

ADVISORY PARKING COMMITTEE
Wednesday, December 4th, 2024 @ 7:30am

1. Roll Call
2. Nomination and Selection of Chair and Vice Chair Person
3. Approval of Minutes, October, 2024
4. Increase parking stall size – Chester Garage
5. Parking Reports
6. Meeting open to the public for items not on the agenda
7. Next Meeting – January 8, 2024
8. Adjournment

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Meeting ID: 860 8233 0819

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Advisory Parking Committee
Meeting of October 9, 2024
151 Martin Street, City Commission Room, Birmingham, MI

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on October 9, 2024. The meeting was called to order at 7:30 a.m.

1. Roll Call

Present: Committee Members Jim Arpin, Kevin Kozlowski, Michelle Moody

Absent: Committee Members Mary-Claire Petcoff, Lisa Silverman

Staff: Parking Systems Manager Ford; Birmingham Shopping District Director Bassett, Assistant City Manager Clemence, City Transcriptionist Eichenhorn

2. Nomination of Temporary Chair

Motion by Arpin
Seconded by Moody to nominate Kevin.

Motion carried, 3-0.

VOICE VOTE

Yeas: Kozlowski, Moody, Arpin

Nays: None

3. Nomination and Selection of Chair and Vice Chair Person

Postponed to the next meeting due to absences.

4. Approval of Minutes, August 2024

Motion by Moody
Seconded by Arpin to accept the minutes of August 7, 2024.

Motion carried, 3-0.

VOICE VOTE

Yeas: Kozlowski, Moody, Arpin

Nays: None

4. Birmingham Shopping District – Annual request for holiday funds

BSDD Bassett presented the request. Staff answered informational questions from the APC.

During discussion, APC members made the following comments:

- APC members should have more information on the parking fund's finances in order to weigh requests such as this one.
- It is beneficial that the BSD references the benefits of the City's parking system in so much of its advertising.
- It is beneficial that the BSD promotes the City's parking decks specifically in its advertising.

Motion by Arpin

Seconded by Moody to approve the suggested resolution to give \$25,000 to the Birmingham Shopping District.

Motion carried, 3-0.

VOICE VOTE

Yeas: Kozlowski, Moody, Arpin

Nays: None

5. Parking Garage Interior / Exterior Design Services – Review bids and complete Evaluation Forms

APC Ford presented the item. Staff answered informational questions from the APC.

APC members raised the following points during discussion:

- BCT Group (BCT) would be a first choice, as it had the requisite staff, a clear scope of work that addressed the City's requests, the lowest price, good suggestions, past experience with similar projects, and clear deliverables. Their rate schedule was slightly higher than other groups', but not inappropriate. BCT is not local.
- Fishbeck would be a second choice, and it was positive that they are local. They had similar abilities, less clear deliverables, similar experience, a slightly longer timeline than BCT, and a substantially higher price than BCT. More interior photos would have been helpful. If Birmingham were looking to build a new deck Fishbeck may have made more sense.
- HEID would be a third choice, as it had the same price as Fishbeck, less clear deliverables, less experience with similar projects, and a higher price. There was also some possibility that if HEID offered a design with more natural materials, as per their submission, the costs for installation could be significantly higher than other options.
- McIntosh Poris had creative ideas and no parking examples or experience, a smaller team, an unclear scope of work, provided references, an appropriate timeline, and a high price.
- DW/A had creative ideas, a much higher price, a short timeline, no references, and an unclear scope.
- It will be important to determine whether all of the decks should look similar, since N. Old Woodward looks different since the renovations.
- All of these proposals should also be evaluated in terms of return on investment.

