



Walloon Village,



# Bloomfield Village, MI











Residential

5

4

3

Office

2

Retail Shops

1





5

Residential

4

3

Office

2

Retail Shops

1



5.

Residential

4

3

Office

2

Retail Shops

1





# Birmingham Residential Analysis

October 2021



5 ■

Residential

4

3

Office

2

Retail Shops

1













# Urban Planning Today

*Bob Gibbs,*

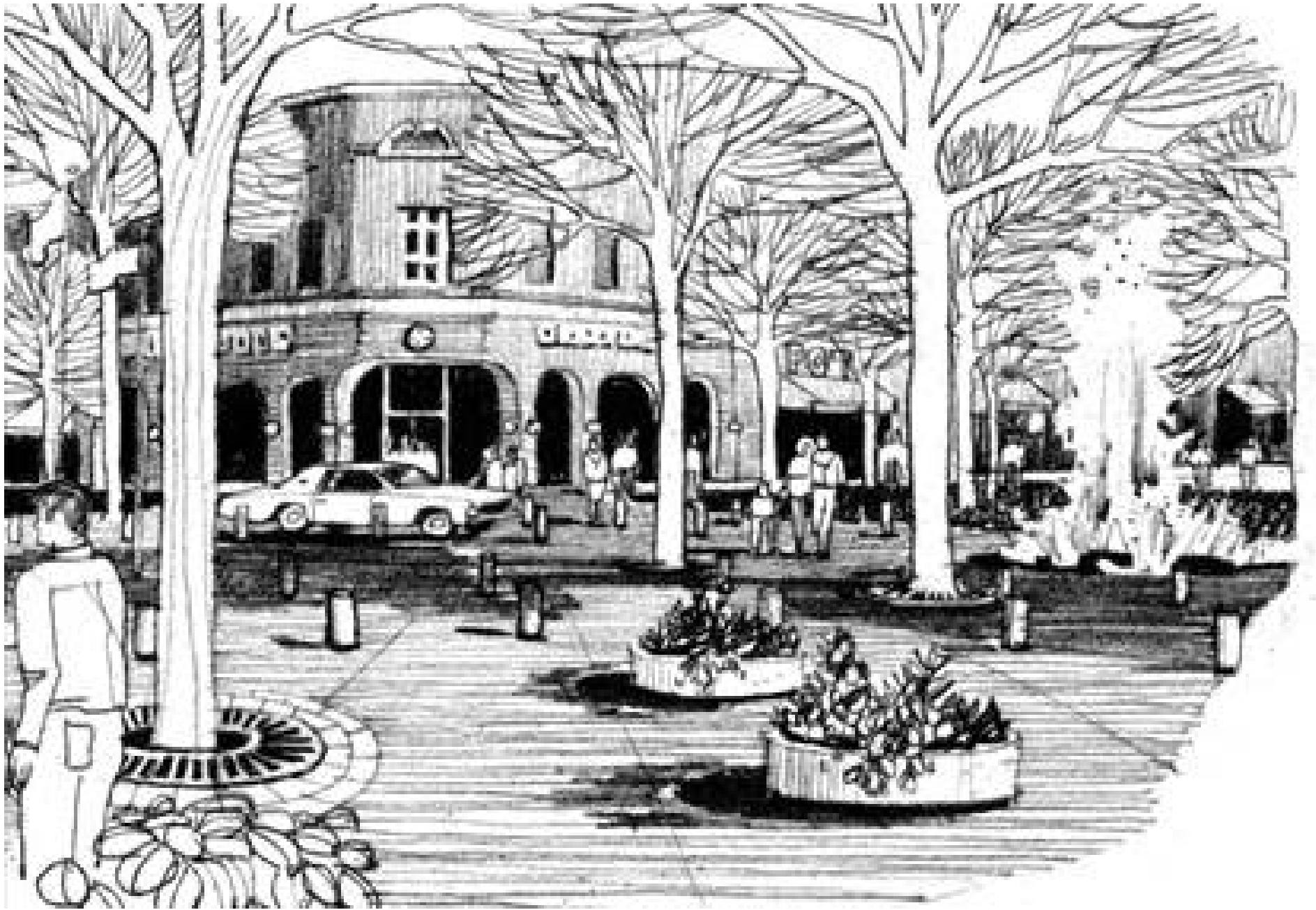




# Urban Planning Today

*Bob Gibbs,*





1967 Birmingham Pedestrian Mall

JJR







# Birmingham Households

**70%**

No Children, 60, Single



**52%**  
Households  
No Children

Birmingham Residential Analysis

**Gibbs**  
Planning Group





Birmingham Residential Analysis  
October 2022

**35%**  
Live Alone ibbs  
Planning Group  
3,200 Households





**80%**

**50 Years Older**





80%

50 Years Older















# Town



# Petoskey







# Birmingham 2016 Master Plan

## Jefferson's Grid



Gibbs Planning Group

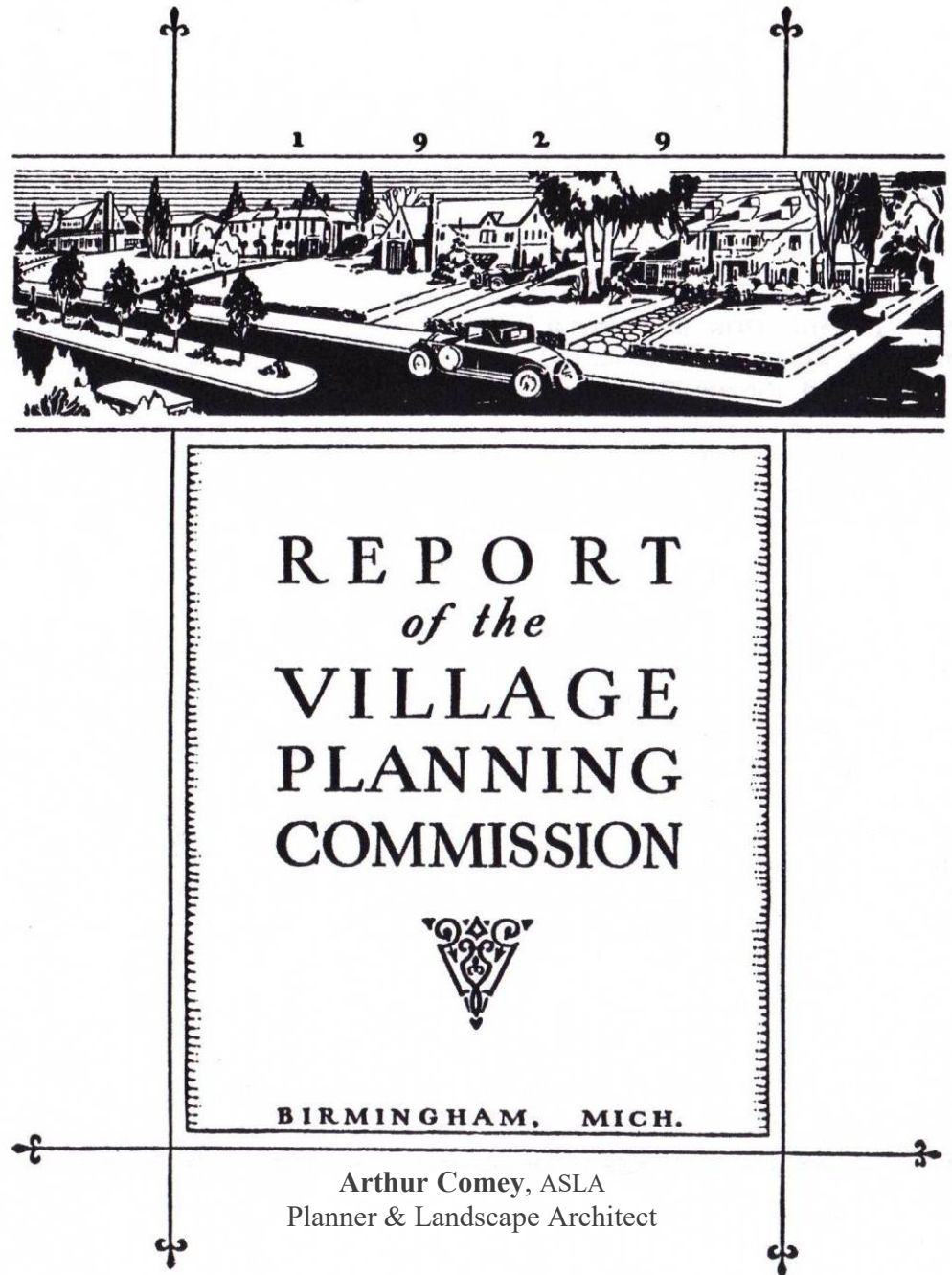






*Photograph of the United States Housing Corporation. Arthur Comey was employed by the USHC.*

*The United States Housing Corporation was created during World War I to build housing for workers near war-related industries and shipyards. USHC employed many of the first city planners and landscape architects who later became the leading town planners throughout the country.*



