

MINUTES

BIRMINGHAM PLANNING COMMISSION

The Birmingham Planning Commission convened in the City Council Chamber on Wednesday, October 5, 2022, at 8:42 a.m.

MEMBERS PRESENT: Chairman Michael Morrison, Vice-Chairman Dr. Nyesha Black, Chairman Pro-Tem Haley Colson-Lewis, Stephen Schrader, J. Charles Jordan II, Sharon Deep-Nelson, Patty A. Pilkerton, Mashonda Taylor, Councilor Valerie Abbott, Councilor LaTonya Tate (Brandon McCray), and Michael Eddington

MEMBERS ABSENT: Dr. Victoria Hollis, Chaz Mitchell, Brian Gunn, and Ronald Crenshaw

STAFF PRESENT: Michael Ward, Heather Garrison, Tim Gambrel, and Donald Wilborn

I. APPROVAL OF AGENDA

The meeting was called to order by Chairman Morrison. Vice-Chairman Dr. Black made a motion to approve the agenda as presented. The motion was seconded by Commissioner Abbott and the agenda was approved unanimously.

II. APPROVAL OF MINUTES FROM JUNE 29, 2022

Commissioner Abbott made a motion to approve the minutes from the Commission's special-called meeting on June 29, 2022. The motion was seconded by Commissioner Deep-Nelson and the minutes we approved unanimously.

III. DIRECTOR'S REPORT

No Director's report.

IV. CASE NO. PF-5-22

SUBJECT: An amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with a new Cooper Green Mercy Health Services Clinic.

APPLICANT: Brian Templeton, Director of Planning, Design and Construction at the University of Alabama at Birmingham (UAB)

PREMISES: The site is bounded by the existing Cooper Green Mercy Health System Hospital (vacated 15th Street South) to the east, 14th Street

South to the west, 6th Avenue South to the north, proposed new UAB Parking Deck to the south, and 7th Avenue South farther to the south.

Senior Planner Heather Garrison introduced the case.

Brian Templeton, Director of Planning, Design and Construction at UAB, greeted the Commission. Mr. Templeton explained they are proposing one large, super parcel with plans for demolition of the existing parking deck. He said the project conforms with guidelines in UAB's Campus Master Plan.

Devon Ferguson, Project Manager, Cooper Green Mercy Health Systems, introduced herself and explained that there are future plans to demolish the old hospital.

Mashonda Taylor made a motion to approve the project as presented. Commissioner Abbott seconded the motion and the following resolution was approved with Chairman Morrison abstaining:

WHEREAS, UAB is requesting an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of the improvements associated with a new, 211,000 sq. ft., five-story, Cooper Green Mercy Health Services Clinic; and

WHEREAS, the new health clinic is part of the Cooper Green Mercy Health Services (CGMHS) Authority's strategy to provide world class care to the citizens of Birmingham, Jefferson County, and the State of Alabama; and

WHEREAS, the new facility will support CGMHS by allowing the clinic to provide for its current 7,100 enrollees with expected growth up to 12,000 enrollees by 2027; and

WHEREAS, the project will provide a state-of-the-art facility specifically designed to meet the needs of patients, their families, and the care teams working in the building; and

WHEREAS, the new clinic will allow greater support and care while expanding access, capacity, and capabilities; and

WHEREAS, the new Cooper Green Mercy Health Services Clinic is an amendment to the UAB – 2020 Campus Master Plan Update that was reviewed and approved by the Birmingham Planning Commission on May 5, 2021 (Case Number PF-3-83G); and

WHEREAS, the Five Points South Neighborhood Association approved the location, character, and extent of the project and the UAB Master Plan Amendment on Tuesday, September 20, 2022; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with a new Cooper Green Mercy Health Services Clinic is hereby APPROVED as illustrated in the document entitled "New Cooper Green Mercy Health

Services Clinic”, dated October 5, 2022.

- V. CASE NO.** PF-6-22
- SUBJECT:** An amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with the new Parking Deck for the North Academic Campus.
- APPLICANT:** Brian Templeton, Director of Planning, Design and Construction at the University of Alabama at Birmingham (UAB)
- PREMISES:** The site is bounded by the existing Cooper Green Mercy Health System Hospital (vacated 16th Street South) to the east, 14th Street South to the west, proposed new Cooper Green Mercy Health System Clinic to the north, 6th Avenue South farther to the north and 7th Avenue South to the south.

Senior Planner Heather Garrison introduced the case.

Brian Templeton represented UAB and showed the same site with the existing parking deck prior to demolition. Mr. Templeton expressed that the utilities at the site made it challenging to landscape. He then showed elevation and renderings with glass and metal finish. He explained they wanted to assure approval for the character with and without the metal finish or skin as the final decision is ultimately based on available funding.