- The Commission wants aesthetically pleasing design for the decks, and has not yet determined the amount of funding that would be available for that process.
- Another proposal recommended mixed use for Chester, which could be a worthwhile opportunity, but the amount of investment required would have to be evaluated.
- There was some disagreement as to whether the garages presently are aesthetically pleasing or displeasing. There was consensus, however, that even a moderate amount of investment in the aesthetics of the garages would enhance the experience significantly.
- The increase of natural light in the N. Old Woodward deck after the recent repairs was a significant improvement.
- It was difficult to know whether other uses for the decks could make sense, like a restaurant or a micro-park, without knowing the estimated parking demand in the City.
- Alternatively, it is clear enough what the approximate parking demand is for each deck - it is well-known that Pierce fills up and Chester does not, for instance. Increased development near Pierce may increase the parking demand for Pierce, while the area near Chester has not experienced similar development and is unlikely to experience similar demand.
- The Commission should be made aware of the more creative options. The APC should also likely refrain from recommending those options for now in order to preserve the parking supply.
- While an attraction at Chester could take some parking pressure off Pierce and Peabody, the Commission has not indicated that would be the priority at this juncture.

Motion by Moody

Seconded by Arpin to recommend BCT for the design proposal to enhance the aesthetics and lighting in the garages.

Motion carried, 3-0.

VOICE VOTE

Yeas: Kozlowski, Moody, Arpin

Nays: None

6. Discussion – Continued review of revised APC roles and duties

APC Ford presented the item. Staff answered informational questions from the APC.

APC members raised the following points during discussion:

- A psychologist is likely too specific a category, especially given the APC's difficulties with filling the committee. Someone with a business or marketing background would be more appropriate, or a member at large.
- The APC's purpose should specify 'structurally sound' in addition to safe.
- 'Simple' means frictionless, user-friendly, and intuitive.
- 'Financially sound' could specify that it means both day-to-day and long-term. It could also mention preserving adequate reserves.

- Under Members, 'Two (1) Retail member' should be changed to 'One (1) Retail member'.
- Under Responsibilities, #3 should be something to the effect of 'All technology associated with parking system operations.' Examples could be listed if deemed appropriate. #2 should have some reference to reserves. #6 should mention expenses.

The Chair indicated that he would email staff notes as well. He clarified that those notes would not materially change the document.

Motion by Arpin

Seconded by Moody to approve with edits the Advisory Parking Committee roles as discussed in our meeting today.

Motion carried, 3-0.

VOICE VOTE

Yeas: Kozlowski, Moody, Arpin

Nays: None

7. Parking Reports
8. Meeting open to the public for items not on the agenda

APC members made the following comments:

- It would be useful to know whether the increased citation charges had an impact on the number or frequency of citations. It might also be worth exploring whether an increase in meter fees would drive people to the garages.
- Some spaces near the CVS may need to be metered or marked in some way.

9. Adjournment

No further business being evident, the meeting adjourned at 8:55 a.m.

Aaron Ford, Parking Systems Manager



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Parking System

DATE: December 4, 2024

TO: Advisory Parking Committee

FROM: Aaron Ford, Parking System Manager

SUBJECT: Increase of Chester Garage Parking Space Size

INTRODUCTION:

The City is in the middle of making repairs to the Chester parking garage. As repairs are completed on each level of the garage, the parking spaces will be restriped. The size of the parking spaces in Chester vary and are not consistent. Staff proposes to stripe the entire garage with the width of 8'9" to ensure consistency and a better parking experience.

BACKGROUND:

The City owns and operates five (5) parking garages. All five garages vary in age with the newest garage, the Chester Garage, being built in 1988. Due to the age of the garages, changes in codes, and the increase in size of vehicles, the size of the parking spaces is not consistent from garage to garage. Spaces are too small to accommodate the size of SUV's and other larger vehicles that populate today's roads.

As repairs occur at each garage, staff is reviewing the size of the parking spaces to ensure they are consistent where possible, meet today's minimum requirements, and provide the best parking experience.

Repairs are currently underway at the Chester Garage. The size of the parking spaces in the Chester are not only inconsistent with the other four garages, but are inconsistent from one floor to another.

