

## **MINUTES**

### **BIRMINGHAM PLANNING COMMISSION**

The Birmingham Planning Commission convened in the City Council Chambers on the Third Floor of Birmingham City Hall on Wednesday, March 4, 2020 at 8:42 a.m.

**MEMBERS PRESENT:** Chairman Michael Morrison, Vice-Chairman Dr. Nyesha Black, Chairman Pro-Tem Haley Colson-Lewis, Patty Pilkerton, L'Tryce Slade, Devon Sims, Ronald Crenshaw, Mashonda Taylor, Brian Gunn, Dr. Victoria Hollis, Kevin Moore, Councilor Steven Hoyt (Melva Langford), Councilor Valerie Abbott (Beatrice Collins), and Michael Eddington

**MEMBERS ABSENT:** Dr. Kathryn Doornbos

**STAFF PRESENT:** Tim Gambrel, Michael Ward, Kim Speorl, Calvin Abram, Jason Hjetland, Thomas Yuill, Roderick Lowe, and Aakre Sims

#### **I. APPROVAL OF AGENDA**

The meeting was called to order by Chairman Morrison. Commissioner Langford made a motion to approve the agenda. The motion was seconded by Commissioner Sims and the agenda was approved unanimously.

#### **II. APPROVAL OF MINUTES FROM NOVEMBER 6, 2019 AND DECEMBER 4, 2019**

Commissioner Langford made a motion to approve the minutes from the November 6, 2019 and December 4, 2019 meetings. The motion was seconded by Commissioner Collins and the minutes were approved unanimously.

#### **III. DIRECTOR'S REPORT**

No Director's Report

**IV. SUBJECT:** Public hearing to consider a proposal to adopt an update to the Birmingham City Center Master Plan

**APPLICANTS:** City of Birmingham, the Regional Planning Commission of Greater Birmingham and REV Birmingham

**PREMISES:** The City Center Master Plan boundary area is generally I-65 to the west, U.S. 31 / Red Mountain Expressway to the east, 12th Avenue North to the north and Highland Avenue to the south. The general boundary area extends to include the Sloss Furnaces Historic Site, the Lakeview District and the former Trinity Steel site in Titusville.

Principal Planner, Michael Ward, gave a brief introduction of the case. Mr. Ward stated that the last Birmingham City Center Master Plan Update was adopted by the Birmingham Planning Commission on December 7, 2005. He also stated that since that time, the City Center has become stronger and more vibrant with several public and private investments.

Mr. Ward said the proposed Birmingham City Center Master Plan update is comprehensive in scope and it incorporates elements of land use, zoning, urban design, parking, and strategic planning into a coordinated vision and implementation program. He stated that the proposed Plan identifies short, medium and long term projects for public and private investment in the City Center for the next 10-15 years. He mentioned that the Plan was guided by a detailed market analysis that examined retail, residential, office and industrial trends and it estimated future market demand. He also mentioned that the proposed Plan focuses on expanding the development of the sub-districts within the heart of the City Center, such as the Birmingham Civil Rights District and the Innovation District and it addresses potential new redevelopment areas.

Tim Gambrel, Chief Planner with the City of Birmingham, addressed the Planning Commission. Mr. Gambrel said that this was a great opportunity to update the City Center Master Plan while we were working on the Northside/Southside Framework Plan (the City Center is located in the middle of the Framework Plan area). He mentioned that recent studies have shown that more people want to live and work in urban areas.

Mr. Gambrel stated that 4,500 residential units have been developed in the City Center since the last City Center Master Plan update. He also stated that the City Center currently has 11,700 residents and a daytime population of 120,000 people (which primarily includes people who work in the City Center).

Mr. Gambrel mentioned that we received input from the public and the stakeholder group via meetings and online surveys to develop the plan. He added that the Plan calls for additional development in the City Center by targeting key Strategic Opportunity Areas (Civil Rights District, Innovation District, City Center Core, Five Points South, and Lakeview).

Commissioner Slade asked for an update on the Character Code. Mr. Gambrel said some edits are being made to the draft. He added that the peer group will review the final draft and we plan to

go back before the Planning Commission to go over the edits before it goes to the City Council for adoption.

