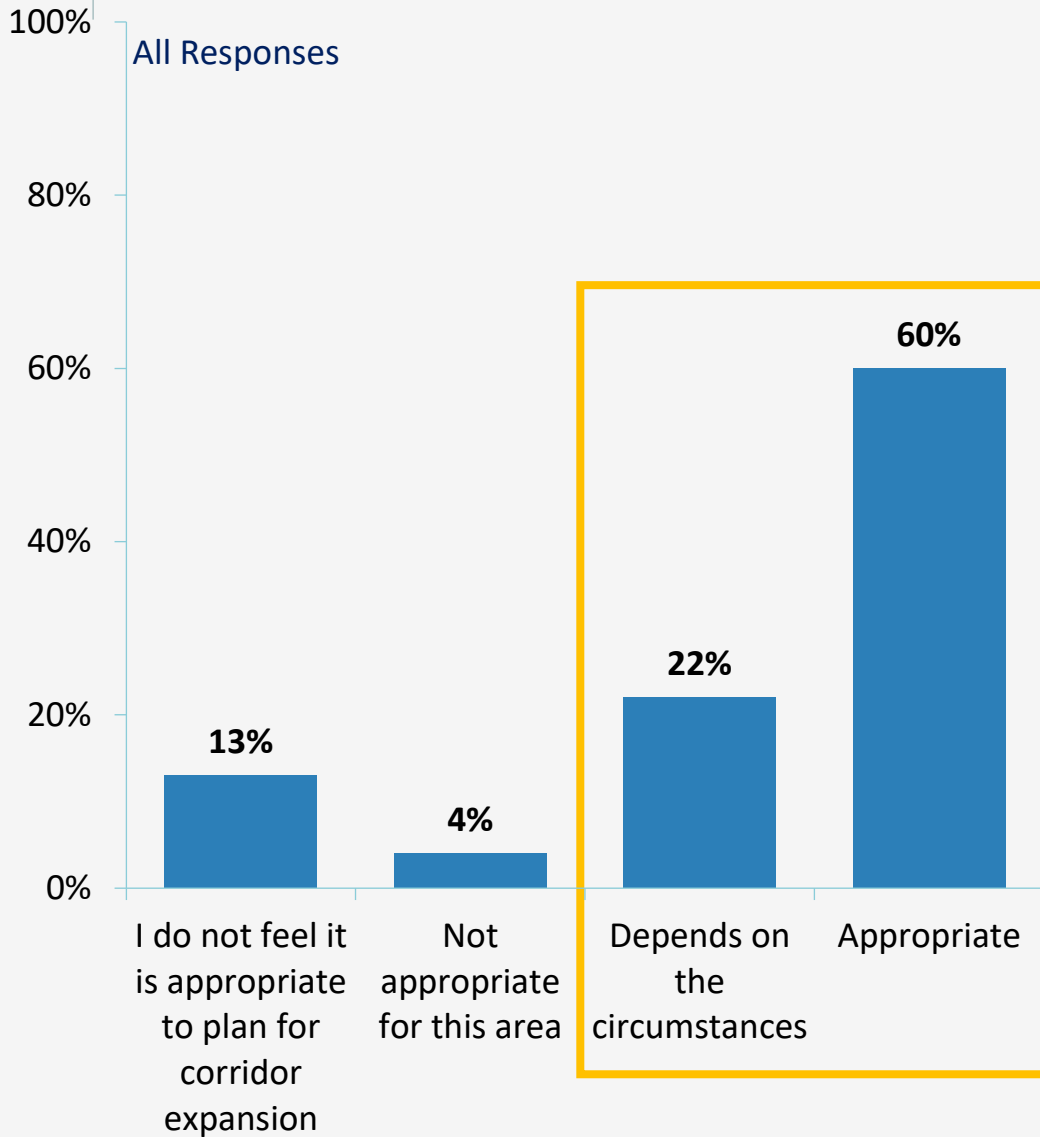


S. COOLIDGE Location in light gray appropriate?