People often times park over the lines in Chester. Staff get complaints about people parking illegally over the lines, and Parking Enforcement issues citations to vehicles parking over the lines. Chester has more issues with people parking over the lines than any other City garage. This is due to many of the spaces being too small and not meeting minimum industry requirements. Other garages such as Pierce and N. Old Woodward where the spaces are straight on, and not angled like Chester, have columns between many of the spaces making it

necessary for people to park more deliberately. There are no issues with parking over the lines at the Park garage. Those spaces are angled but are already spaced at 8'10". Peabody, the smallest garage, has angled parking, and has many issues with people parking over the lines. When repairs and restriping occur at Peabody the same request will be presented.

The parking spaces in Chester vary in size, ranging from 77" (6'5") to 100" (8'4"). Some of the parking spaces in the City garages have double lines while others have single. Some garages even have a combination of double and single lines. The table below shows the size of the parking spaces at all five parking garages.

Garage	Single Line Size
Industry Guidelines for Parking Spaces	8'3" to 9'0"
Chester	6'5" – 8'4"
Pierce	8'7"
Peabody	7'5"
Park	8'2"
N. Old Woodward	7'7" – 8'7"
Lot 5 (Surface connected to N. Old Woodward Garage)	9'

WJE, the engineering firm hired by the City to engineer the repairs at all five garages has already updated the striping plan for the Chester garage to generally meet ADA compliance and minimum industry guidelines for space size. Additionally, during this time, WJE identified a variety of spaces that needed to be increased in size because they were smaller than industry standard. Bringing those spaces to industry standard resulted in a loss of 12 spaces. If the City chooses to increase the size of all the parking spaces to 8'9" to make them uniform throughout the garage and easier to navigate, it would result in a loss of approximately 55 spaces, bringing the overall capacity of the garage to 810 parking spaces.

If the City desired to increase the width of the parking spaces to be 9', the overall reduction in spaces would be approximately 105 spaces, reducing the capacity of the garage down to 760 spaces.

Chester Garage		
Proposed Parking Space Size	8'9"	9'
Current Total Capacity	877	877
Spaces lost due to being under minimum Industry guidelines	-12	-12
Spaces lost due to increasing stall size to 8'10"	-55	-105
Total New Capacity	810	760

Chester Garage – 7'1" to 8'4"



Park Garage – 8'2"



LEGAL REVIEW:

None

FISCAL IMPACT:

There is a \$6,500 fee to have WJE redo the striping plan for Chester to the larger spaces as they already completed the striping plans for all five garages.

The proposed changes would more than likely not have an immediate impact on the operation or finances. The Chester Garage is the least busy of the five City garages and hasn't filled post COVID. Before the start of the most recent repairs in the garage, the average capacity of the Chester garage was approximately 45-50%.

SUSTAINABILITY:

None

PUBLIC COMMUNICATIONS:

Requesting APC feedback and approval. Would also require City Commission approval.

SUMMARY:

The Chester garage is currently undergoing a variety of repairs. During these repairs it was found that the sizes of the parking spaces varied in size and not all the ADA spaces were ADA compliant. There were also spaces that were found to be too small and did not meet industry standard will increase in size. As repairs are completed the garage will be restriped. Staff recommends increasing the size of all the parking spaces to a width of 8'9" for consistency and to improve the experience of parking in the garage.