Commissioner Langford asked if the neighborhood officers were involved in the process. Mr. Gambrel said yes. He added that neighborhood officers are a part of the stakeholder group.

Chairman Morrison announced that this is a public hearing and members of the public are allowed to speak on this item. David Fleming, Chairman and CEO of REV Birmingham, addressed the Planning Commission. Mr. Fleming said the Plan received lot of public input because over 1,100 online surveys were completed and 120 stakeholders were interviewed. He added that there were four public events held to receive additional feedback from the public.

Mr. Fleming stated that we need the Plan to unite us, excite us, and continue the growth of our City Center. He also stated that the Plan will help us to focus on our assets, like the Civil Rights District and the Innovation Depot.

Don Irwin, Vice-President of Corporate Development with Barber Companies and a member of the City Center Master Plan Steering Committee, addressed the Planning Commission. Mr. Irwin said the Plan will help guide future development in the City Center and he supports the adoption of the Plan.

Commissioner Crenshaw asked about the Civil Right District stakeholders and he wanted to make sure that they were involved in the planning process. Mr. Gambrel said we met with the Civil Rights District stakeholders group four or five times during this process.

With no additional questions or comments, Commissioner Langford made a motion to approve the update to the Birmingham City Center Master Plan. The motion was seconded by Commissioner Gunn and the following resolution was approved unanimously:

**WHEREAS**, the Birmingham Planning Commission adopted and approved on February 5, 1964, the composite report entitled “The Comprehensive Plan, Birmingham, Alabama”, dated December 1961, including as amendments those previously approved official plan elements relating to land use, major streets, transportation, central business district, school and parks, public buildings and city appearances, housing, public works, and capital improvements programs; and

**WHEREAS**, the City Council of the City of Birmingham, by Resolution No. 1108-79, dated September 11, 1979, did adopt and approve the Community Renewal Plan for the City of Birmingham, identifying areas throughout the City which contain blight or blighting factors and which are in need of renewal and redevelopment; and

**WHEREAS**, the City Council of the City of Birmingham, by the Resolution No. 530-81, dated May 5,1981, subsequently adopted and approved the “Comprehensive Revitalization Strategy, Redevelopment Plan and Urban Renewal Plan for the Master Plan for Downtown Birmingham (the Downtown Master Plan) as an amendment to both the Community Renewal Plan and the Comprehensive Plan; and

**WHEREAS**, in furtherance of the redevelopment goals of the Downtown Master Plan, the City Council, by Resolution No. 2020-92, dated October 27, 1992, did adopt and approve the “City Center Master Plan: An Amended and Restated Urban Renewal and Urban Redevelopment Plan for Downtown Birmingham” (the “City Center Master Plan”), which document further amended and revised the City’s Comprehensive Plan and Community Renewal Plan; and

**WHEREAS**, the Birmingham City Center Master Plan Update (the “Master Plan Update”) is compatible with the overall revitalization goals and objectives of the City’s Comprehensive Plan and is compatible with all existing Urban Renewal, Urban Redevelopment, and Commercial Revitalization Plans for portions of the City Center; and

**WHEREAS**, the policy goals and development opportunities identified within the proposed Master Plan Update have been carefully reviewed and evaluated by numerous business owners, concerned residents, neighborhood representatives, civic leaders, and public officials involved in the development of the proposals contained within the Master Plan Update; and

**WHEREAS**, the Birmingham Planning Commission finds that the adoption and implementation of said Master Plan Update is for a City purpose and is in the public interest; and

**WHEREAS**, the Birmingham Planning Commission has held a public hearing to encourage further citizen input and has carefully and thoughtfully considered all comments concerning the proposed Master Plan Update; and

**WHEREAS**, said Planning Commission has reviewed and concurs with the over goals and objectives of the Master Plan Update; now therefore

**BE IT RESOLVED** by the Birmingham Planning Commission that said Planning Commission hereby APPROVES and adopts the update to the City Center Master Plan as illustrated in the document entitled “Birmingham City Center Master Plan”, dated November 27, 2019, including all maps, charts, tables, text and other matters bound therein.