Arthur Comey, ASLA  
Planner & Landscape Architect





EXISTING PARKS  
EXISTING PLAY GROUNDS  
EXISTING SCHOOL GROUNDS

# GENERAL VILLAGE PLAN

## BIRMINGHAM MICHIGAN

### VILLAGE PLANNING COMMISSION

ARTHUR C. CONEY CITY PLANNER  
JUNE, 1929

#### LEGEND

SOLID HIGHWAYS 150' WIDE  
SPECIAL MAJOR ROUTES 66' 100'  
SECTION LINE HIGHWAYS 66' 100'  
QUARTER SECTION HIGHWAYS 66' 100'  
SPECIAL HIGHWAYS 60-70'  
IMPROVED EMBANKMENT & DRAINAGE  
GENERAL LOCATION OF  
PROPOSED PLAY GROUNDS

Quarton Lake

Downtown

Poppleton

Pembroke

Midvale

Pierce

Shepherd Lutheran







Birmingham





# Corner Store



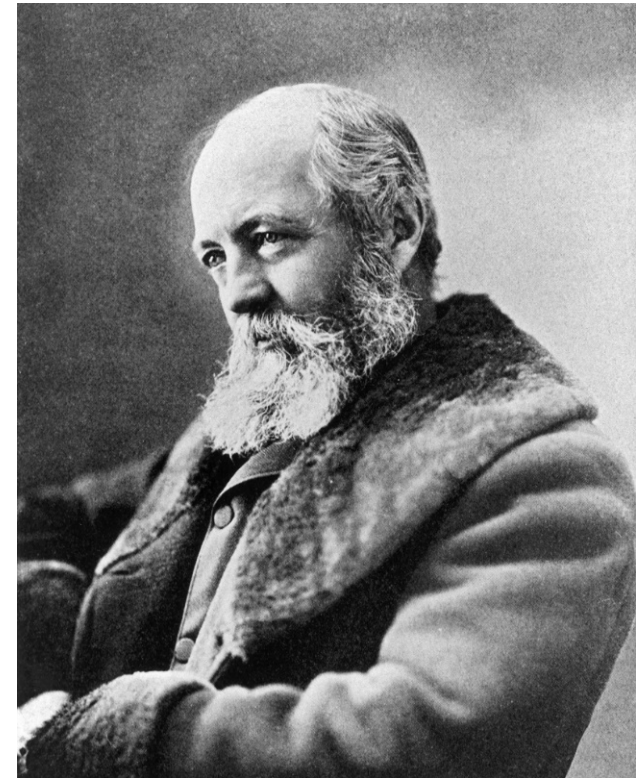
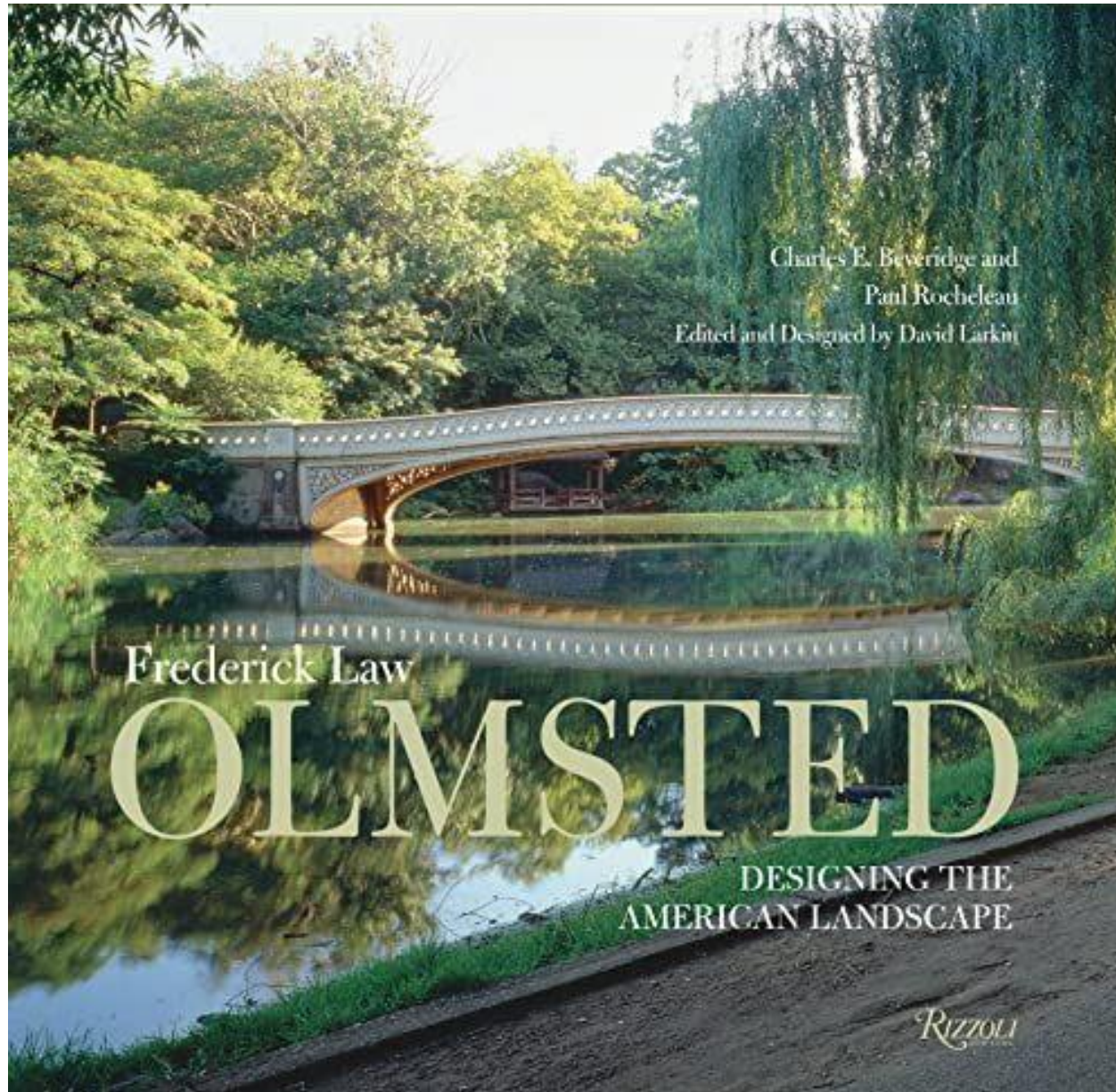








# American Society of Landscape Architects



**American Planning Association**

*Making Great Communities Happen*







## Maple Street Looking East



*Existing*

*Proposed*

Birmingham, Michigan April 2022











# Charleston





# Mexico







Palm Beach, FL





BEVERLY  
HILLS

SPEED LIMIT  
35  
MILES

CARROZZER  
MOTORING

SOLELY FERRERO KONI MAGNOLIA CIBI



# Big Sky, MT









An aerial illustration of a farm complex. In the foreground, there's a large parking lot with many cars, a paved walkway, and several trees. To the right, there are large, modern-looking barns or processing buildings with dark roofs. In the background, there are more traditional red barns, smaller outbuildings, and a large open field. The entire scene is surrounded by lush green trees and grass.