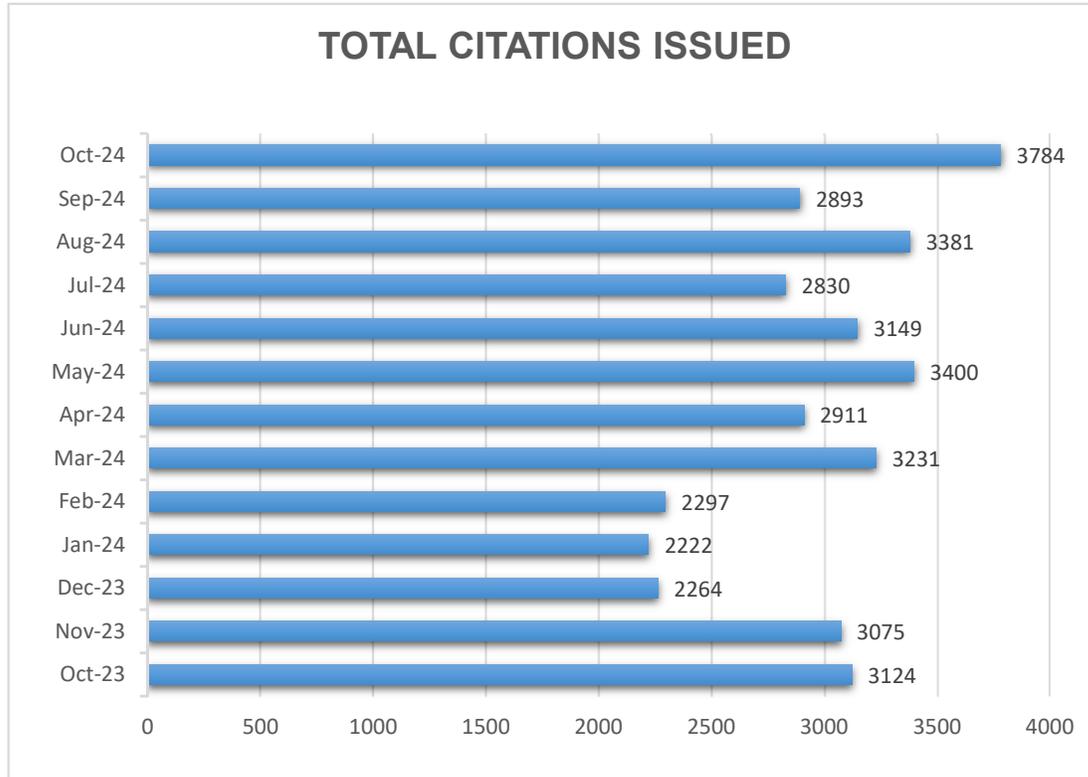
Converting all the parking spaces to 8'9" will result in reducing the total capacity of the garage by 55 spaces. The total capacity of the garage will go from 877 spaces to 810 spaces.

SUGGESTED COMMITTEE ACTION:

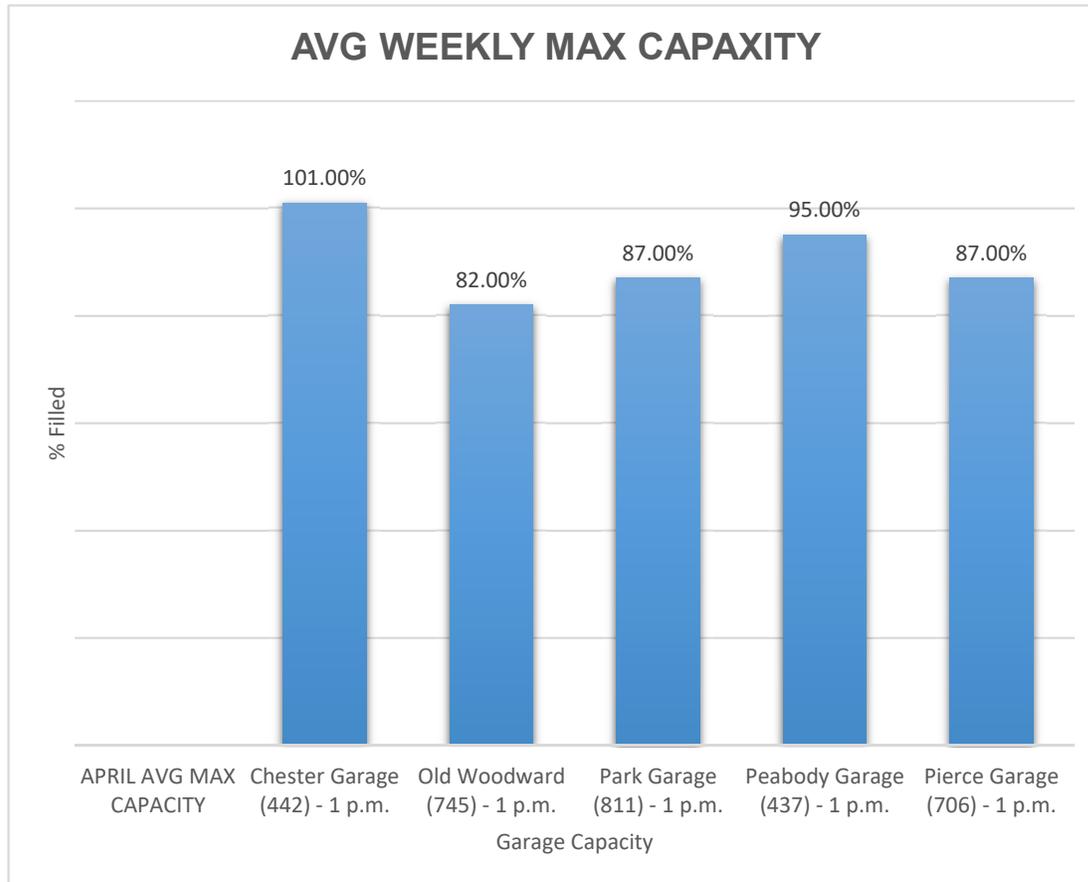
Make a motion recommending the City Commission adopt a resolution to restripe the Chester garage making all the parking spaces a width of 8'9", reducing the total capacity of the garage from 877 to 810.

