

Master Plan Steering Committee Meeting  
February 18, 2020

P	Matt Baumgarten - City Manager	A	Paul Evans - ZBA
P	Erin Schlutow - CD Director	A	Andy Gilbert - DDA
P	Ross Gavin - CC	P	Tricia Losey - TB
P	Lisa Kempner - PC	P	Dan Mihaescu - BAC
P	Mark Richardson - EAC	P	Mike Kirby - Rec
P	Kurt Hite	A	Alexandra Donnelly
A	Audra Rowley	P	Carolyn Cregar
P	Dan Hill - Staff	A	Torri Mathes - Staff
P	Ben Carlisle - CWA	A	Megan - CWA

- Recapped the January 2020 MPSC meeting
- Demographic Trends
  - BC: The population is aging.
    - Richardson: How to make the housing affordable
    - MB: Exterior home maintenance
  - BC: Who here plans to stay in their single family home over the next 25 years? Most raised their hands. Who here knows that they will be physically able to stay in their home over the next 25 years? Few raised their hands.
    - Kirby: We have to update our housing stock we currently have in order to accomodate the 200% growth in 85+.
      - Exterior Ramps
      - Moving laundry up from typical basement location
      - Chair lifts up staircases
  - BC: Rental stock in Berkley is also low.
  - Hite: Current stock of ranch homes is depleting because builders are tearing them down and building larger homes.
  - Richardson: asked about what increased diversity does to planning?
  - Kirby: perhaps the City's increased rental regulations have prevented people from offering rentals
  - Kempner: Berkley is a place where people want to build. That's why it's easier to profit from selling rather than renting.
- Renting:

- Hite: I see a lot of people commenting that they are looking to rent a home in Berkley, and not necessarily an apartment
- Preference: The Missing Middle
  - La Salette would be like a multiplex.
  - Kirby: so we are basically trying to increase density with the middle housing?
    - DM & MB: Both touched on the ability to age out of a home and still stay in the community
    - Kempner: Would like options for young adults to move out of home and be able to start roots in the same community as parents
- Preference: Walkable Community
- Green Communities
  - HW is debating the regulation of solar panels and how they are placed.
    - BC: make what you want easy to accomplish, and what you don't hard to do.
  - Pocket Parks would be great
- Consumer Preferences
  - Richardson: Berkley used boutique type business. What's the future of that? Is there a niche that will continue for slightly higher priced retail?
    - BC: Anecdotally they are more likely to survive because they are the ones not competing with Amazon. What's thriving is more destinations and more entertainment.
- What demographic trends and preference shifts did we miss?
  - Richardson: Younger generation? Families with school aged children?
    - BC: We need a place for older people to move to so that younger can infill.
    - MB: Most of our property transfers are anecdotally done by younger people
    - Kirby: With influx of young kids we need a new rec center
  - Dan M: Climate Change, infrastructure changes needed or different greenery to accommodate
  - Kurt: City should first look at if you build a larger home then you need to build a retention because the homes are being flooded.
- What's unique to Berkley that we should understand?
  - Kempner: It is dense, it is walkable, but still has a green feel to it. Perfect mix of small town feel with the metro use.
  - Richardson: Family feel
  - A lot of community involvement. So many events that occur for such a small city.
  - Dan M.: Easier to get to know your neighbors here, more than other cities due to the proximity of homes.
  - Kirby: We don't have any buffer from residential and commercial.
- What would not be well received by the community?

- Focus on aging community and gear it all up from aging community, and millennials won't want it to sound like we're going to redo Berkley for the aging population. The last community center was "just for old people."
  - We're responding to a planning issue will work better.
  - Talk about the problems they will pose. Explain the issue and not just the solutions.
- Land Use Map
  - Corridors: 11 Mile, 12 Mile, etc.
  - Need more parks in the there
  - I think more parking behind the commercial areas along the corridors
    - Do you only plan for the fronting corridor? Or do you plan for some of the interior property?
  - Creating buffers between the incoming parking needs and the residential. E.g. beautiful walls and green space and not just chain link or cinder block.
- Next Steps
  - Ongoing interviews & group chats
  - Communication Strategy
  - 3-Day Workshop programming
  - Next meeting March 17, 2020