# Blake's Orchard | 2040 Master Plan

Gibbs Planning Group 12 August 2019

2040  
Master Plan



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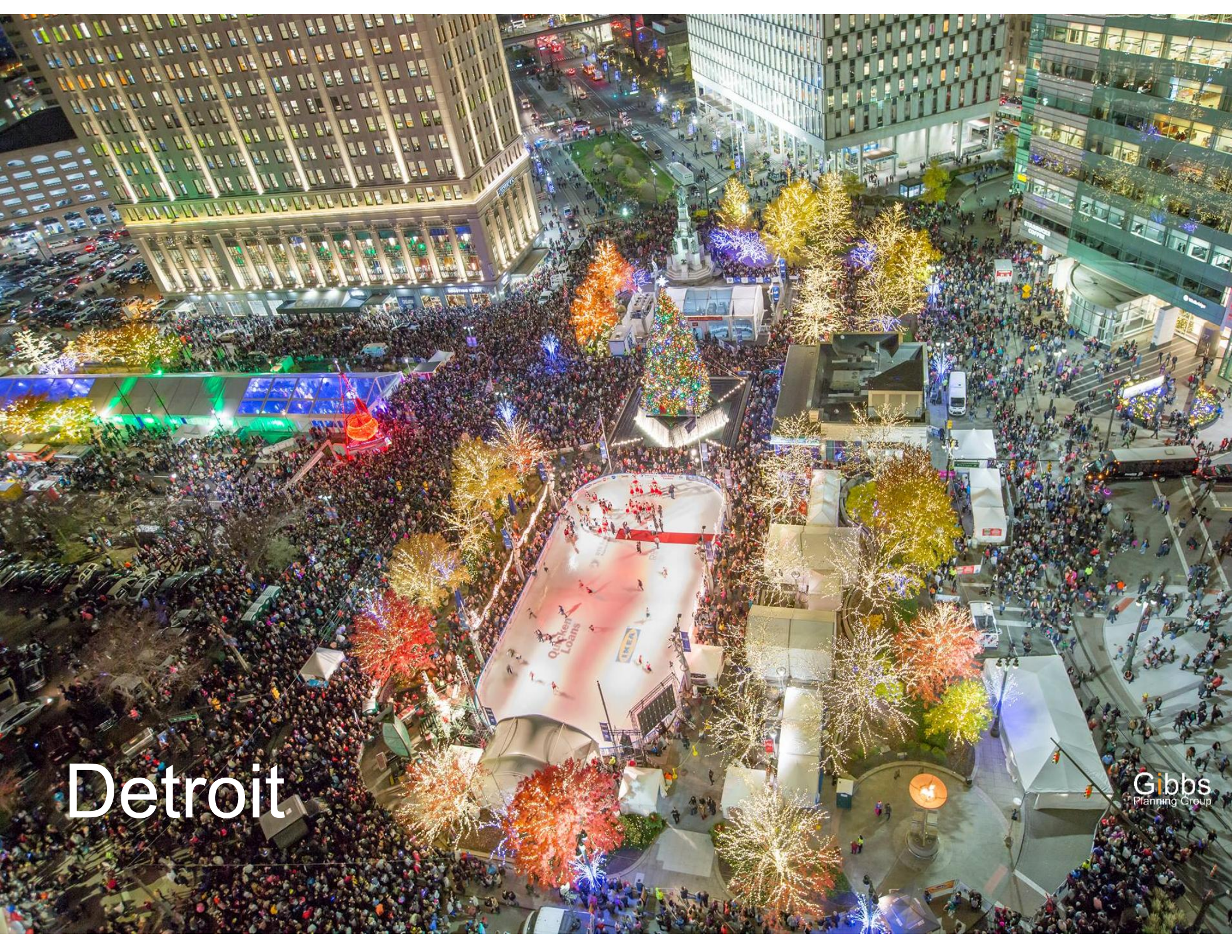






Palm Desert, California





Detroit





# Congress for the New Urbanism

A suburb replants its small-town roots

**Parsons Alley** *Duluth, Georgia*

[READ THIS STORY](#)

Building Places People Love.