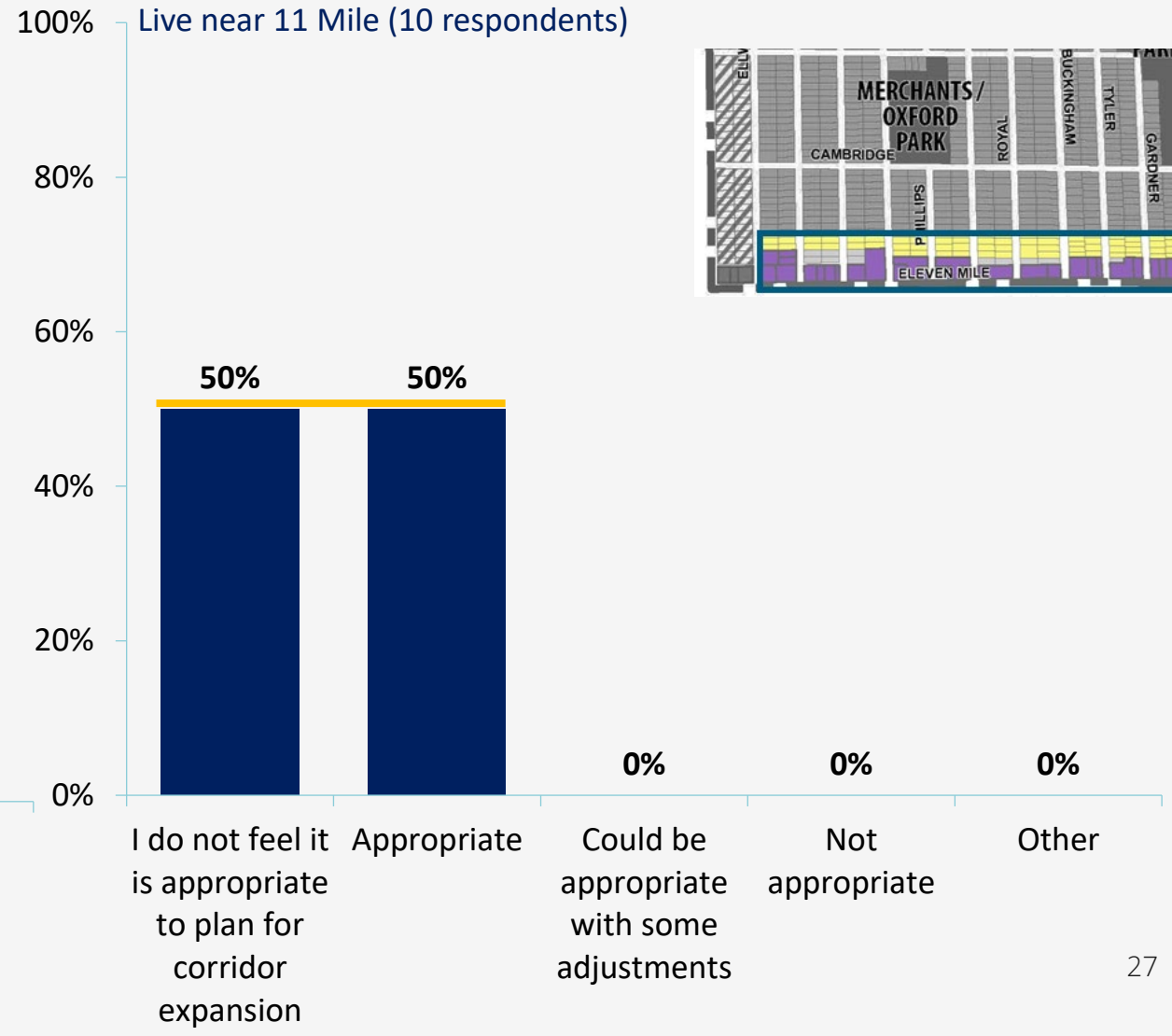
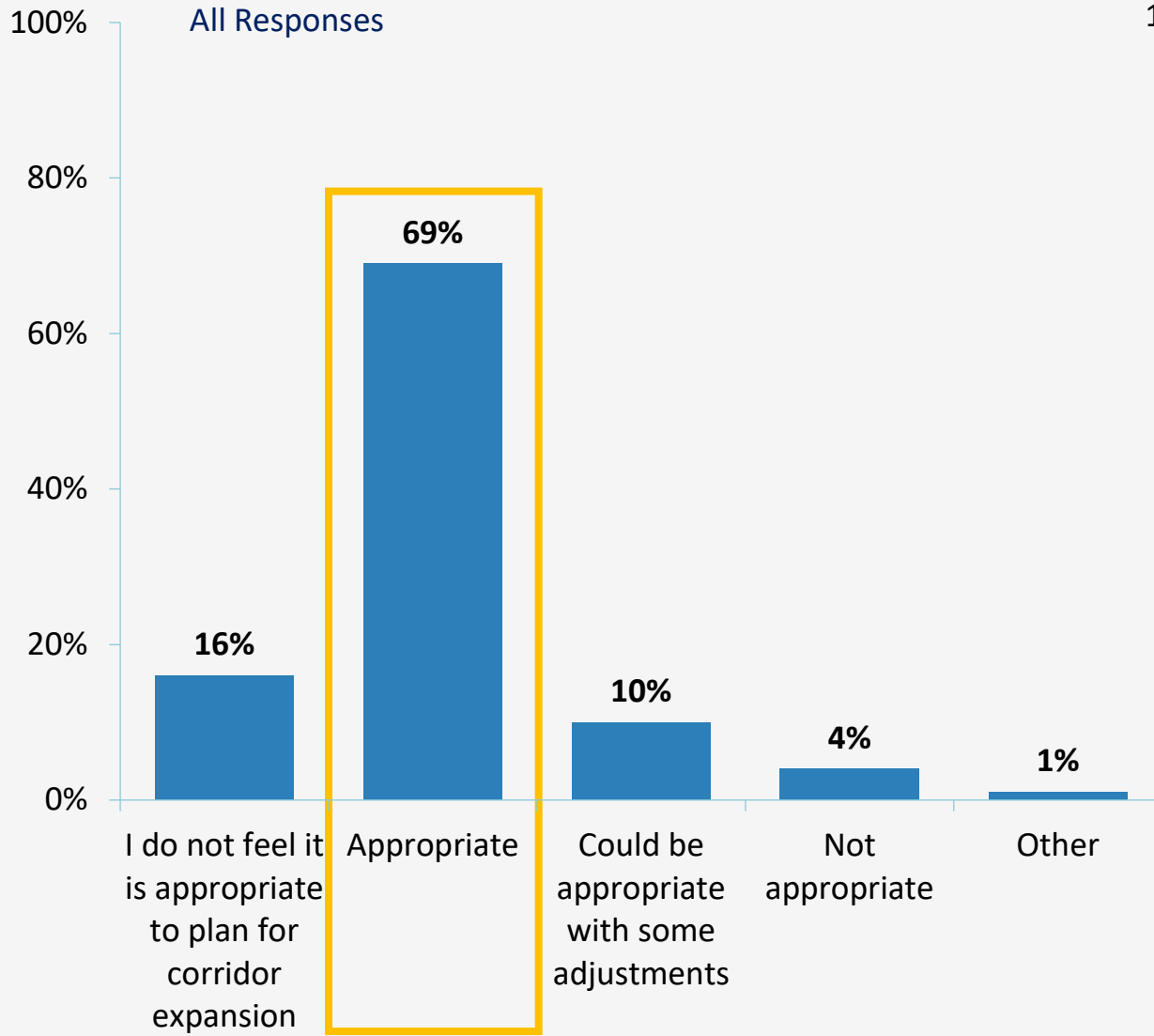
11 MILE

Appropriate to plan for expansion?