OCTOBER PARKING REPORT

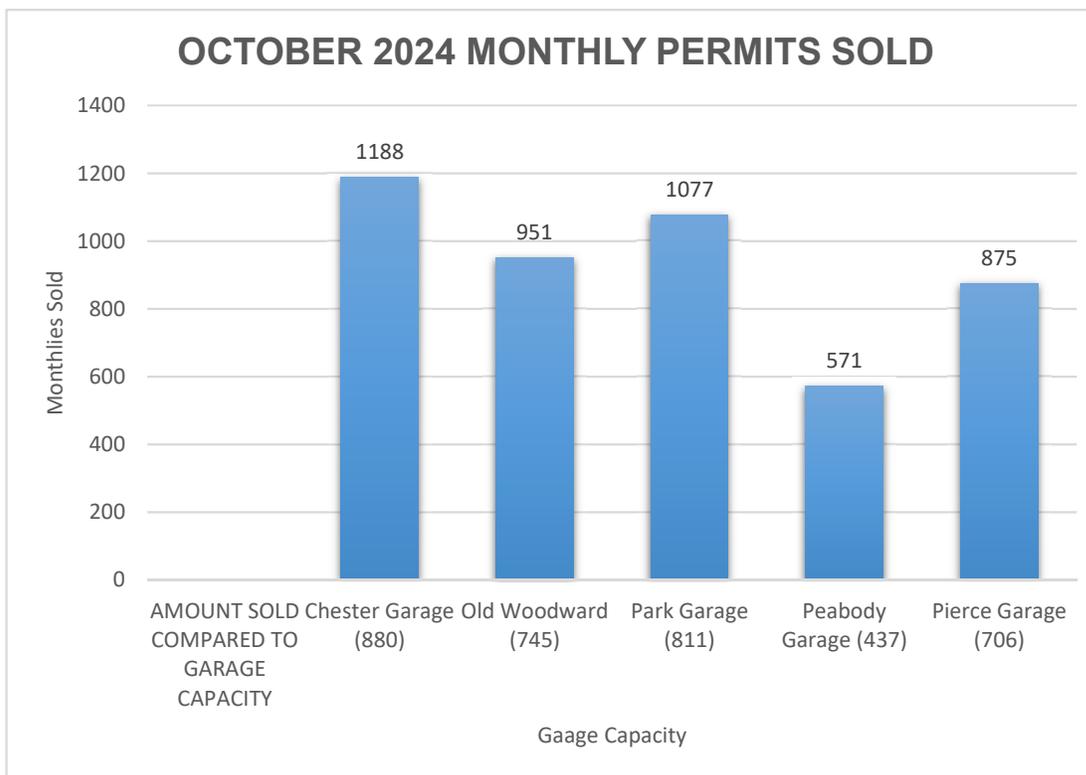
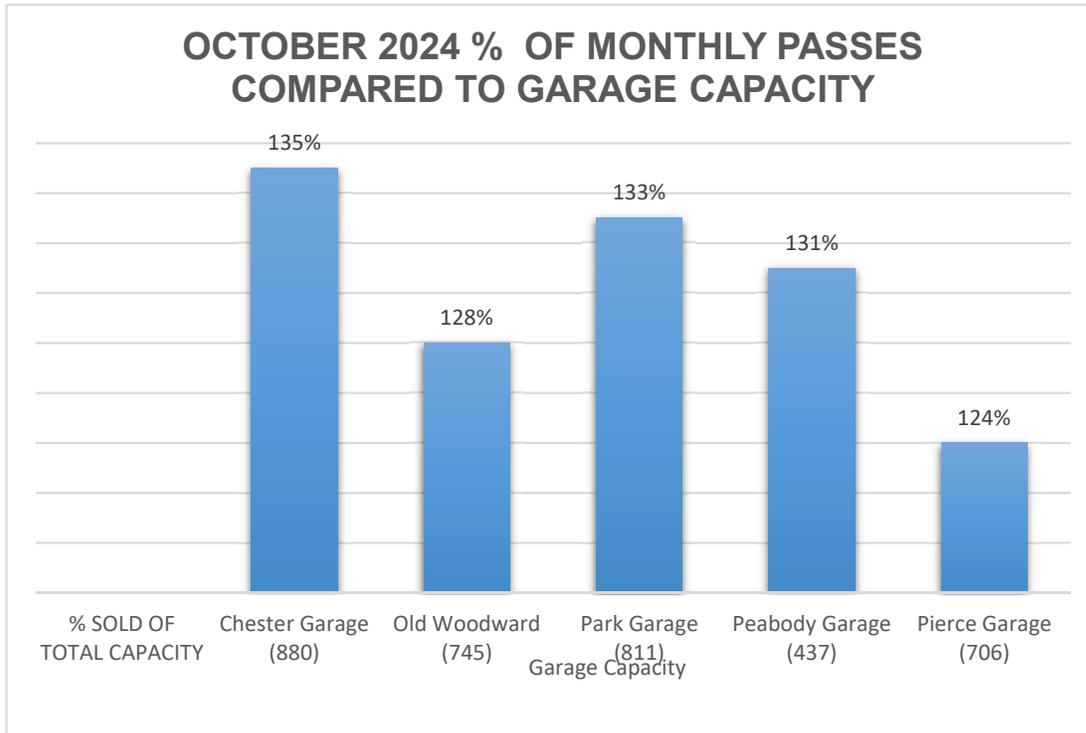
TOTAL CITATIONS ISSUED