Seaside, FL





Andres Duany 1990

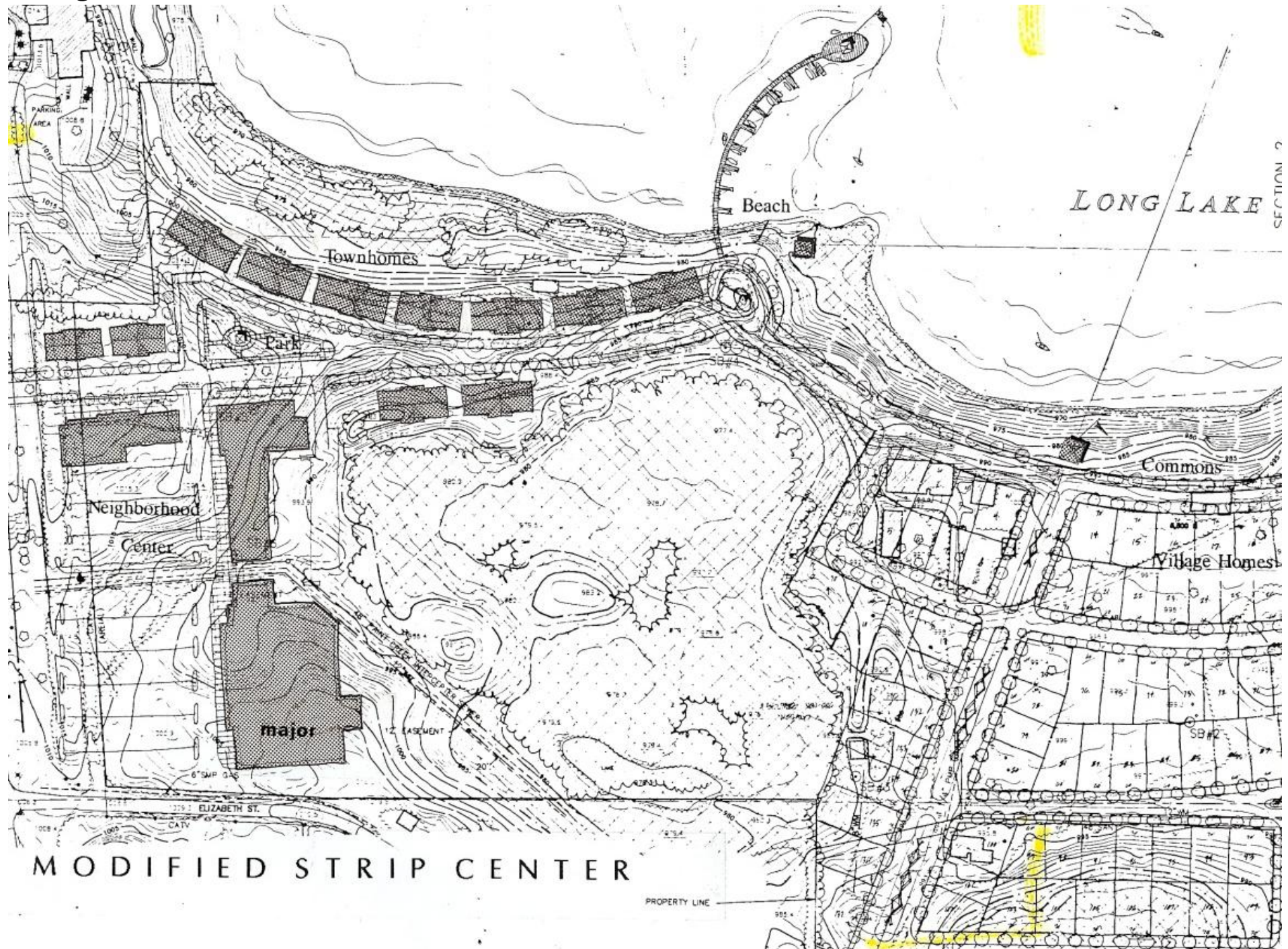




Harvard Urban Retail



# Village of Lake Orion Extension

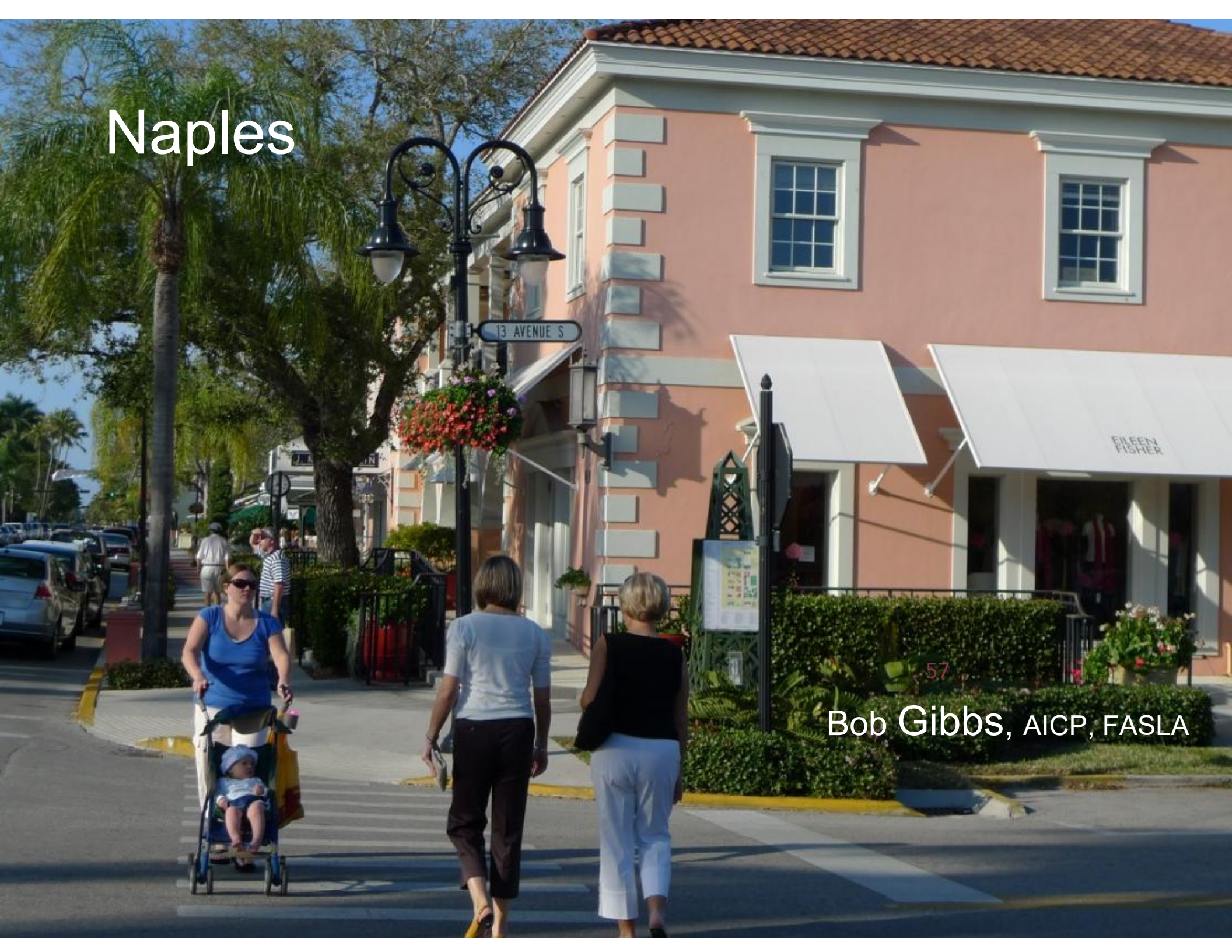








# Naples



57

Bob Gibbs, AICP, FASLA





# Westwood Common

Gibbs Group







# The Village of Rochester





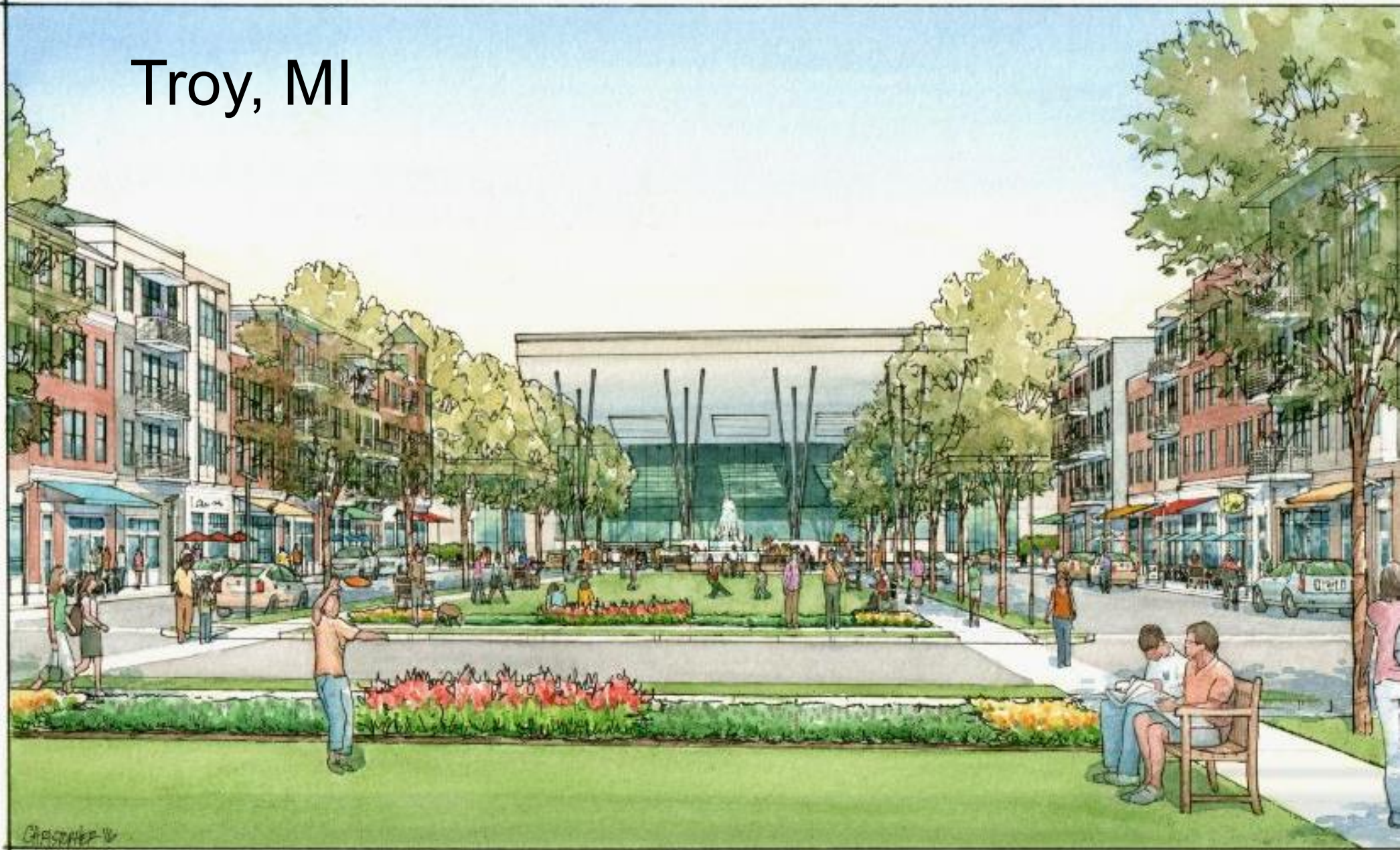


Troy Town Center Master Plan: Central Square

Gibbs Planning Group / Core Partners



# Troy, MI



Troy Town Center Master Plan

Gibbs Planning Group / Core Partners



# Ann Arbor

Ann Arbor







Shook – Kelley Architects



*Lake Charlevoix  
Marina & Resort*



*Lake Charlevoix Marina & Cottage Resort*

**Gibbs**  
Planning Group











# Bloomfield Village, MI





# Walloon Village, MI





# Hilton Head, sc





Birmingham, Michigan  
**2016 Master Plan**  
Robert Gibbs



HUNTER BLVD. NEAR BOWERS



## Birmingham Charrette 1996





## B'ham planner delays visit, says more time needed

BY HELEN NIEMIEC  
STAFF WRITER

Miami-based urban design consultant Andres Duany's heralded return to Birmingham is going to be delayed two months, with the consultant saying he needed more time to address the many concerns raised over his first draft of a new master plan for the downtown.

"He suggested we delay that date in light of not receiving a compilation of our concerns until just a few days before that," said Community Development director Patricia McCullough about the June 12 meeting.

Duany was aggrieved by criticisms of the draft plan by members of the Downtown Planning Advisory Committee, who said the draft was too general and mostly was a written form of an oral presentation Duany made in February.

Duany was scheduled for two visits to Birmingham, one on June 12 and another on Aug. 14. The June date now is canceled and the Duany review of the concerns aired by DPAC and others will be held on Aug. 14. DPAC is sending its written appraisal of the draft plan, along with requests for more information or a clarification of certain sections.

The delay will push back the day the final master plan draft goes to the Birmingham City Plan Commission and then to the Birmingham City Commission for their approvals by a month. Originally, the plan could have been before the city commission by its Sept. 9 meeting. Now, with Duany not returning to present the plan until mid-September, the date to the commission wouldn't happen before early October.

Today DPAC will host a community forum to listen

## Consultant: Barrier won

HELEN NIEMIEC  
STAFF WRITER

A traffic barrier applauded by residents of a Birmingham neighborhood isn't going to happen following an engineering study that said the "double elbow" layout can't work.

The members of the Poppleton Park neighborhood association wanted to block cut-through traffic on their streets from the new Kroger being built on Maple Road. The only entrance to that grocery store will be from Poppleton Road off Maple.

The barrier would have placed a diagonal strip across Poppleton at Knox that would not allow northbound Poppleton traffic past the Kroger entrance. On the other hand, residents couldn't access Maple from Poppleton, being forced to turn onto Knox if traveling southbound.

City traffic consultant Mike Labadie said that imposing a barrier on Poppleton at Knox presented a number of logistical problems.

The big problem is that the street is narrow and the city would have to acquire property to allow for safe turn spaces. A 10-foot lane would be needed and the width of the street would be diminished with the barrier that cuts the intersection diagonally to prohibit through-traffic.

"There's not enough room for two cars, let alone for one truck," Labadie said of the planned reconfiguration.

Another problem is that a number of streets in Poppleton Park would have to be made one-way to accommodate the barrier and changes in traffic flow.

"If they want to accept those ramifications, that's fine," Labadie said. "But when we sat down to work it all out, it just didn't work."

While Labadie talked about the findings at a recent traffic and safety board meeting, the city engineer's report on the barrier won't be presented to the Birmingham City Commission until its June 10 meeting.

the double elbow.

"We looked at it and the double elbow couldn't be placed safely," Dembiec said. "Although the double elbow is not recommended by (urban design consultant Andres) Duany, there are some alternatives that could serve the purpose that the neighborhood would like."

Duany is working on a new downtown master plan, including Maple Road in the area of the new Kroger development. Duany's traffic consultant, Walter Kulash, originally recommended the double elbow but rescinded that in the draft of the plan.

"They didn't give any other recommendations," Dembiec said of the draft.

Residents aren't happy with the news and plan to attend the June 10 meeting to express their dissatisfaction and ask about alternatives.

Matt Lewry, who lives on Knox, said he and others have spent the last nine months going over proposals to lessen the impact of increased traffic in their neighborhood. Poppleton, he said, is used as a way out of the Kroger lot and either east to Adams Road or west to Hunter Boulevard.

