



**BIRMINGHAM TRIANGLE DISTRICT
CORRIDOR IMPROVEMENT AUTHORITY**

Tuesday, March 24, 2009
Birmingham Municipal Building
151 Martin, Birmingham, MI
Room #205
7:30 a.m.

MINUTES

1. Mayor Sherman called the meeting to order at 7:30 a.m.

2. Roll Call by Deputy Clerk:

Present: Mayor Sherman
Mr. Cataldo (arrived at 7:34AM)
Mr. Fuller
Mr. Saroki
Mr. Stutz

Absent: Mr. Hays
Mr. Ziegelman

Others Present: Manager Markus, Deputy Clerk Broski, Management Analyst Wuerth, Planners Ecker and Robinson, Assistant Engineer O'Meara, City Attorneys Currier and McGow

3. Approval of Minutes from January 20, 2009

MOTION: Motion by: Mr. Saroki, seconded by Mr. Fuller:
To approve the minutes of January 20, 2009.

VOTE: Yeas, 4
Nays, None
Absent, 3 (Cataldo, Hays, Ziegelman)

Mr. Cataldo arrived at 7:34AM.

4. LSL Planning and Carl Walker Parking Discussion

Jeff Purdy, LSL Planning, presented the preliminary ideas for the parking structure development plan. He explained that the inventory of parking spaces and parking uses found that there is sufficient parking in the area. However, the parking is not efficiently shared between the uses as some businesses need more or less than what they currently have.

Bill Surna, Carl Walker Parking, explained the items to consider to achieve great parking such as type of users, vehicular and pedestrian experience, and security features. He stated these items will affect the efficiency of the structure.

Mr. Surna pointed out that the design considerations will affect the cost per square foot of the structure. He stated the estimated cost is \$49.00 per square foot. The plan has two potential parking structure locations - one in the north end and one in the south end. He stated land availability and acquisition should be considered. Mr. Purdy explained that they consider the cost associated with the land and walking distance to retail uses as part of the criteria when determining the best location for a parking structure. He pointed out that they would not want to locate a structure in an area that would interfere with development plans.

Mr. Markus pointed out that once the sites are located, then acquired, a surface lot could be located on the site. This would eliminate the land acquisition timeframe and it would secure the future of the site.

Mr. Markus pointed out for Mr. Saroki that it appears that most of the interest in investment is toward the north end. He stated there are a number of surface lots that are severely underutilized in the south end. If we invest in the north area, people will feel more comfortable building there. He pointed out that the amount of private investment is not being maximized due to parking concerns.

Mr. Purdy pointed out that there is a lot of residential development in the north area. The southern area has a greater number of blocks that could be served by a parking structure.

Ms. Ecker confirmed for Mr. Cataldo that the major hold up on development is lack of parking.

Mr. Markus stated the location, which will allow for the most development to occur, should be the priority. Availability should not be the only criteria.

Mr. Cataldo suggested talking in concrete terms of what buildings are currently there, when discussing potential sites for a parking structure.

Mr. Purdy confirmed the next step is to look at the generalities including parking program, size of a structure at different locations, amount of land to be acquired. He stated the next meeting will be held in two months.

The chair adjourned the meeting at 8:37 a.m.

Laura M. Broski
Secretary