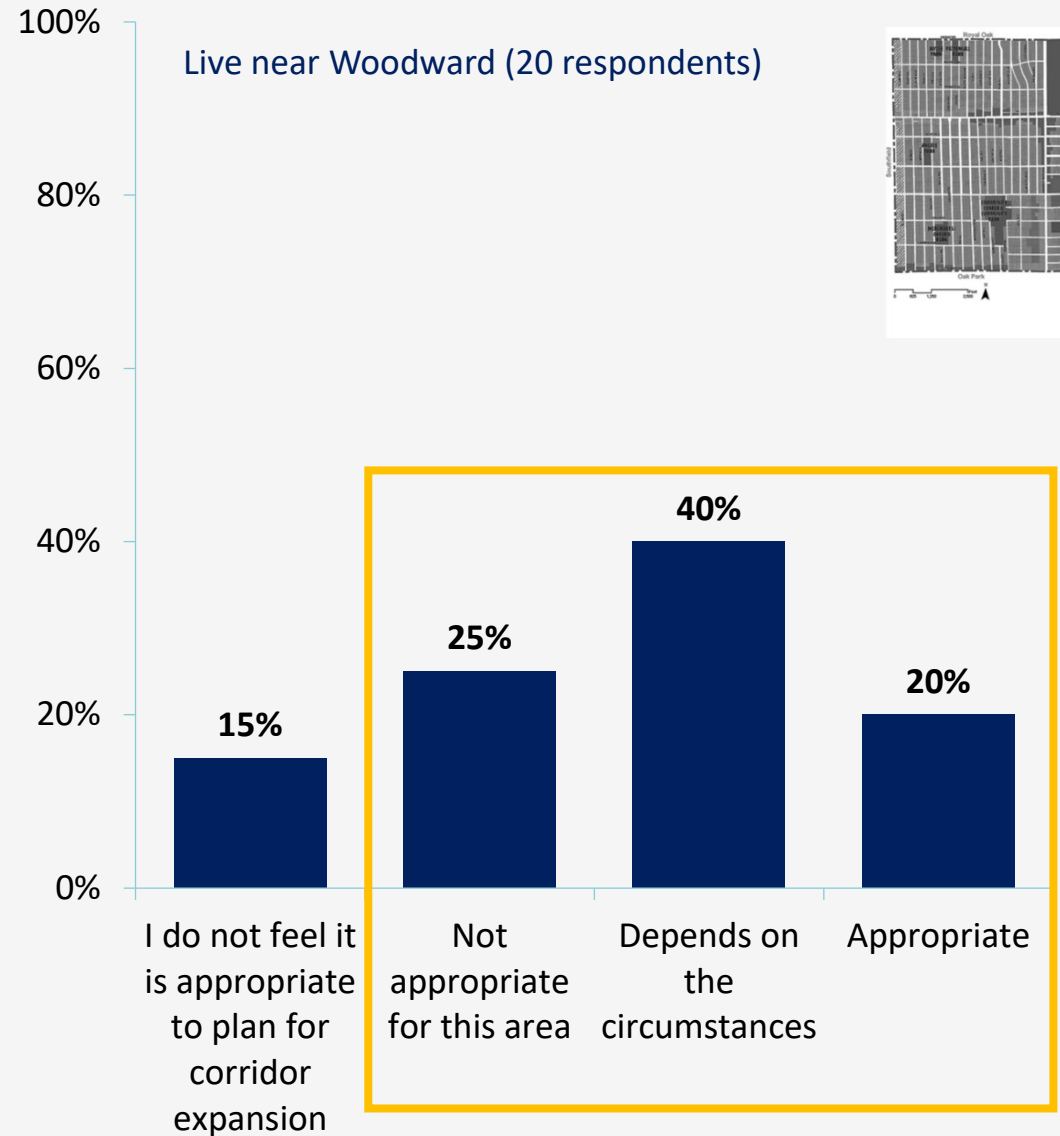
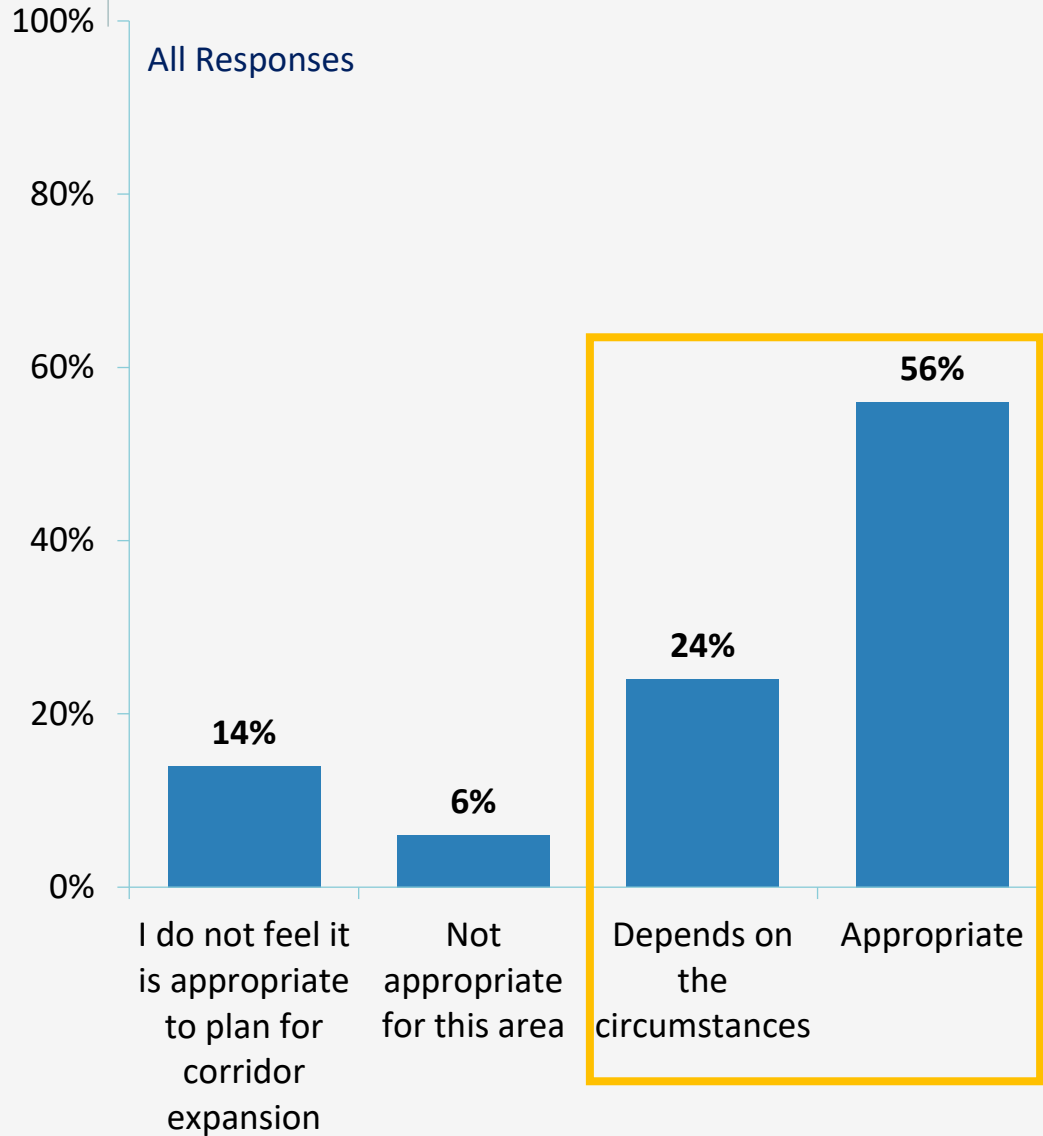
11 MILE