**BE IT FURTHER RESOLVED** that the Birmingham City Center Master Plan Update hereby modifies and amends the provisions and boundaries of the previously adopted City Center Master Plan and shall take precedence where in conflict with said Master Plan.

**BE IT ALSO FURTHER RESOLVED** that said Birmingham City Center Master Plan Update shall in no way diminish, detract or rescind the urban renewal authority or provisions established by the City Center Master Plan or any of the City’s previously established urban renewal and redevelopment projects or commercial revitalization districts.

**V. CASE NO.** SUB2019-00096

**SUBJECT:** An appeal of the Subdivision Committee’s approval of a Final Plat resurveying 1 lot into 2 lots called Madison Earl Addition to Forest Grove.

**APPELLANTS:** Chris and Evan Johnson; Angela and Allison Fusilier; Andrea Paschal, Ben Knox, and Briana Bryant

**PREMISES:** 768 47<sup>th</sup> Way South in East Avondale.

Michael Ward, gave a brief introduction of the case. Mr. Ward said the Subdivision Committee of the Birmingham Planning Commission considered and voted to approve a Final Plat resurveying 1 lot into 2 lots called Madison Earl Addition to Forest Grove on January 22, 2020. He noted that a written notice of appeal to the Planning Commission was filed on January 30, 2020 by Chris Johnson along with following additional appellants: Evan Johnson; Angela Fusilier, Allison Fusilier, Andrea Paschal, Ben Knox, and Briana Bryant. He stated that the appellants are concerned that the proposed lots will only be accessible from the alley. He also stated that the appellants have concerns about runoff from a nearby drainage ditch. He added that the appellants would like the Planning Commission to overturn the Subdivision Committee’s decision to allow the Final Plat.

Chris Johnson, property owner at 765 47<sup>th</sup> Way South, addressed the Planning Commission. Mr. Johnson said there is a large drainage ditch near the subject property at the end of the street. He stated that storm water overflows onto the adjacent neighbors’ properties. He mentioned that even though the area isn’t in a flood plain, it floods all the time. He also mentioned that he wishes the lot could be subdivided another direction so the houses won’t be so close to the drainage ditch.

Chairman Pro-Tem Colson-Lewis asked if the enclosed pictures of the drainage ditch are recent. Mr. Johnson said yes.

Chairman Pro-Tem Colson-Lewis asked were there any hydrological studies completed on the proposed site. Commissioner Eddington said there are no hydrological studies required to divide the one lot into two lots. He added that the City will review plans when they submit them for construction.

Chairman Pro-Tem Colson-Lewis asked how will two houses versus one house affect storm water runoff. Commissioner Eddington said the storm water impact will be similar whether it is one house on a 100-foot lot or two houses on two 50-foot lots.

Commissioner Hollis asked Mr. Johnson if he would be okay with the subdivision case if the lot was split north to south. Mr. Johnson said yes.

Commissioner Hollis asked Mr. Johnson to explain the difference between splitting the lot north to south, instead of east to west as proposed. Mr. Johnson said if the lot was split north to south,

you wouldn't have one of the houses so close to the drainage ditch. He added that his preference would be one house on the existing lot.

Commissioner Hollis asked who owns the property that contains the drainage ditch. Kim Speorl, Senior Planner with the City of Birmingham, addressed the Planning Commission. Ms. Speorl said the Ira D. Register Family Trust owns the property.

Commissioner Hollis stated that since the property is owned by a private entity, what recourse does the City have to address drainage issues on private property. Commissioner Eddington said the City can make sure that the property is maintained and our storm system downstream from the property is properly maintained. He added that the property by itself is not creating the runoff; it is a part of a larger drainage basin.

Ms. Speorl explained why the lot is proposed to be split east to west. She said that the Subdivision Regulations and the Zoning Ordinance require that lots front a public street. She added that the nearby property that faces the alley was parceled out so it never went before the Subdivision Committee.