Commissioner Schrader asked if the cables will be on the building regardless. Mr. Templeton responded yes; it will be built in a way to add the skin in the future.

Commissioner Taylor made a motion to approve the project as presented. Commissioner Abbott seconded the motion and the following resolution was approved unanimously:

WHEREAS, UAB is requesting an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of the improvements associated with a new, 405,000 sq. ft., six-level, Parking Deck for the North Academic Campus; and

WHEREAS, the new facility is part of UAB’s strategy for overall growth on-campus; and

WHEREAS, the new Parking Deck will support UAB’s campus, specifically the north academic campus, by increasing vehicle parking options near the center of campus; and

WHEREAS, the facility is immediately located near primary campus destinations: Bartow Arena, Hill Student Center, and Campbell Hall; and

WHEREAS, the facility will allow greater support and efficiency, reducing the load for

other UAB parking facilities, while expanding access, capacity, and capabilities; and

WHEREAS, the proposed Parking Deck for the North Academic Campus is an amendment to the UAB – 2020 Campus Master Plan Update that was reviewed and approved by the Birmingham Planning Commission on May 5, 2021 (Case Number PF-3-83G); and

WHEREAS, the Five Points South Neighborhood Association approved the location, character, and extent of the project and the UAB Master Plan Amendment on Tuesday, September 20, 2022; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with a new Parking Deck is hereby APPROVED as illustrated in the document entitled “New Parking Deck: North Academic Campus”, dated October 5, 2022.

- VI. CASE NO.** PF-7-22
- SUBJECT:** An amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with a new Child Development Center.
- APPLICANT:** Brian Templeton, Director of Planning, Design and Construction at the University of Alabama at Birmingham (UAB)
- PREMISES:** The site is bounded by the existing surface parking lot and UAB’s Education and Engineering Complex to the east, Epic School to the west, existing surface parking lot to the north, and 10th Avenue South to the south.

Senior Planner Heather Garrison introduced the case.

Brian Templeton represented UAB and explained that this project is in the UAB Campus Master Plan, but the proposed building had to be adjusted slightly due to the site’s topography. Mr. Templeton described the current use of the site as student parking. He then showed the site within the UAB property, and the facility is set back off the street due to the use of the facility.

Commissioner Abbott asked if the existing berm and planting will remain and if there will be fencing. Mr. Templeton replied that the existing berm and planting will remain. He added that there will only be fencing around the playground.

Commissioner Abbott then asked where the students are going to park after the facility is built. Mr. Templeton explained that they would divert parking to the new deck and additional UAB parking facilities. He said this would be done by managing parking. He expressed that this lot has capacity and will reassign parking to the University Boulevard Office Building parking area.

Commissioner Taylor asked about the capacity of the childcare facility and the age range of the children it will serve. Mr. Templeton responded that the current capacity is 98-99 children and the new capacity will be 220. He explained that the facility will serve infants to 4K.

Commissioner Pilkerton asked if there were any thoughts to timing the parking or any change to the timing of the traffic lights? Mr. Templeton said that the City controls the timing of the traffic lights, but they would reach out to the City's Department of Transportation (BDOT) to discuss this.

Commissioner Taylor made a motion to approve this project as presented. Commissioner Deep-Nelson seconded the motion and the following resolution was approved unanimously:

WHEREAS, UAB is requesting an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of the improvements associated with a new 18,000 sq. ft, Child Development Center; and

WHEREAS, the new facility is part of UAB's strategy to provide world class care to the citizens of Birmingham, Jefferson County, and the State of Alabama; and

WHEREAS, the new facility will support UAB by increasing the capacity for childcare services for its current 23,000 employees; and

WHEREAS, the project will provide a state-of-the-art facility specifically designed to meet the needs of the children, their families, and the care providers working at the facility; and

WHEREAS, the facility will allow increased support and care while expanding access, capacity, and capabilities; and

WHEREAS, the new Child Development Center is an amendment to the UAB – 2020 Campus Master Plan Update that was reviewed and approved by the Birmingham Planning Commission on May 5, 2021; and

WHEREAS, the Five Points South Neighborhood Association approved the location, character, and extent of the project and the UAB Master Plan Amendment on Tuesday, September 20, 2022; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for an amendment to the 2020 UAB Campus Master Plan for the approval of the location, character, and extent of improvements associated with a new Child Development Center is hereby APPROVED as illustrated in the document entitled "New Child Development Center", dated October 5, 2022, subject to:

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

V. OTHER BUSINESS AND COMMUNICATIONS

There being no further business, the meeting was adjourned at 9:16 a.m.