Lewry calls the double elbow "drastic but effective," admitting that it will inconvenience residents as well as those who patronize Kroger.

"No one is really happy with the double elbow. It was a compromise," Lewry said. "The best solution is to leave it open and hope that shoppers don't use the neighborhood to cut through to other streets. But that's not going to happen."

Other alternatives looked at to ease the traffic congestion in the Poppleton neighborhood, he said, also called for less road width for motorists and would permit only one car to travel down the street. "Two cars would be a tight squeeze," he said.

Lewry hasn't seen the engineering report, but said he will get residents out to the meeting

association, said that he's encouraging a good showing at the June 10 meeting. He added that he didn't think the double elbow would be any more inconvenient than other methods explored as a way of easing traffic.

"We've looked at everything they've thrown at us," Spoto said of the alternatives. "What we need to do is to look at the neighborhood as a complete system."

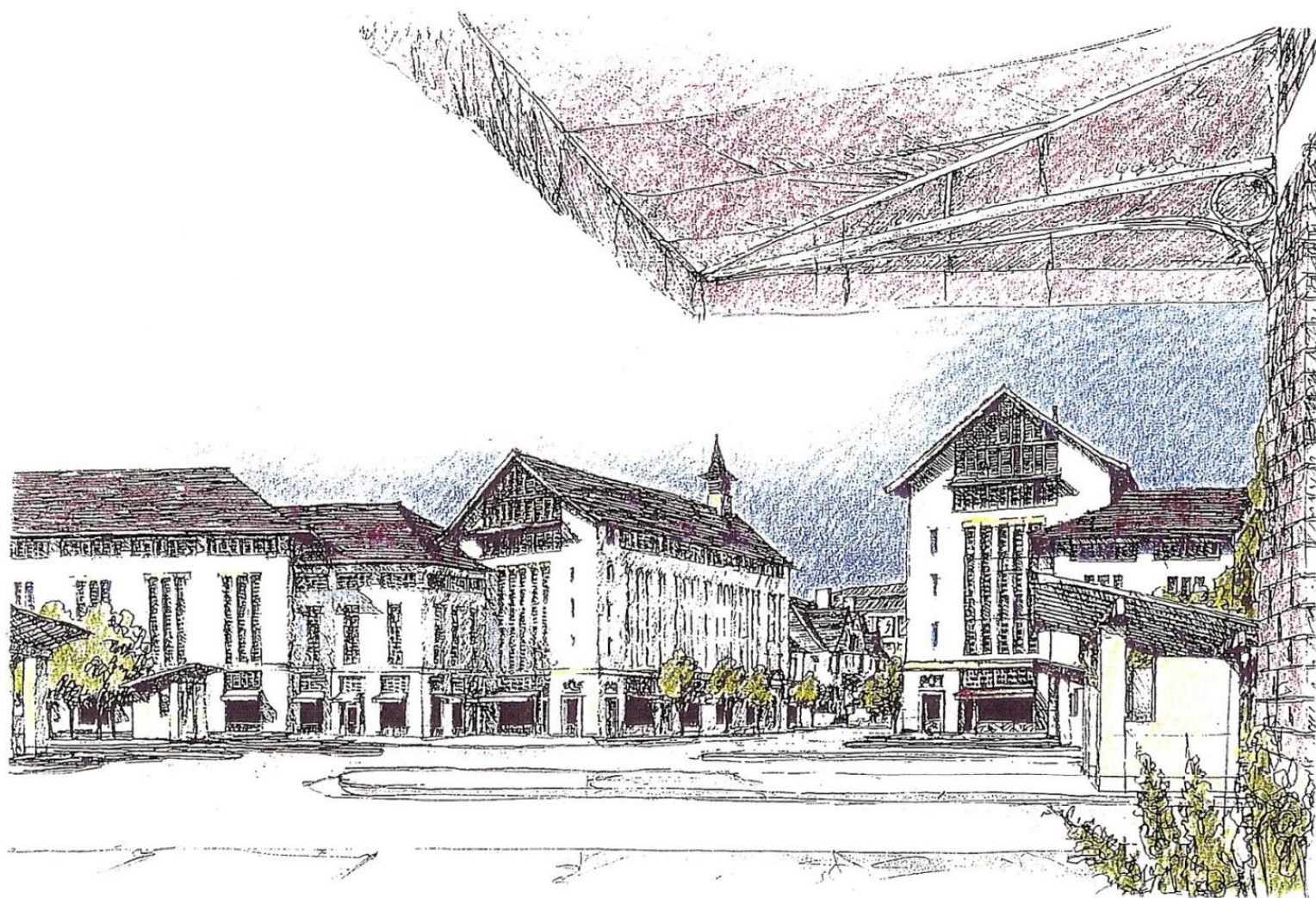
Chuck Moss is one traffic and safety board member who isn't unhappy with the report; he opposed the double elbow solution when it first was proposed.

"A lot of neighbors wanted it but I don't like it. I want to see (the area) studied a little more," Moss said. "The whole neighborhood needs to be studied. There are a number of (traffic) signs that have built up over the years there."

The double elbow was proposed prior to the City Plan Commission approval of the final site plan for Kroger. The site plan is not contingent upon traffic improvements. The two remaining businesses in the strip of stores from Englander's to the existing Kroger are closing their doors this week. Demolition of that portion could begin within a month.

The Kroger supermarket will continue to do business at its existing location until the new facility is ready. Once Kroger moves in to its larger quarters, work will begin to convert the grocery store into a general retail business.





THE ENTRANCE TO DOWNTOWN  
~ MAPLE ST. FROM HUNTER BLVD.





**Future:** This artist's rendering shows what will be built at 325 N. Old Woodward in Birmingham. The four-story building contains retail, offices and condos and replaces the former Jacobson's Men's Store.

# Development approved, Jacobson's demolition begins

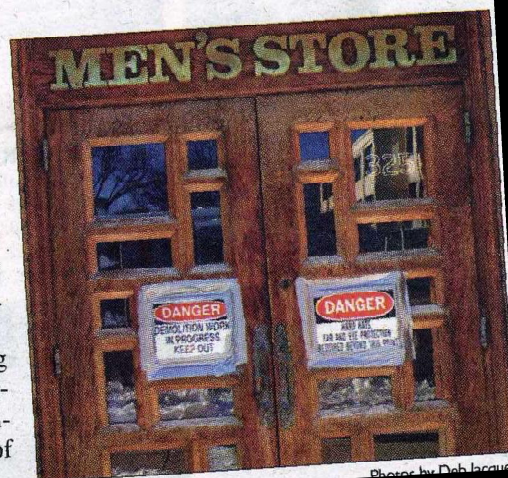
*Mixed-use building approved for 325 N. Old Woodward*

BY REBECCA JONES  
C & G STAFF WRITER

**BIRMINGHAM** — Those who haven't already made peace with Jacobson's departure should stop by this week to bid goodbye to the former Men's Store.

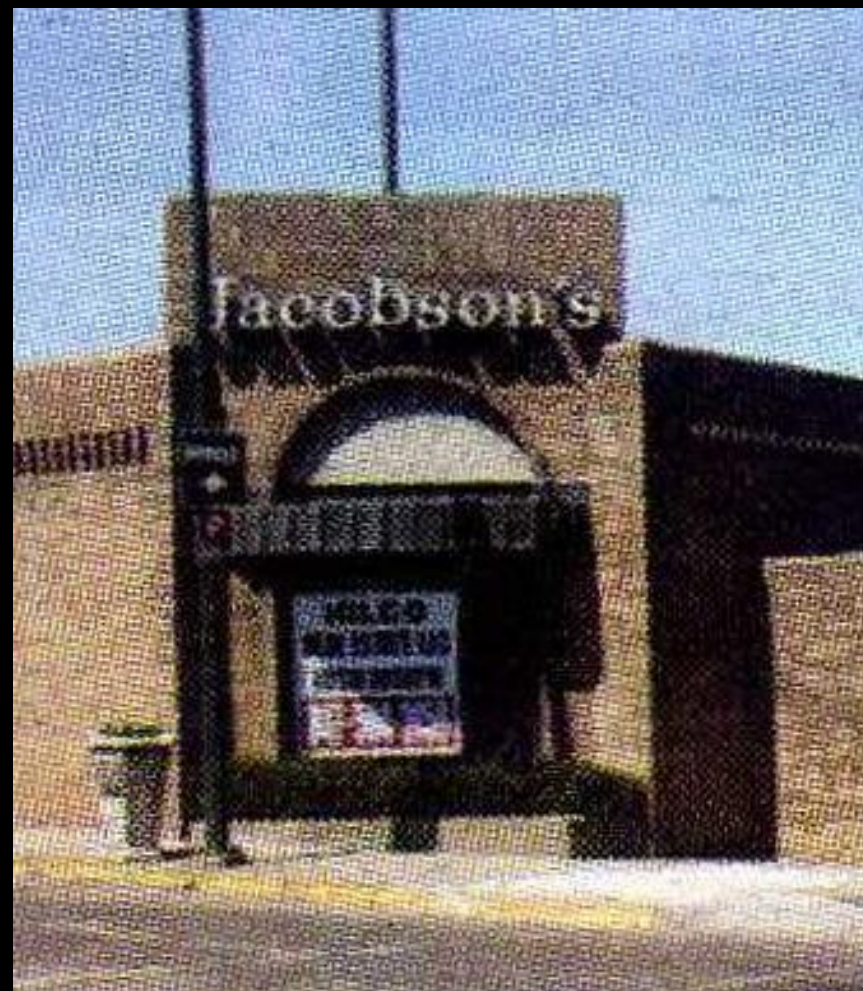
The building will be destroyed beginning at 10 a.m. Feb. 5 to make way for a four-story retail, office and condo development at 325 N. Old Woodward.

