Open House

March 25, 2021
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.
The ThreeWhats Method

What?
What is important to our community?

So what?
Why are these issues important?

Now what?
What do we need to do?
VIBRANT COMMUNITY
Historically, Berkley has a diverse mix of ages and incomes.

WHAT?

MOST HOMES ARE SINGLE FAMILY HOUSES
The supply does not meet the need for all groups and incomes.

SO WHAT?

SHOULD THERE BE MORE HOUSING TYPES?
If so, where?

NOW WHAT?
WHAT HOUSING TYPES?

DUPLEX

BUNGALOW

TOWNHOUSE

NEW BUILD

ACCESSORY DWELLING UNIT

2-STORY APARTMENT

3-STORY APARTMENT

NOW WHAT?

HOUSING TYPES
NO CONSENSUS
Limited time left for the Master Plan and will not reach a policy decision with community support.

SOME SUPPORT, BUT...
Circumstances matter. Seems possible to come to a decision with some community support.

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

- City resident: 96%
- Live outside of Berkley: 2%
- City business owner: 3%
- Non-resident property owner: 1%
- Work in Berkley: 7%
- Berkley Community Schools parent or student: 13%
- Other (Please specify): 1%
ACCESSORY DWELLING UNITS

I do not support accessory dwelling units in single family neighborhoods: 29%

Next to corridors (11 Mile, 12 Mile, Greenfield, Woodward, Coolidge): 19%

In single family neighborhoods but with regulations: 42%

Anywhere in single family neighborhoods: 25%

No opinion: 2%

Other (Please specify): 1%

Could choose more than one option, so total is more than 100%
I do not support duplexes in single family neighborhoods (31%)  
Next to corridors (11 Mile, 12 Mile, Greenfield, Woodward, Coolidge) (30%)  
In single family neighborhoods but with regulations (30%)  
Anywhere in single family neighborhoods (20%)  
No opinion (1%)  
Other (Please specify) (1%)

Could choose more than one option, so total is more than 100%
Low Density Multiple Family

- Duplex: 65% support, 14% neutral, 21% do not support
- Townhouse: 69% support, 15% neutral, 17% do not support
Low Density Multiple Family

2-STORY APARTMENT

Support: 43%
Neutral: 18%
Do not support: 38%
Greenfield Concept Plan

![Greenfield Concept Plan Image]

- **Support**: 61%
- **Neutral**: 19%
- **Do not support**: 21%

![Support, Neutral, Do not support bar chart]
Corridors

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

- Greenfield:
  - 3-story apartments: 73%
  - 2-story apartments: 82%
  - Townhouse: 86%
  - Duplexes: 87%

- Coolidge:
  - 3-story apartments: 55%
  - 2-story apartments: 66%
  - Townhouse: 69%
  - Duplexes: 71%

- Woodward:
  - 3-story apartments: 61%
  - 2-story apartments: 67%
  - Townhouse: 71%
  - Duplexes: 79%

- 11 Mile:
  - 3-story apartments: 69%
  - 2-story apartments: 77%
  - Townhouse: 81%
  - Duplexes: 81%

- 12 Mile:
  - 3-story apartments: 52%
  - 2-story apartments: 59%
  - Townhouse: 63%
  - Duplexes: 56%
CORRIDORS

DUPLEX

TOWNHOUSE

Support Only in certain areas Neutral Do not support

Support Only in certain areas Neutral Do not support

52%

28%

14%

6%

20%

40%

20%

11%

29%

0%

100%

40%

20%

11%

29%

0%

100%

80%

60%

40%

20%

0%
CORRIDORS

2-STORY APARTMENT

Support  Only in certain areas  Neutral  Do not support

41%  29%  5%  24%

3-STORY APARTMENT

Support  Only in certain areas  Neutral  Do not support

26%  27%  3%  44%
THERE IS COMMUNITY DESIRE to enhance corridors with more variety of shops, restaurants and services.

A MODERN BUILDING WITH PARKING AND LOADING cannot be built on current lots due to their shallow depths.

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

- City resident: 96%
- Live outside of Berkley: 2%
- City business owner: 2%
- Non-resident property owner: 1%
- Work in Berkley: 9%
- Berkley Community Schools parent or student: 15%
- Other (Please specify): 3%

- 11 Mile west of Coolidge: 6%
- Coolidge south of 12 Mile: 6%
- Woodward: 13%
- 12 Mile: 27%
- None of the above: 50%
Landscaping with masonry wall buffer

Masonry Wall only: 24% Comfortable
Landscaped Buffer only: 32% Comfortable
Appropriate to plan for expansion?

**All Responses**

- I do not feel it is appropriate to plan for corridor expansion: 15%
- Not appropriate for this area: 8%
- Depends on the circumstances: 35%
- Appropriate: 43%

**Live near 12 Mile (43 respondents)**

- I do not feel it is appropriate to plan for corridor expansion: 21%
- Not appropriate for this area: 12%
- Depends on the circumstances: 33%
- Appropriate: 35%
Location in light gray appropriate?