Commissioner Slade asked if the City considered adding certain materials to the drainage ditch to slow the water flow down. Commissioner Eddington said the drainage ditch is on private property so the City can't install the materials.

Mr. Johnson said the drainage ditch is humongous and it still can't handle the water. He added that he doesn't see how adding two houses close to the drainage ditch is going to help.

Chairman Morrison stated that the developer is proposing two lots that are consistent with the existing lot pattern of the neighborhood. He added that he doesn't know if we have legal standing to deny the subdivision request.

Chairman Pro-Tem Colson-Lewis agrees that there might not be legal standing to deny the subdivision request, but she would like to hear a solution to address the storm water concerns in the neighborhood. Commissioner Crenshaw stated that he is a neighborhood officer and they have similar storm water issues in his neighborhood (South East Lake). He agrees with Chairman Pro-Tem Colson-Lewis and he would like to see the storm water issue addressed.

Chairman Morrison asked Commissioner Eddington to go over the steps the developer will have to go through regarding the project. Commissioner Eddington said the developer will have to improve the alley by widening it and extending it to the property, submit plans that detail how they will manage storm water, and submit plans for a building permit.

Vice-Chairman Black asked if this subdivision case went before the neighborhood association. Chairman Morrison said subdivision cases are not required to go before the neighborhood association.

Vice-Chairman Black asked if Planning staff has recently talked to the developer regarding his plans for the property. Roderick Lowe, Subdivision Planner with the City of Birmingham,

addressed the Planning Commission. Mr. Lowe said Planning staff has recently spoke with the developer and he is weighing his options to either build two houses or one house on the site.

With no additional questions or comments, Commissioner Sims made a motion to uphold the Subdivision Committee decision regarding Case Number SUB2019-00096. The motion was seconded by Commissioner Taylor and the following resolution was approved with Commissioner Eddington abstaining:

**WHEREAS**, the Birmingham Planning Commission has reviewed the Subdivision Committee’s Case Number SUB2019-00096, which the Subdivision Committee voted on January 22, 2020 to approve a Final Plat resurveying 1 lot into 2 lots called Madison Earl Addition to Forest Grove; and

**WHEREAS**, said Planning Commission has reviewed and evaluated the appellant’s grounds for an appeal of said case as set forth in a notice of appeal dated on January 30, 2020; and

**WHEREAS**, the Birmingham Planning Commission has held a public hearing to hear the comments and opinions of all parties concerned regarding this case and has given careful and thoughtful consideration to all of the above cited information; now therefore

**BE IT RESOLVED** by the Birmingham Planning Commission that said Planning Commission hereby concurs with and upholds the action of the Subdivision Committee in this case.

- VI. CASE NO.** PF-2-20
- SUBJECT:** A request for the approval of the character and extent of improvements associated with the renovation of Legacy Arena.
- APPLICANT:** Shelia Mills, Senior Project Manager—Design & Construction with the Birmingham-Jefferson Convention Complex (BJCC)
- PREMISES:** 1001 19<sup>th</sup> Street North; east of 19<sup>th</sup> Street North between 9<sup>th</sup> Avenue North and 11<sup>th</sup> Avenue North.

Michael Ward, gave a brief introduction of the item. Mr. Ward mentioned that the existing Legacy Arena was built in 1976. He stated that the proposed renovation will include a new main entry plaza and new lobby on the south side of the Arena that will improve the entry sequence and exterior image while making the Arena more visible from I-59/20 and from downtown. He also stated that the renovation will include upgrades to the building’s infrastructure and the loading yard to increase the performance of the Arena and support the wide range of unique events. He said that the interior renovations will include new restrooms, suites, clubs and more open concourses. He added that the arena will meet today’s new arena standards and make the venue

viable for years to come once this renovation project is complete. He mentioned that the Design Review Committee approved the proposed arena renovations on December 11, 2019.

Shelia Mills, Senior Project Manager of Design and Construction with the BJCC, addressed the Planning Commission. She introduced the team members that were present at the time, which were Marc Bertolino and A.J. Prizzi with Populous and Tad Snyder with the BJCC.