Taking its place will be a signature building with a rounded front to give a distinct appearance to the corner of Willits and Old Woodward, said project designer Robb Burroughs of

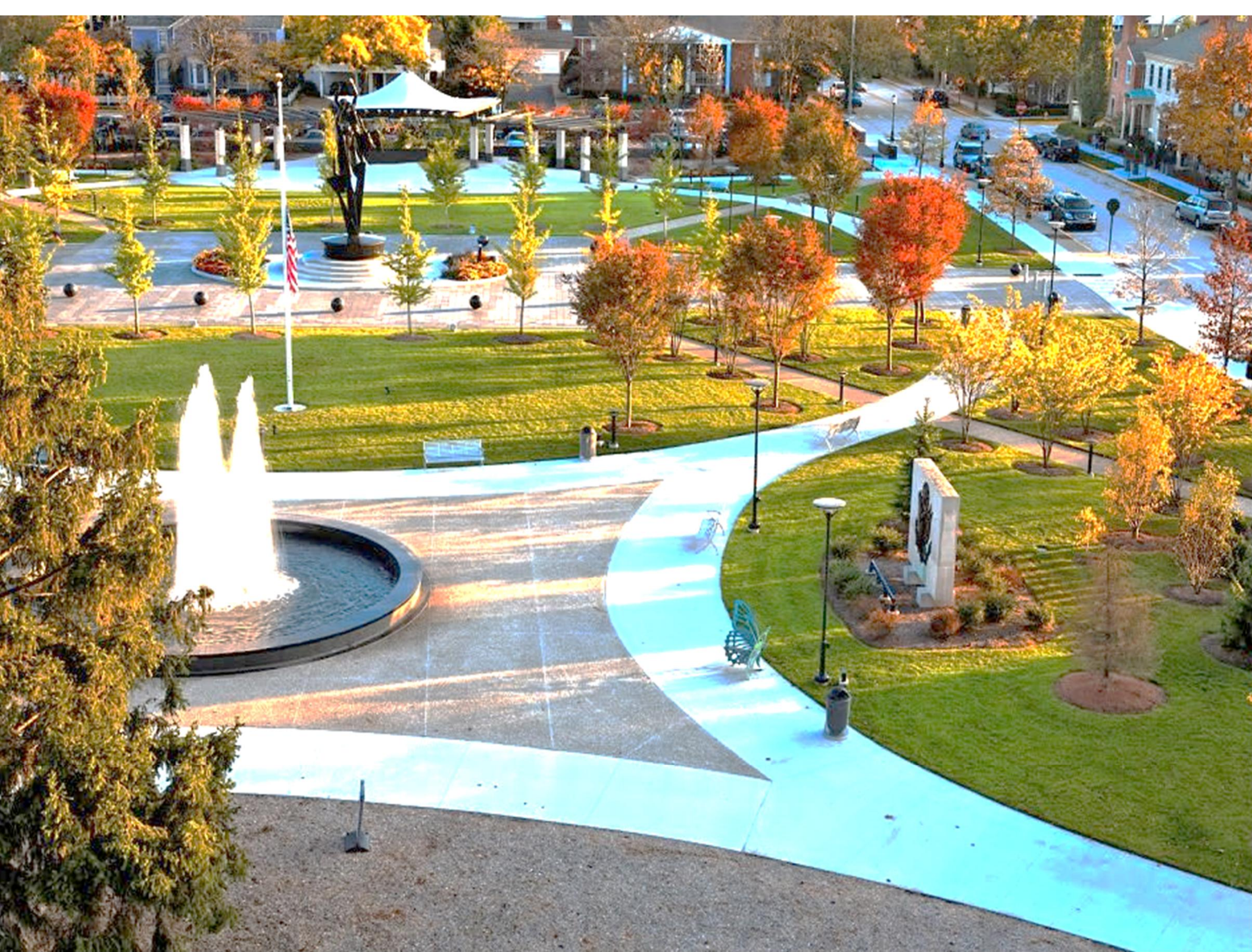


Photos by Deb because

See BUILDING on page 7A





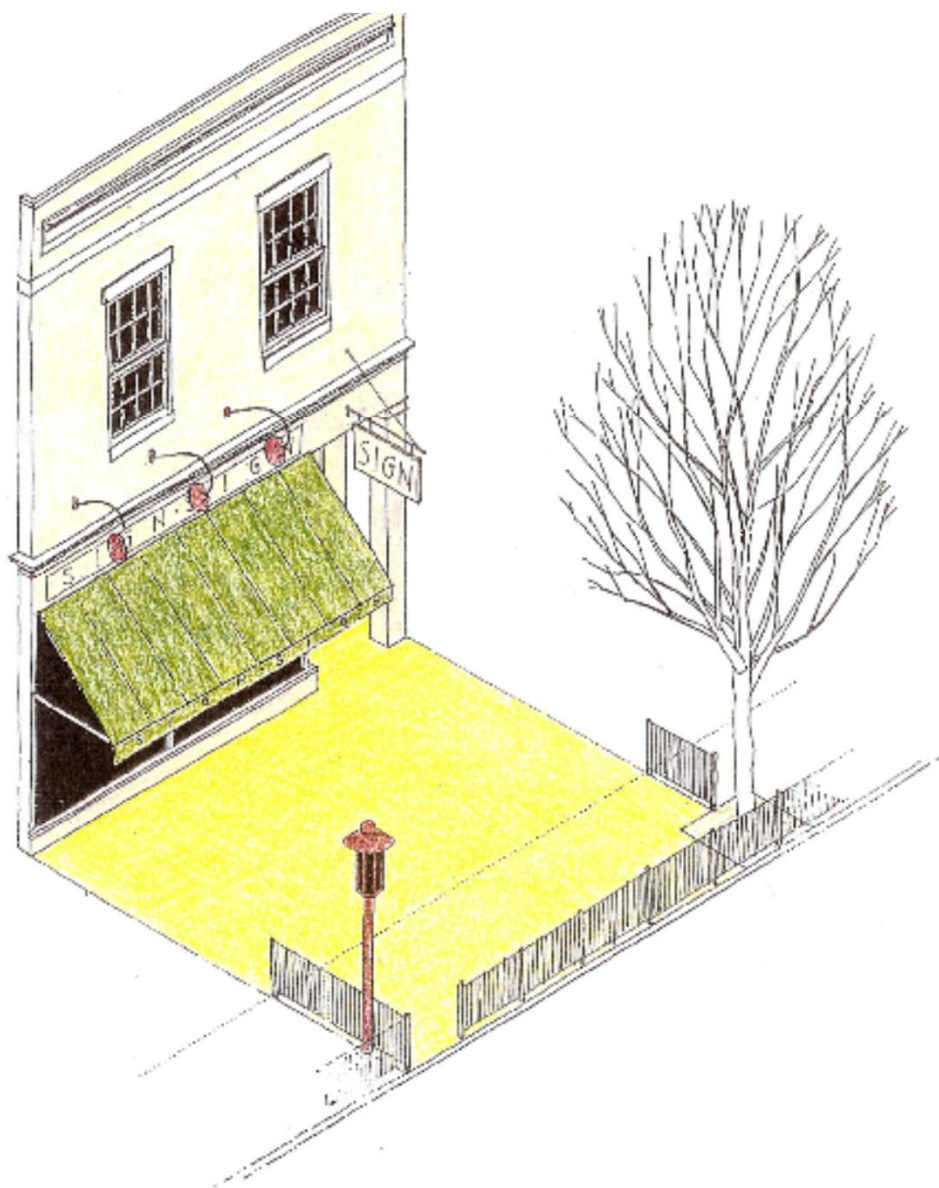






THE CAFE AT BOOTH PARK



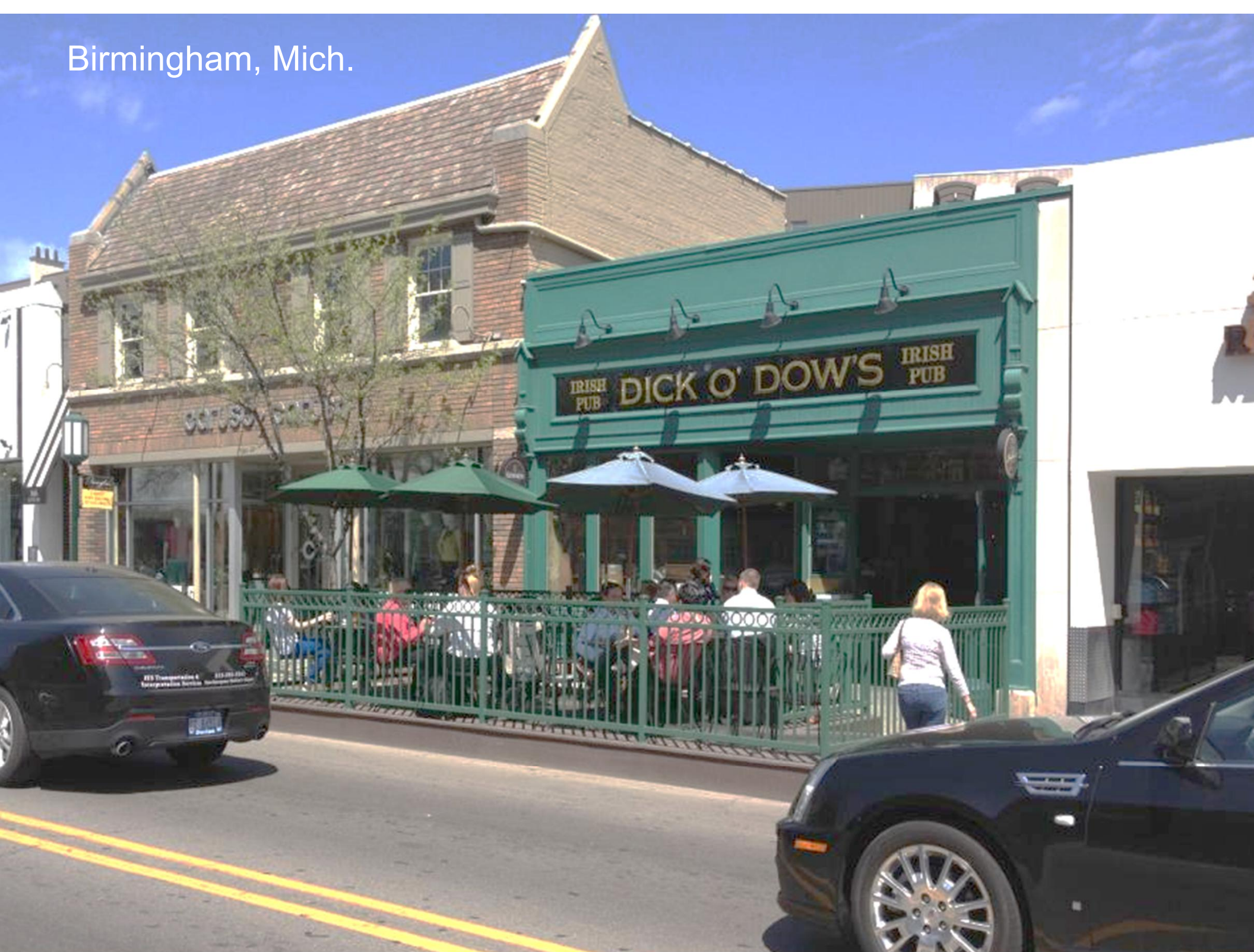


- GOOSENECK LIGHTING
- SIGNBOARD OR PAINTED SIGN
- BLADE OR HANGING SIGN
- RETRACTABLE AWNING/  
SIGNAGE ON VALENCE
- REMOVE ONE SIDE PARKING  
