



City of Berkley

Master Plan | Adopted November 15, 2021

A RESOLUTION
Of the Council of the City of Berkley, Michigan
Adopting the Berkley Master Plan

WHEREAS, the City of Berkley has undertaken the development of a Master Plan to guide development; promote the public health, safety and welfare of the City; to engage the proper use of resources; to facilitate recreation and other public improvements, and to consider the character of the City and the sustainability of particular land uses; and

WHEREAS, the Planning Commission notified each municipality contiguous to the City, Oakland County, each public utility company, and local and regional planning and development agencies, for purposes of notification of its intent to adopt a Master Plan; and

WHEREAS, the City of Berkley engaged with residents, business and property owners, stakeholders in order to garner public input on the development of the Master Plan; and

WHEREAS, the proposed Master Plan was submitted to the City Council, who authorized distribution of the proposed plan; and

WHEREAS, the proposed Master Plan was distributed to each municipality contiguous to the City, Oakland County, each public utility company owning or operating a public utility within the City, and local and regional planning and development agencies for the purposes of notification, for review and comment; and

WHEREAS, on October 26, 2021, after proper public notice, the Berkley Planning Commission held a public hearing on the proposed Master Plan, during which members of the public were given the opportunity to comment on the proposed Plan and written comments received were discussed, and the Planning Commission approved the Master Plan and recommended adoption to the City Council, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008.

NOW, THEREFORE, THE CITY OF BERKLEY RESOLVES:

SECTION 1: That the City Council for the City of Berkley, in accordance with the Michigan Planning Enabling Act, hereby adopt the Master Plan, as recommended by the Planning Commission; and

SECTION 2: That the City Council directs that copies of the adopted Plan be forwarded to adjacent communities, Oakland County, each public utility company owning or operating a public utility within the City, and local and regional planning and development agencies that were previously notified of the Master Plan.

Introduced and Passed at a Regular Meeting of the Berkley City Council on Monday, November 15, 2021.


Daniel J. Ferbrack, Mayor

Attest:


Victoria Mitchell, City Clerk

Acknowledgments

Special thanks to the following individuals who contributed to the development of this Master Plan:

Master Plan Steering Committee

Matt Baumgarten, City Manager
Erin Schlutow, Community Development Director
Ross Gavin, City Councilmember
Lisa Kempner, Planning Commissioner
Joseph Bartus, Planning Commissioner
Sue McAlpine, Zoning Board of Appeals Member
Jennifer Finney, Executive Director for the
Downtown Development Authority
Tricia Losey, Tree Board Member
Dan Mihaescu, Beautification Committee
Mark Richardson, Environmental Advisory Board
Mike Kerby, Recreation Advisory Board Member
Kurt Hite, Community Member-At-Large
Alexandra Donnelly, Community Member-At-Large
Audra Rowley, Community Member-At-Large
Carolyn Cregar, Community Member-At-Large

Planning Commission

Kristen Kapelanski, Chairperson
Joseph Bartus
Shiloh Dahlin
Lisa Kempner
Greg Patterson
Daniel Petrosky
Mark Richardson, Secretary
Martin J. Smith, Vice Chairperson
Julie Stearn
Matthew Trotto

City Council

Mayor Daniel Terbrack
Mayor Pro-Tem Bridget Dean
Councilmember Jack Blanchard
Councilmember Steven Baker
Councilmember Ross Gavin
Councilmember Dennis S. Hennen
Councilmember Natalie Price

City Staff

Matt Baumgarten, City Manager
Erin Schlutow, Community Development Director
Torri Mathes, Community Engagement Officer
Daniel Hill, Public Policy Assistant

**The hundreds of members of the public who
contributed their time and voices.**





Table of Contents

Executive Summary	4
Background	6
Vision, Mission and Values	22
Future Land Use	24
Neighborhoods	43
Corridors	52
Systems	69
Implementation	77
Appendix	81



Executive Summary

The Berkley Master Plan is the result of over a year of intensive community engagement, data analysis and collaborative decision-making. Begun in the winter of 2019 and ending in the fall of 2021, the process reached the Berkley community as broadly as possible through interviews, focus groups, webinars, surveys, social media polls, walking tours, a virtual open house, and more. A Master Plan Steering Committee, representative of the community, guided the process with continuous input from the City Planning Commission and staff. The Master Plan is a long-term document to guide the formation of policy in the future but not to serve as law. It is the framework to guide land use policy decisions that will guide the known present into an unknown future.

The Master Plan is centered on the City's Vision, Mission and Values:

Vision

Berkley will be a thriving 21st Century municipality, rooted in strong neighborhoods and a walkable design, supported by a caring community that helps every resident, business, and visitor to flourish.

Mission

Berkley will strive to enhance economic vitality, preserve residential neighborhoods, and foster progress to implement the City's vision and values.

Values

- Berkley is caring
- Berkley is innovative
- Berkley is welcoming
- Berkley is active

The document is also based on Berkley's history, existing land use, current demographics and previous planning efforts. The key factors discovered were:

- Designed during a building boom in the 1910's and 1920's, the layout of the City is still attractive due to its walkable design with a historic downtown and a range of residential lot sizes, leading to a diversity of professions and incomes.
- The same design has created challenges for construction of larger, 21st Century buildings, upgrades of regional infrastructure, and finding space for additional parks and civic space.
- The City is almost completely built out, with only 6.6 acres of vacant land, occupied mostly by single-family houses (73% of the City's area).
- The number of people in Berkley is projected to remain the same, the population is predicted to become older and more diverse in the next 20 years.
- Due to demographics and market trends, single family houses will hold their value but the demand for different types of housing will likely increase.
- Corridors - Twelve Mile, Coolidge Highway, Eleven Mile, Woodward and Greenfield – are envisioned to be vibrant places that offer a variety of transportation choices, are inviting places to walk and linger, with public art and a mix of uses, including a range of housing choices. The corridors must be well-buffered from adjacent neighborhoods to protect the well-being and investment of residents to the greatest extent possible. In specific areas, the City may consider, at the request of property owners, the rezoning of single-family properties for the installation of buffers as part of a commercial redevelopment or development. Design guidelines or study recommendations are included for each corridor.
- Systems run through the City of Berkley transporting people, energy, water and waste. They should be designed, built and maintained to maintain safety, increase efficiency, create sustainability, decrease energy consumption, and minimize environmental pollution. The Systems Chapter includes recommendations on infrastructure, energy, transportation and natural systems.

In addition to recommendations for future land use, the Master Plan delves deeper into Neighborhoods, Corridors and Systems in the following ways:

- Neighborhoods are holistic places where parks, places of worship, schools and infrastructure contribute to the vibrancy and value of single family houses. The Neighborhoods Chapter has recommendations on infill housing, buffers between neighborhoods and commercial corridors, neighborhood maintenance, and aging in place, including diversifying housing types to include accessory dwelling units to single-family attached housing.