All Responses

- I do not feel it is appropriate to plan for corridor expansion: 19%
- Appropriate: 52%
- Could be appropriate with some adjustments: 17%
- Not appropriate: 6%
- Other (Please specify): 5%

Live near 12 Mile (43 respondents)

- I do not feel it is appropriate to plan for corridor expansion: 23%
- Appropriate: 47%
- Could be appropriate with some adjustments: 12%
- Not appropriate: 12%
- Other (Please specify): 7%
S. COOLIDGE Appropriate to plan for expansion?

All Responses

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>I do not feel it is appropriate</td>
<td>18%</td>
</tr>
<tr>
<td>Not appropriate for this area</td>
<td>5%</td>
</tr>
<tr>
<td>Depends on the circumstances</td>
<td>28%</td>
</tr>
<tr>
<td>Appropriate</td>
<td>49%</td>
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</tbody>
</table>

Live near Coolidge (9 respondents)

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>I do not feel it is appropriate</td>
<td>22%</td>
</tr>
<tr>
<td>Not appropriate for this area</td>
<td>11%</td>
</tr>
<tr>
<td>Depends on the circumstances</td>
<td>0%</td>
</tr>
<tr>
<td>Appropriate</td>
<td>67%</td>
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</tbody>
</table>
S. COOLIDGE Location in light gray appropriate?

All Responses

- I do not feel it is appropriate to plan for corridor expansion: 21%
- Appropriate: 58%
- Could be appropriate with some adjustments: 13%
- Not appropriate: 3%
- Other (Please specify): 5%

Live near Coolidge (9 respondents)

- I do not feel it is appropriate to plan for corridor expansion: 22%
- Appropriate: 67%
- Could be appropriate with some adjustments: 0%
- Not appropriate: 11%
- Other (Please specify): 0%
11 MILE  Appropriate to plan for expansion?

All Responses

- I do not feel it is appropriate to plan for corridor expansion: 13%
- Not appropriate for this area: 4%
- Depends on the circumstances: 22%
- Appropriate: 60%

Live near 11 Mile (10 respondents)

- I do not feel it is appropriate to plan for corridor expansion: 40%
- Not appropriate for this area: 10%
- Depends on the circumstances: 0%
- Appropriate: 50%
11 MILE Location in light gray appropriate?

All Responses

- I do not feel it is appropriate to plan for corridor expansion: 16%
- Appropriate: 69%
- Could be appropriate with some adjustments: 10%
- Not appropriate: 4%
- Other: 1%

Live near 11 Mile (10 respondents)

- I do not feel it is appropriate to plan for corridor expansion: 50%
- Appropriate: 50%
- Could be appropriate with some adjustments: 0%
- Not appropriate: 0%
- Other: 0%
WOODWARD  Appropriate to plan for expansion?

All Responses

- I do not feel it is appropriate to plan for corridor expansion: 14%
- Not appropriate for this area: 6%
- Depends on the circumstances: 24%
- Appropriate: 56%

Live near Woodward (20 respondents)

- I do not feel it is appropriate to plan for corridor expansion: 15%
- Not appropriate for this area: 25%
- Depends on the circumstances: 40%
- Appropriate: 20%
**WOODWARD Location in light gray appropriate?**

**All Responses**
- **Appropriate**: 65%
- **I do not feel it is appropriate to plan for corridor expansion**: 15%
- **Could be appropriate with some adjustments**: 10%
- **Not appropriate**: 6%
- **Other (Please specify)**: 4%

**Live near Woodward (20 respondents)**
- **I do not feel it is appropriate to plan for corridor expansion**: 20%
- **Appropriate**: 30%
- **Could be appropriate with some adjustments**: 20%
- **Not appropriate**: 25%
- **Other (Please specify)**: 5%
**DOWNTOWN**

**Appropriate to plan for expansion?**

- **All Responses**
  - I do not feel it is appropriate to plan for corridor expansion: 12%
  - Not appropriate for this area: 5%
  - Depends on the circumstances: 30%
  - Appropriate: 50%
  - Other (Please specify): 2%

- **Live near 12 Mile/Coolidge (52 respondents)**
  - I do not feel it is appropriate to plan for corridor expansion: 19%
  - Not appropriate for this area: 10%
  - Depends on circumstances: 15%
  - Appropriate: 54%
  - Other (Please specify): 2%
I do not feel it is appropriate to plan for corridor expansion

Appropriate Could be appropriate with some adjustments
Not appropriate Other (Please specify)

All Responses

Live near 12 Mile/Coolidge (52 respondents)
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
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

Source: Yodit Mesin-Johnson, COO & VP of Strategy, Non-Profit Enterprise at Work
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@berkleymich.net
- Mail us suggestions: 3338 Coolidge Hwy., Berkley MI, 48072
- Leave a voicemail: 248-658-3327

Updates at www.berkleymich.org/masterplan