ADD 8' SIDEWALK.

SHOPFRONT CAFÉ  
SIDEWALK  
WIDENING



Birmingham, Mich.





Birmingham

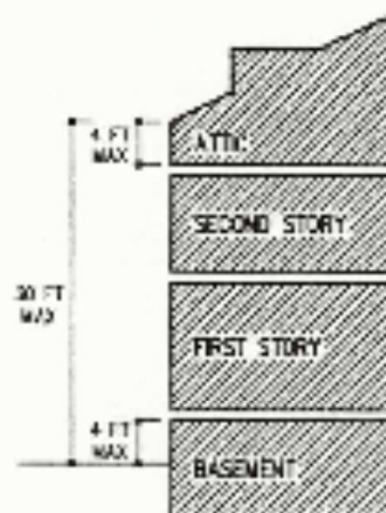




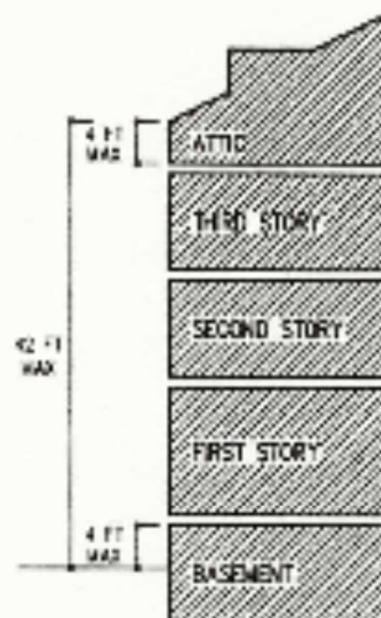




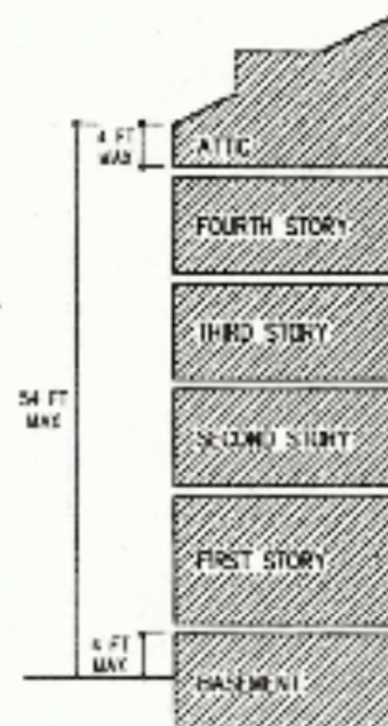
INTERPRETATION  
OF BUILDING HEIGHTS



TWO STORIES  
30 FT MAX



THREE STORIES  
42 FT MAX



FOUR STORIES  
54 FT MAX









5

4

3

2

1





5 ■

Residential

4

3

Office

2

Retail Shops

1







# Harvard Urban Retail

July, 2021

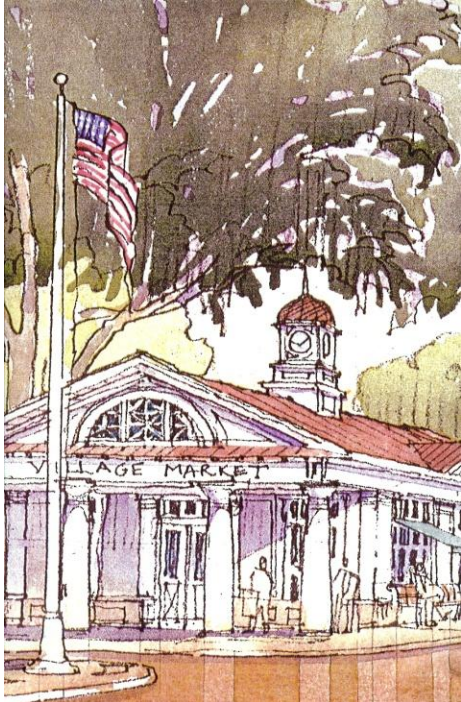
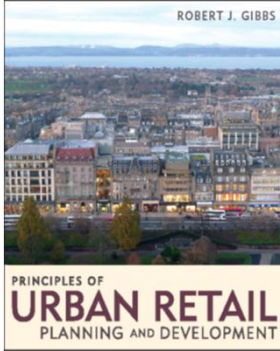