Mark Bertolino, Senior Project Architect with Populous, addressed the Planning Commission. Mr. Bertolino said the main outside focus areas of the renovations are the new entry plaza and the exterior renovations to the arena. He stated that the plaza will have hardscape, seating areas, lighting, and landscaping, which will make it a safe and inviting environment. He also stated that the materials proposed for the exterior of the arena will be glass, metal panel, and some warmer elements at the lower base of the building with some wood accents. He added that the main interior focus area of the renovations are the updates to the lobby area and the main concourse, reconfigured seating to allow for suite-level and premium club spaces, and new restrooms.

Commissioner Crenshaw stated that the current capacity of the BJCC Arena is around 17,000. He asked if adding the premium-level seating will increase or decrease seating overall. Mr. Bertolino said they're anticipating a slight decrease in overall seating capacity.

Commissioner Crenshaw asked will the reduction in seating affect Birmingham's ability to possibly attract a professional team. Mr. Bertolino said he is not sure what the NBA's capacity requirements are, but there is an opportunity to increase seating around the floor area, if necessary.

Commissioner Moore asked if a Homeland Security Assessment was done to make sure that the added landscaping and the other finishes around the arena wouldn't pose a security risk. Tad Snyder, Executive Director of the BJCC, addressed the Planning Commission. Mr. Snyder said the BJCC is a member of the International Association of Venue Managers and our plans are vetted through them to ensure we're complying with the security guidelines of the Department of Homeland Security.

Chairman Morrison asked Mr. Snyder to further address the likely seating capacity reduction at the BJCC Arena. Mr. Snyder said the lack of premium seating has always been an issue at the BJCC Arena, not the overall seating capacity. He added that the proposed modifications will address that issue.

Chairman Morrison asked what is the seating capacity of the BJCC Arena. Mr. Snyder said it depends on the event, but the seating capacity for basketball is 18,000.

Vice-Chairman Black asked if the designs of the renovated BJCC Arena and the future Protective Stadium will be consistent. Mr. Snyder said the team has worked to ensure that elements of both projects are similar, especially from a lighting and landscaping perspective. Lea Ann Macknally, President of Macknally Land Design and landscape architect for the BJCC Arena and Protective Stadium, added that the exterior materials, site furnishings, and the hardscape for both projects complement each other as well.



Vice-Chairman Black asked how the City Center Master Plan and the initiatives associate with it relate to the recent BJCC projects. Mrs. Macknally said the BJCC and the City Center Master Plan are more focus on public space areas. She added that the proposed entry plaza for the BJCC Arena will be consistent with the proposed CityWalk BHAM project and help improve connectivity in the area.

Vice-Chairman Black asked the BJCC representatives if they've been involved with the City Center Master Plan process and the CityWalk BHAM project. Mrs. Macknally said yes.

Commissioner Slade asked if the BJCC is pursuing strategic partnerships with local disadvantaged businesses. Mr. Snyder said all of their projects have to go through a bid process and minority/disadvantaged business inclusion is within the bid documents. He added that through the various phases of the project so far, they have either met or exceeded their minority/disadvantaged business participation goals.

With no additional questions or comments, Commissioner Langford made a motion to approve Case Number PF-2-20. The motion was seconded by Commissioner Crenshaw and the following resolution was approved unanimously with Commissioner Gunn abstaining:

**WHEREAS**, the existing Legacy Arena was built in 1976 and it is in need of renovation and updating; and

**WHEREAS**, the proposed renovations will enhance and reinforce Legacy Arena's current position as Birmingham's premier indoor entertainment venue; and

**WHEREAS**, a new main entry plaza and new lobby on the south side of Legacy Arena will improve the entry sequence and exterior image while making the arena more visible from I-59/20 and from downtown; and

**WHEREAS**, the improvement of all fan amenities and the addition of premium seating will further Legacy Arena's mission to attract events that will generate significant economic impact for the region and act as a benefit to the local community; and

**WHEREAS**, the overall fan experience will be boosted by introducing new restrooms, suites, clubs and more open concourses; and