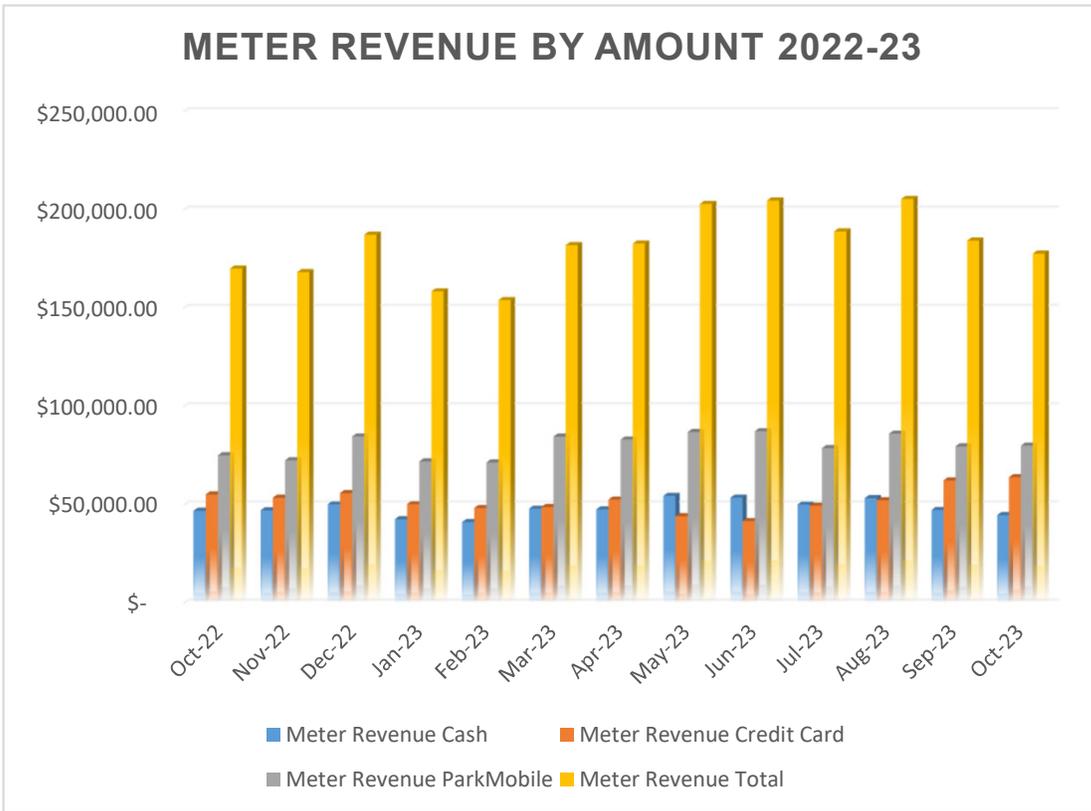
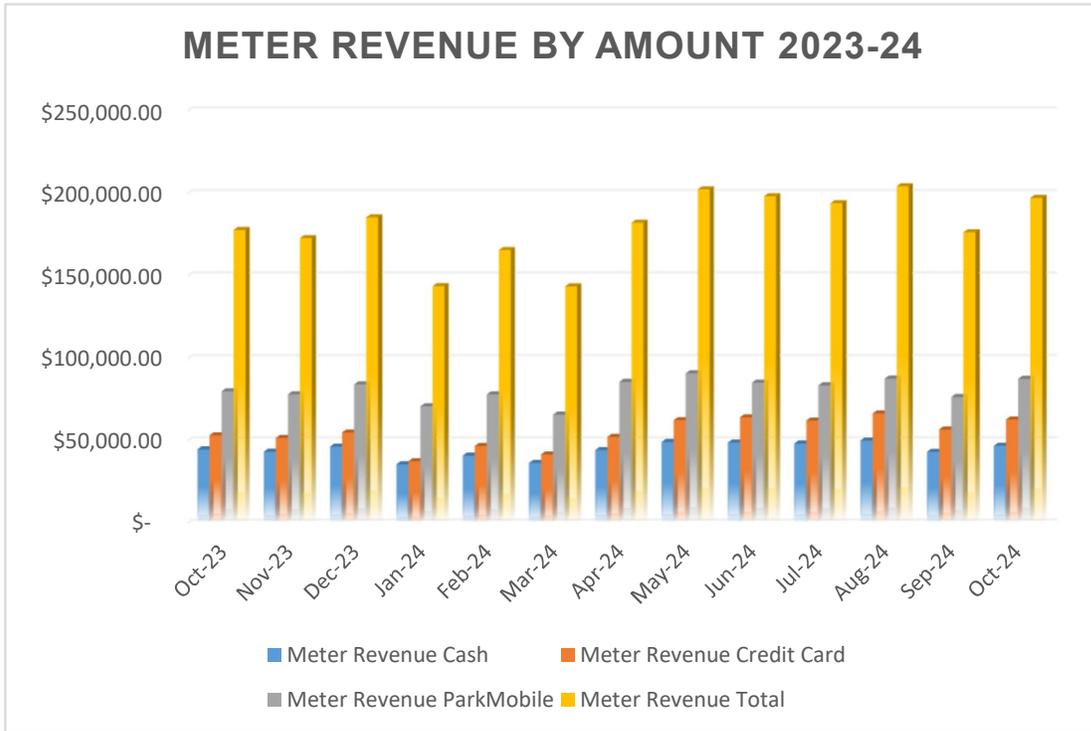
AVG WEEKLY MAX CAPACITY