Location in light gray appropriate?



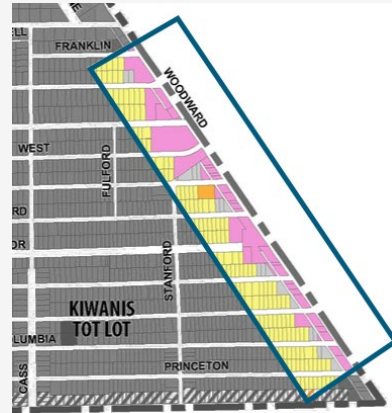
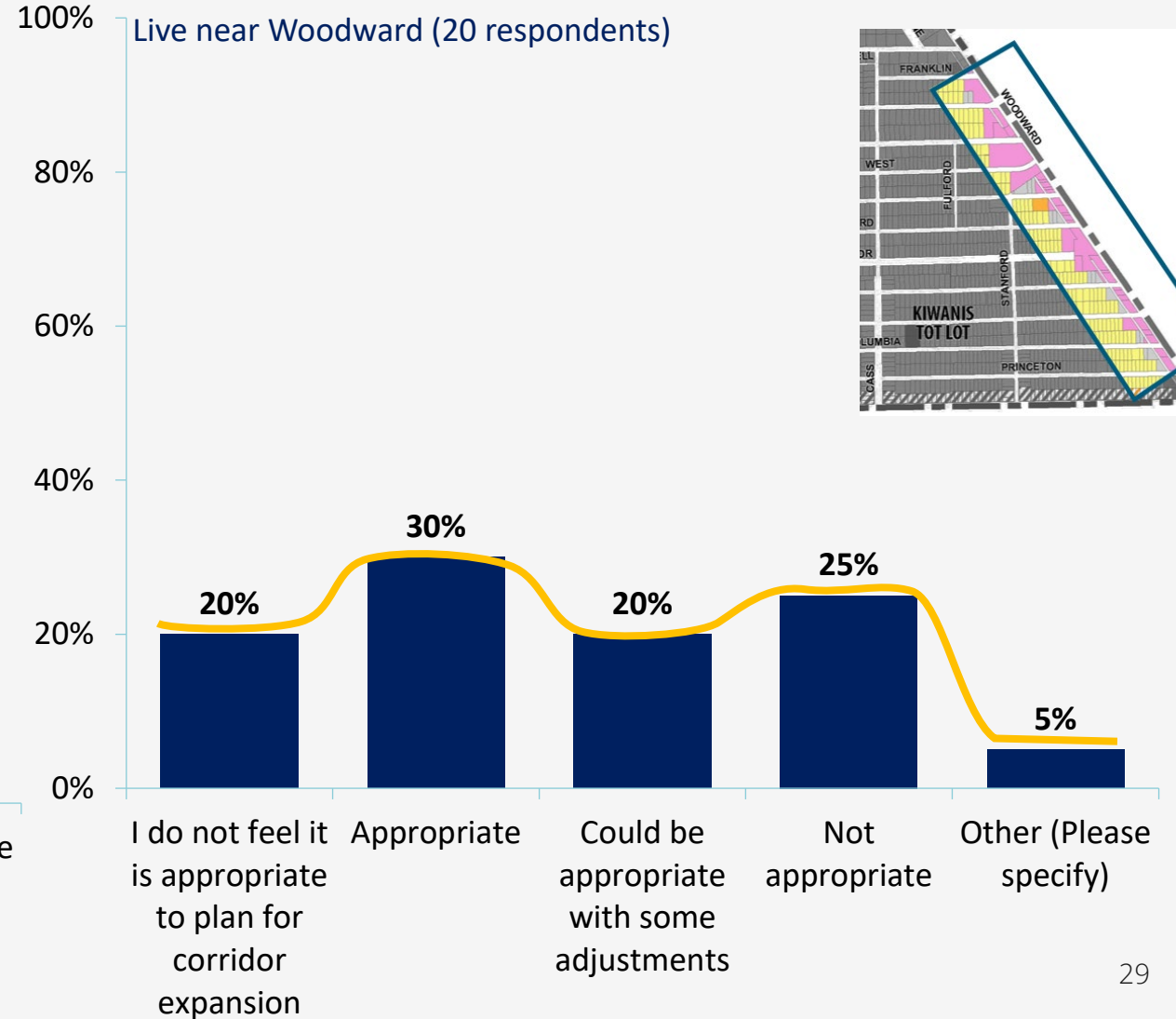