**WHEREAS**, the renovation will also include upgrades to the building's infrastructure and loading yard to increase the performance of the arena and support the wide range of unique events; and

**WHEREAS**, the arena will meet today's new arena standards and make the venue viable for years to come when the renovations are complete; and

**WHEREAS**, the Design Review Committee approved the proposed arena renovations on December 11, 2019; now therefore

**BE IT RESOLVED** by the Birmingham Planning Commission that the general location, character and extent of hereinabove described project is hereby APPROVED as illustrated in the document entitled “Birmingham-Jefferson Convention Complex—Legacy Arena Renovation” dated March 4, 2020, Case No. PF-2-20.

**VII. CASE NO.** PF-3-20

**SUBJECT:** A request for the approval of the demolition of a vacant, seven-story storage building to expand the existing surface parking lot (UAB Health Services Foundation Lot 163).

**APPLICANT:** Geoff Boyd, Director of Planning, Design & Construction at the University of Alabama at Birmingham

**PREMISES:** 2128 5<sup>th</sup> Avenue South; the northwest corner of 5<sup>th</sup> Avenue South and 22<sup>nd</sup> Street South.

Michael Ward, gave a brief introduction of the item. Mr. Ward stated that UAB acquired the existing 2128 Building, known as the Icehouse Building, and initially used the facility for storage. He added that due to environmental and safety concerns, UAB leaders decided that it would be best to demolish the building.

Mr. Ward said the space will be used to expand the existing surface lot to increase capacity to 106 spaces (an increase of 46 spaces). He mentioned that the project will include a 10-foot landscape edge around the perimeter of the lot fronting 5<sup>th</sup> Avenue South and 22<sup>nd</sup> Street South to screen the cars from the public right-of-way.

Mr. Ward noted that the demolition of this facility and the expansion of the existing parking lot were accounted for in the adopted UAB Parking and Transportation Plan, which was approved by the Birmingham Planning Commission. He stated that the Five Points South Neighborhood Association reviewed and approved the project on Monday, February 24, 2020. He also stated that the City’s Design Review Committee reviewed and approved the project on Wednesday, February 26, 2020.

Geoff Boyd, Director of Planning, Design & Construction at UAB, addressed the Planning Commission. Mr. Boyd said the building is currently vacant and it needs to be torn down. He added that UAB would like to do a larger project in the future, but the site will be a surface parking lot for the time being.

Commissioner Eddington asked will UAB pave the lot. Mr. Boyd said yes. He added that the streetscape won’t be as intensive because it’s a temporary parking lot.

Chairman Morrison asked Mr. Boyd to clarify what are UAB’s standard streetscape guidelines. Mr. Boyd said they usually plant street trees and install their own lighting, but the interior of the surface lot will be up to UAB’s standards.

With no additional questions or comments, Commissioner Langford made a motion to approve Case Number PF-3-20. The motion was seconded by Vice-Chairman Black and the following resolution was approved unanimously:

**WHEREAS;** UAB acquired the existing 2128 Building, known as the Icehouse Building, and initially used the facility for storage; and

**WHEREAS;** due to environmental and safety concerns, the building was vacated and has been empty since 2011; and

**WHEREAS,** UAB leaders decided that it would be best to demolish the 2128 Building; and

**WHEREAS,** upon completion of the demolition, the space will be used to expand the existing surface lot to increase capacity to 106 spaces (an increase of 46 spaces); and

**WHEREAS,** the project will include a 10-foot landscape edge around the perimeter of the lot fronting 5<sup>th</sup> Avenue South and 22<sup>nd</sup> Street South to screen the cars from the public right-of-way; and

**WHEREAS,** the long-term plan for this site will likely be a future UAB parking deck; and

**WHEREAS,** the Five Points South Neighborhood Association reviewed and approved the project on Monday February 24, 2020; and

**WHEREAS,** the City's Design Review Committee reviewed and approved the project on Wednesday, February 26, 2020; now therefore

**BE IT RESOLVED** by the Birmingham Planning Commission that the request for approval of the improvements on the hereinabove described property is hereby **APPROVED** as illustrated in the document entitled "UAB 2128 Building Demolition + Putback", Case No. PF-3-20, subject to:

1. Applicant filing an acceptable subdivision that will eventually resurvey the project site into a single lot.

**VIII. CASE NO.** PF-4-20

**SUBJECT:** An amendment to the 2015 UAB Campus Master Plan for the approval of the demolition of a vacant, two-story office/storage building to expand the existing employee surface parking lot (UAB Express Lot 4).