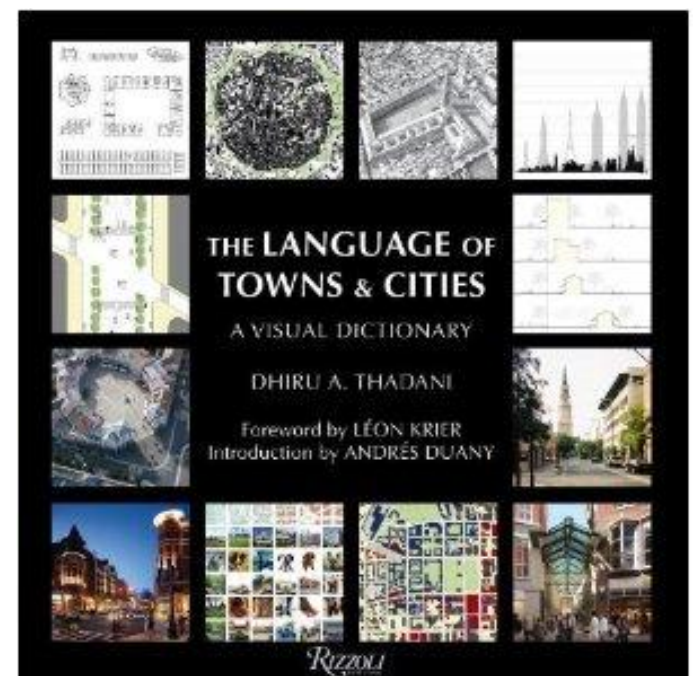
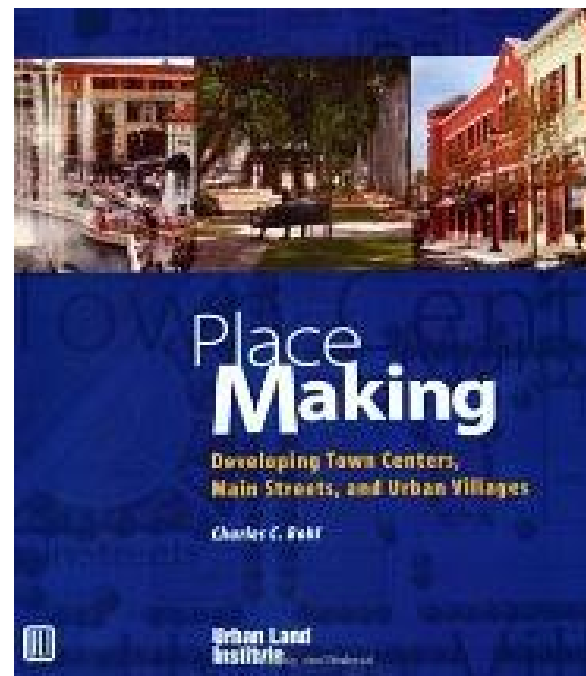
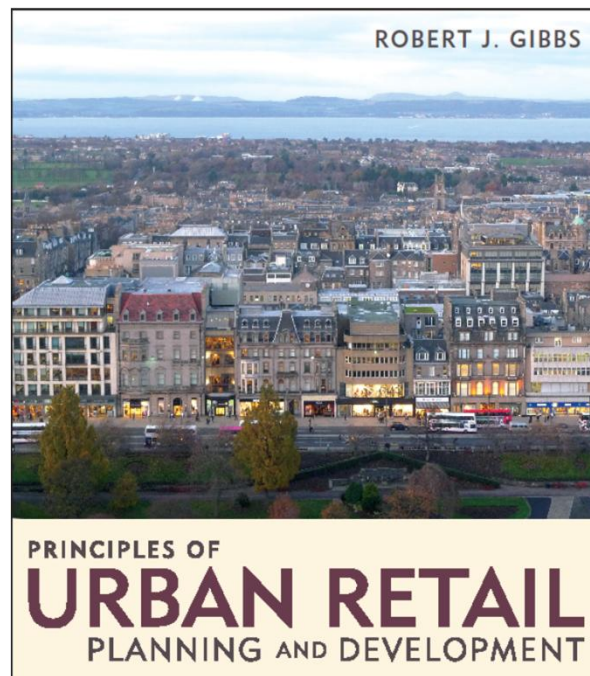
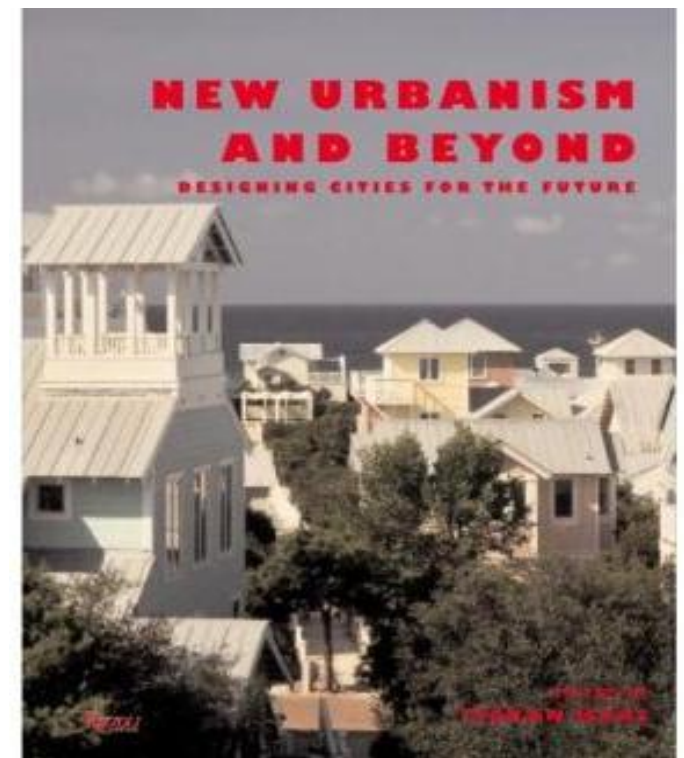
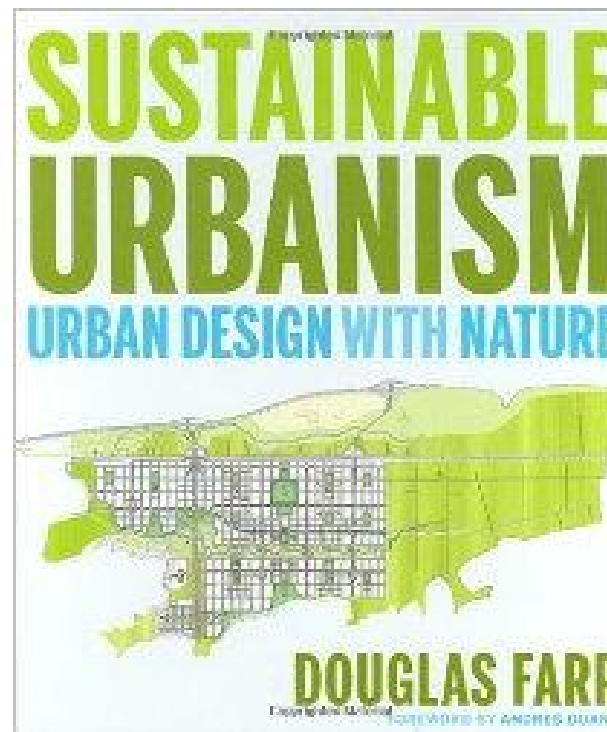
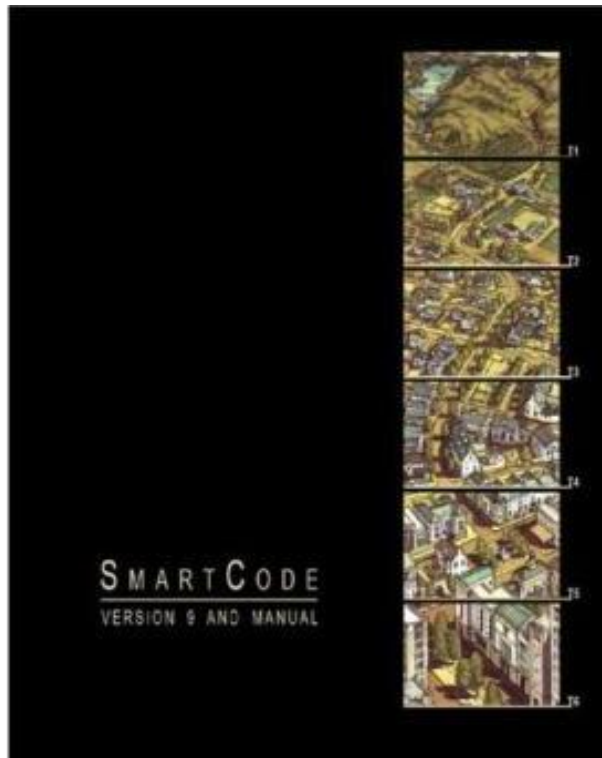


# Gibbs

Planning Group











Thank You!

THE  
LAMPLIGHTER  
1207

Gallery  
West

Gibbs Planning Group

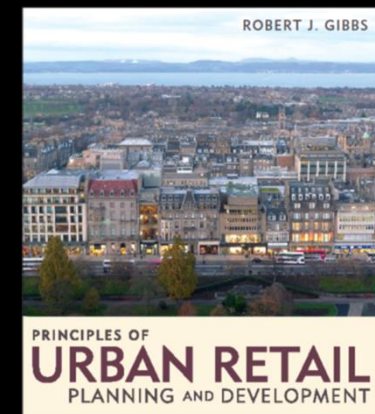
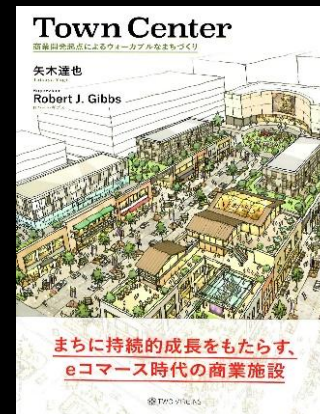
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248 642-4800





## Maple Street Looking East



*Existing*



*Proposed*

Birmingham, Michigan April 2022  
**Multi-Family Residential Inventory**



## Southfield Road



## Birmingham, Michigan May 2022 Primary Sidewalks Inventory



- The end