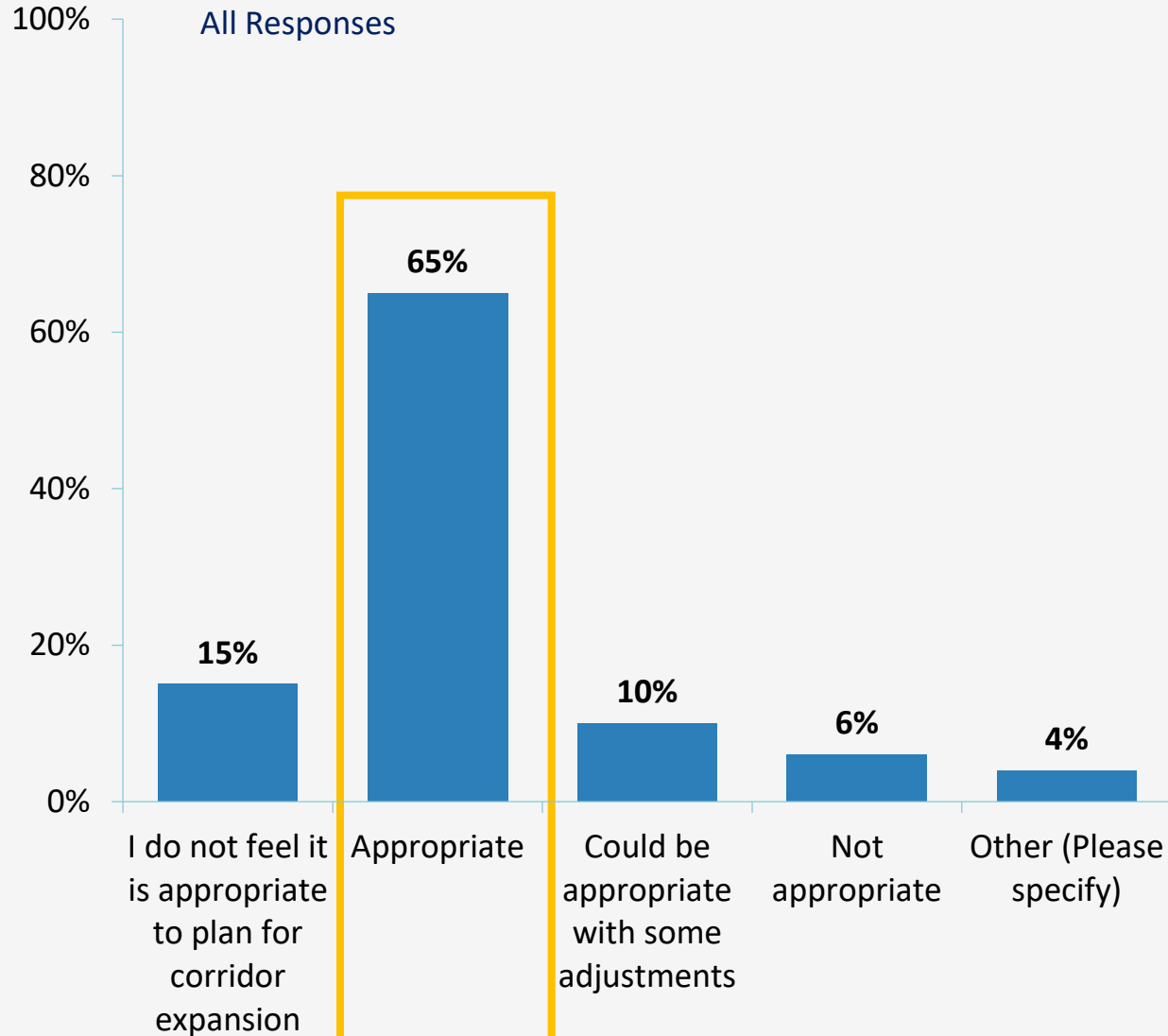
WOODWARD

Appropriate to plan for expansion?