**APPLICANT:** Geoff Boyd, Director of Planning, Design & Construction at the University of Alabama at Birmingham

**PREMISES:** 400 10<sup>th</sup> Street South; the northwest corner of 5<sup>th</sup> Avenue South and 10<sup>th</sup> Street South.

Michael Ward, gave a brief introduction of the item. Mr. Ward said UAB acquired the former ALAGASCO service facility site in 2015 to construct a 1,100 space employee surface lot. He noted that the 410 Building, initially identified for demolition, was excluded to assess potential uses for UAB. He also noted that the Birmingham Planning Commission approved the construction of the 1,100 space employee surface lot on April 6, 2016 (Case Number PF-6-16). He stated that after multiple studies, it was determined that the renovation of the 410 Building facility was cost prohibitive and UAB leaders decided that it would be best to demolish the building.

Mr. Ward said that upon completion of the demolition, the space will be used to expand the existing surface lot to increase capacity to 1,350 spaces (an increase of 250 spaces). He also said the project will include a 10-foot landscape edge around the perimeter of the lot fronting 5<sup>th</sup> Avenue South and 10<sup>th</sup> Street South to screen the cars from the public ROW. He added that the Five Points South Neighborhood Association reviewed and approved the project on Monday, February 24, 2020.

Geoff Boyd, Director of Planning, Design & Construction at UAB, addressed the Planning Commission. Mr. Boyd said UAB initially wanted to reuse the building, but several studies have determined that it would be very expensive to renovate the building. He added that UAB does have an existing parking problem at UAB Express Lot 4 because the parking lot operates at over 95% occupancy. He noted that Bus Rapid Transit (BRT) will travel along the corridor by UAB Express Lot 4 so all of the street parking around the parking lot will be removed.

With no questions from the Planning Commission, Commissioner Hollis made a motion to approve Case Number PF-4-20. The motion was seconded by Commissioner Sims and the following resolution was approved unanimously:

**WHEREAS;** UAB acquired the former ALAGASCO service facility site to construct a 1,100 space employee surface lot; and

**WHEREAS;** the 410 Building, initially identified for demolition, was excluded to assess potential uses for UAB; and

**WHEREAS;** the Birmingham Planning Commission approved the construction of the 1,100 space employee surface lot on April 6, 2016 (Case Number PF-6-16); and

**WHEREAS,** after multiple studies were completed, it was determined that the renovation of the 410 Building facility was cost prohibitive; and

**WHEREAS,** UAB leaders decided that it would be best to demolish the 410 Building and expand the existing surface parking lot; and

**WHEREAS,** Express Lot 4 operates at over 95% occupancy; and

**WHEREAS,** additional spaces are needed to continue to provide remote parking for Health System employees and allow spaces closer to the Hospital to be available for patients and their visitors; and

**WHEREAS,** the Five Points South Neighborhood Association reviewed and approved the project on Monday, February 24, 2020; now therefore

**BE IT RESOLVED** by the Birmingham Planning Commission that the request to amend the UAB Master Plan for approval of the improvements on the hereinabove described property is hereby **APPROVED** as illustrated in the document entitled “UAB Express Lot #4 Expansion”, Case No. PF-4-20.

**IX. Other Business and Communications**

Kim Speorl wanted to clarify one of her statements from the earlier subdivision appeal case. She mentioned that she previously told the Commission that the lot that was split was parceled out. She checked with the City’s GIS Division and the lot was parceled out. She also checked with Jefferson County and the two lots were created in 1940, which was prior to the Subdivision Regulations and the Planning Commission.

There being no further business, the meeting was adjourned at 10:24 a.m.