WOODWARD

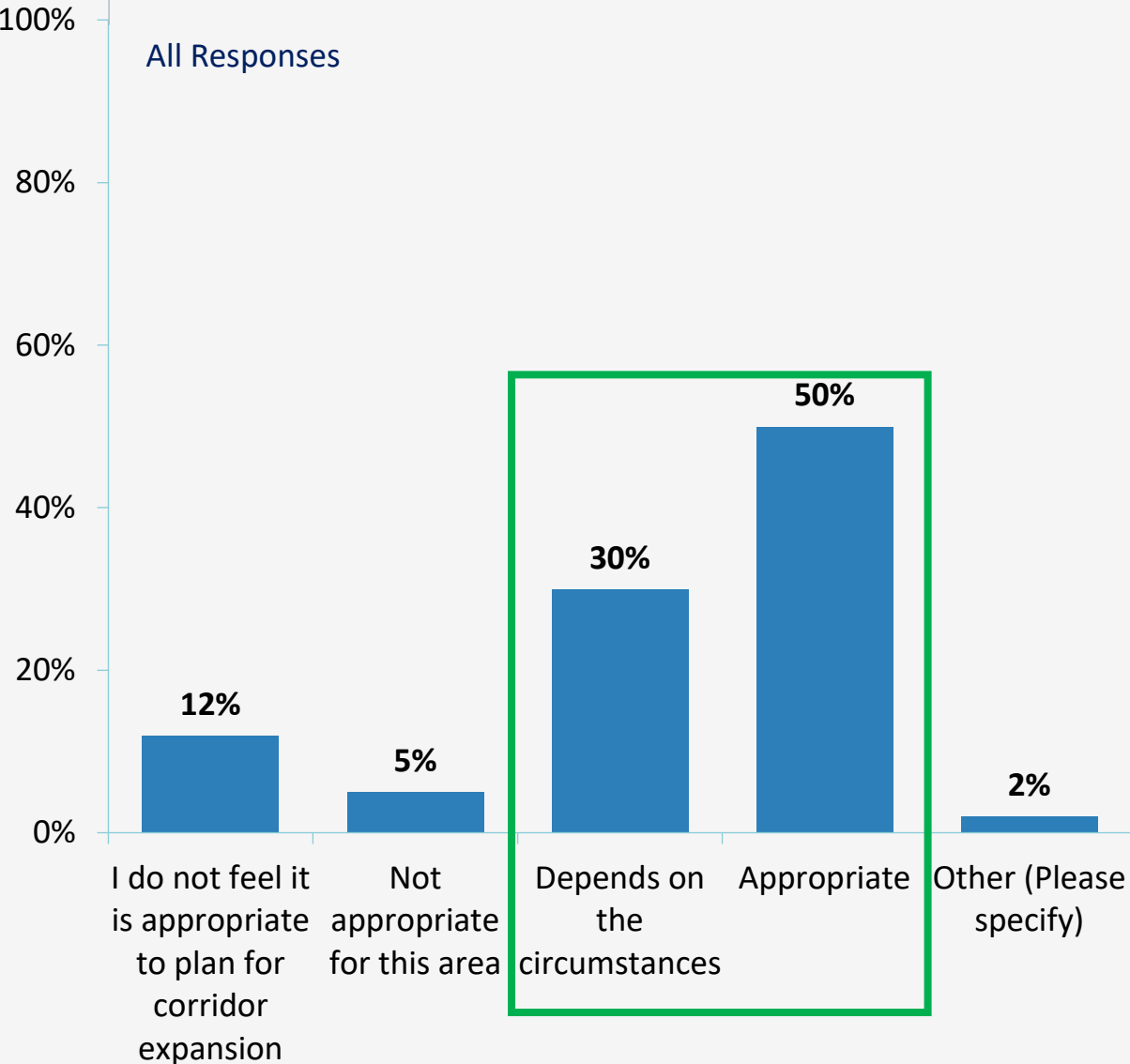
Location in light gray appropriate?



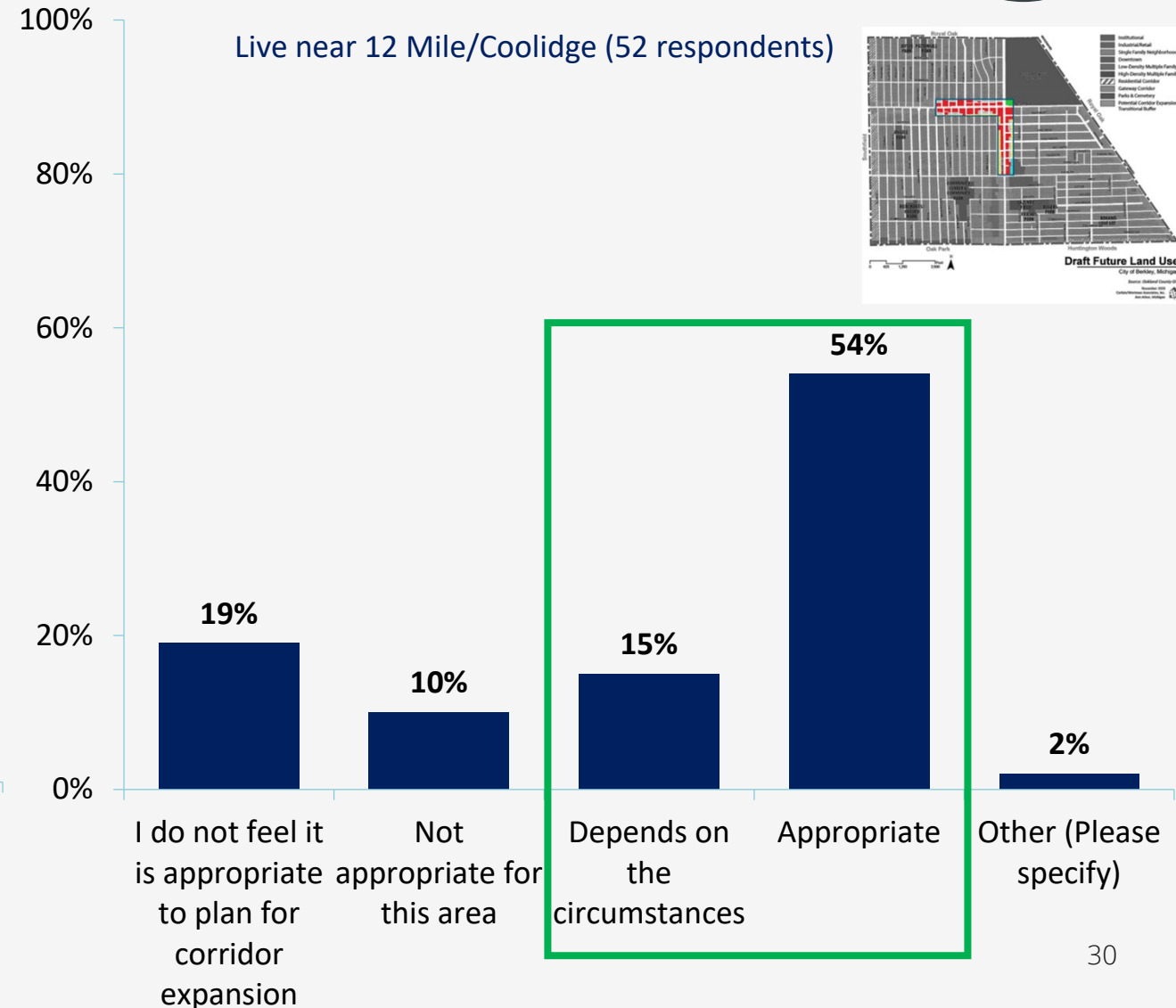
DOWNTOWN Appropriate to plan for expansion?



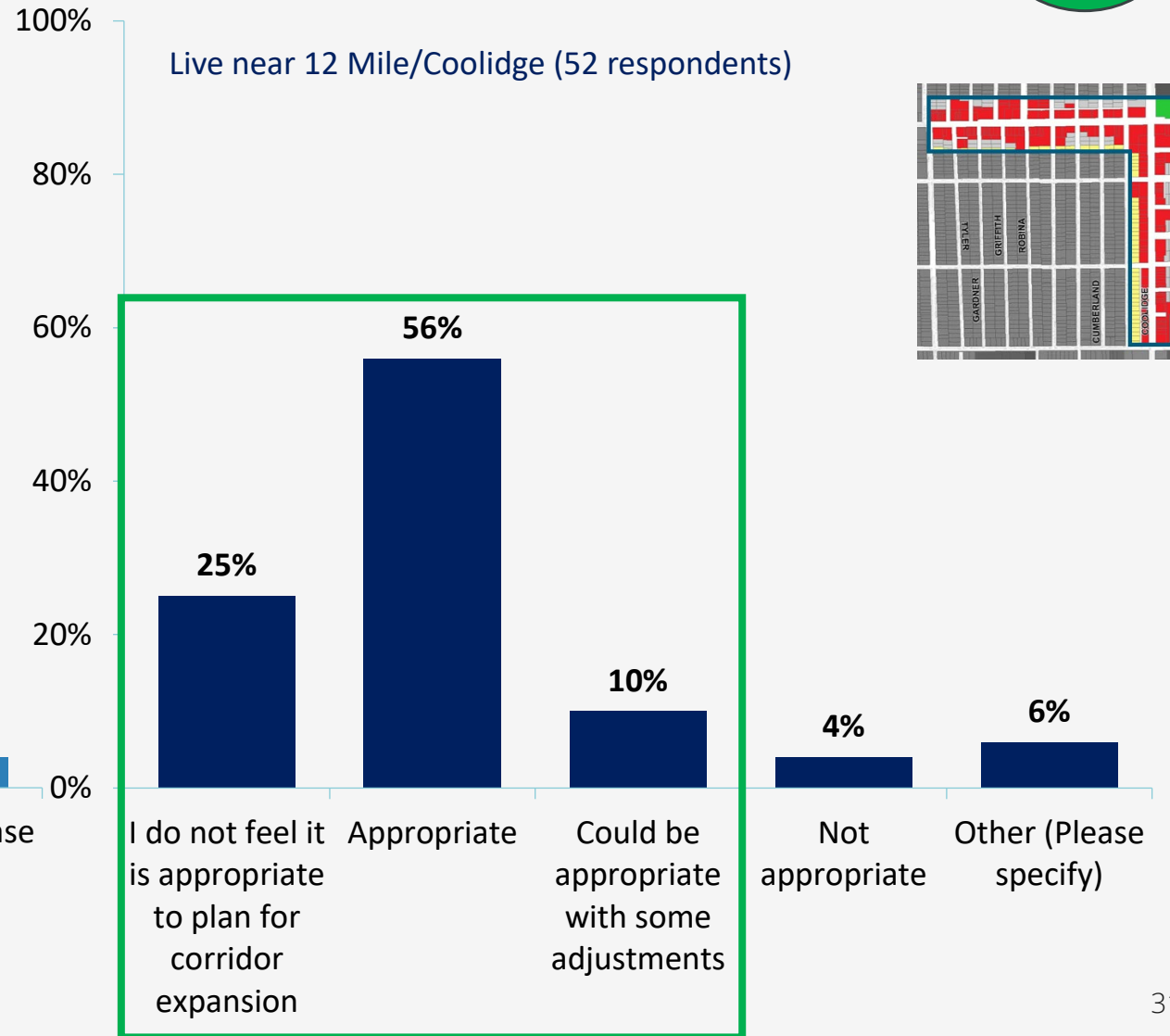
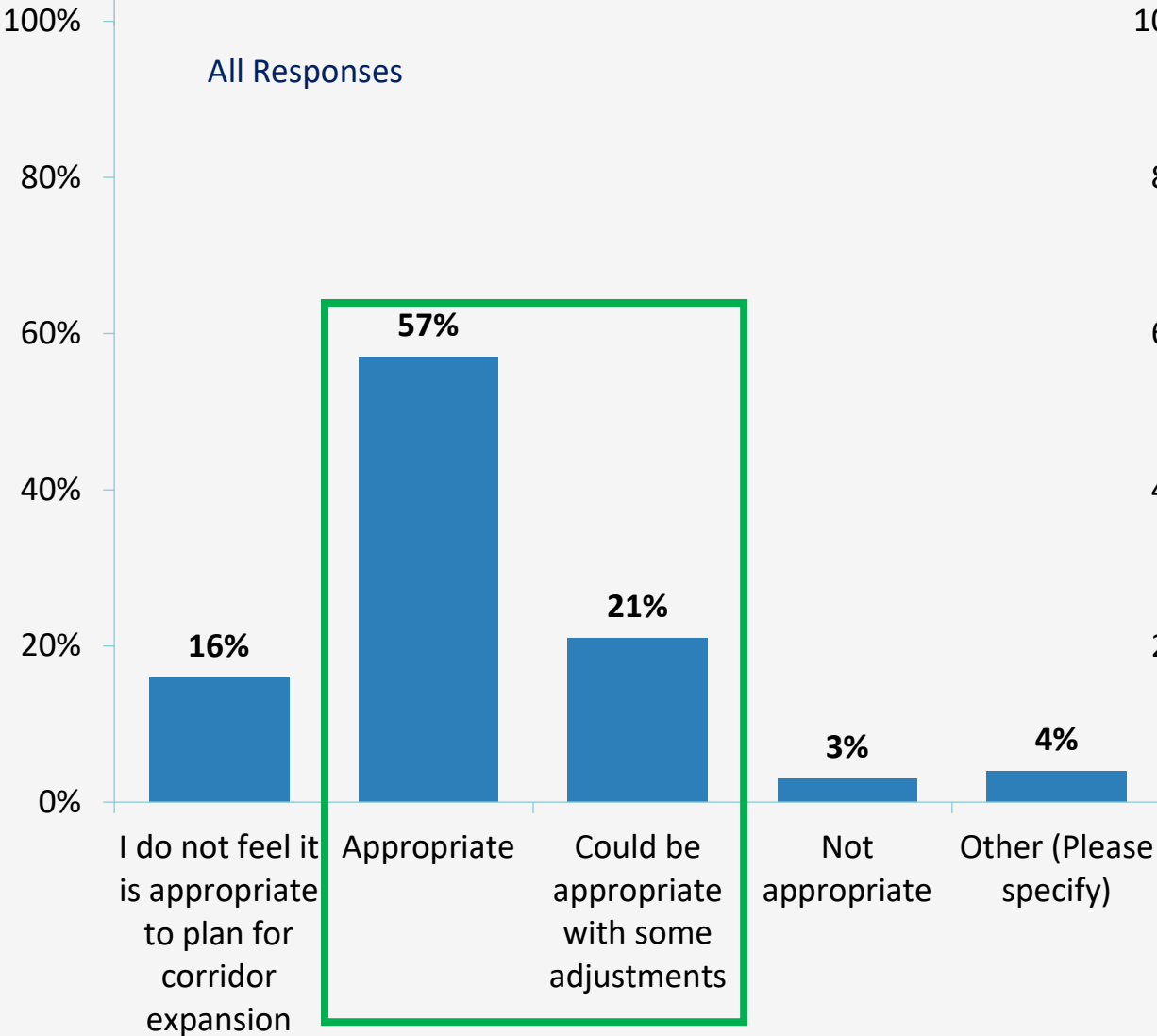
All Responses



Live near 12 Mile/Coolidge (52 respondents)



DOWNTOWN Location in light gray appropriate?



SHORT STORY ON SURVEY RESULTS

HOUSING TYPES

Consistent 14 - 44% do not support, depending on housing types

ADU's could work in neighborhoods

Duplexes & Townhouses in areas zoned & used for low density residential

Duplexes & Townhouses on corridors & maybe 2-story apartments

CORRIDOR EXPANSION

Consistent 15 - 20% do not support expansion

General support for planning for expansion, especially along the Downtown & Coolidge

More input on maps is needed, especially for 11 Mile and Woodward



SMALL GROUP QUESTIONS

What would you want the Planning Commission to include in the Master Plan?

Housing Types

20 minutes

Corridor Expansion

20 minutes

SMALL GROUP DISCUSSION NORMS



Use “I”
statements



One diva, one
mic



Be kind & brave



Assume positive
intent



Be aware of
intent vs. impact



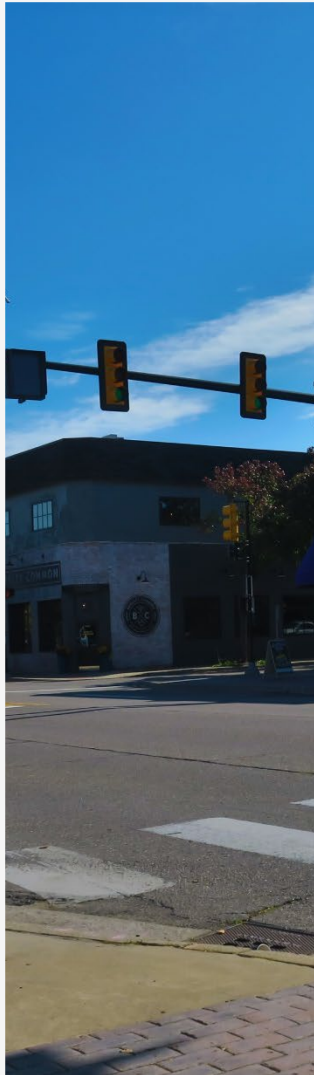
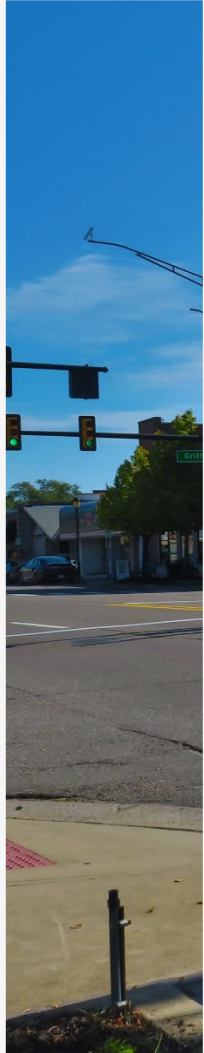
Listen for
understanding



Step up/step
back



When furious,
get curious



REPORT BACK

- Agreements
- Tensions
- Take Aways





Ways to Share:

- Planning Commission Workshop (1st Tues of the month): April 6, 2021
- Steering Committee (3rd Tues. of the month): April 20, 2021

Private comments at:

- E-mail us at masterplan@berklemich.net
- Mail us suggestions: 3338 Coolidge Hwy., Berkley MI, 48072
- Leave a voicemail: 248-658-3327

Updates at
www.berklemich.org/masterplan