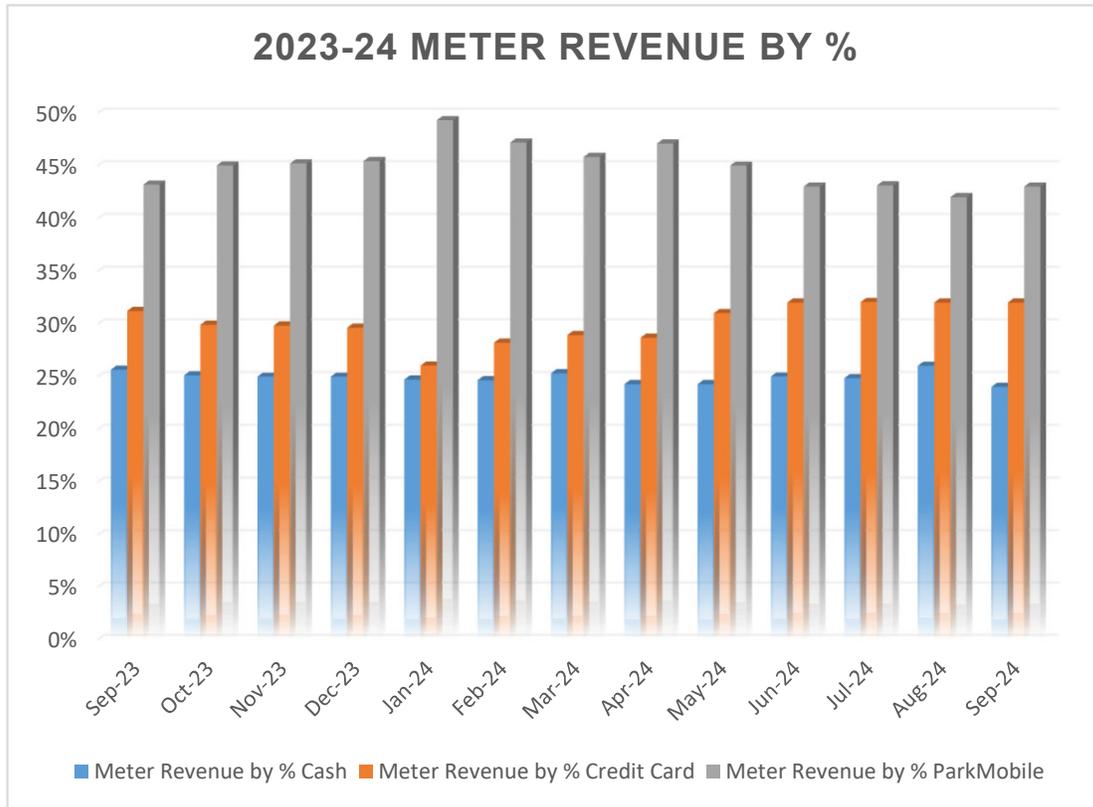
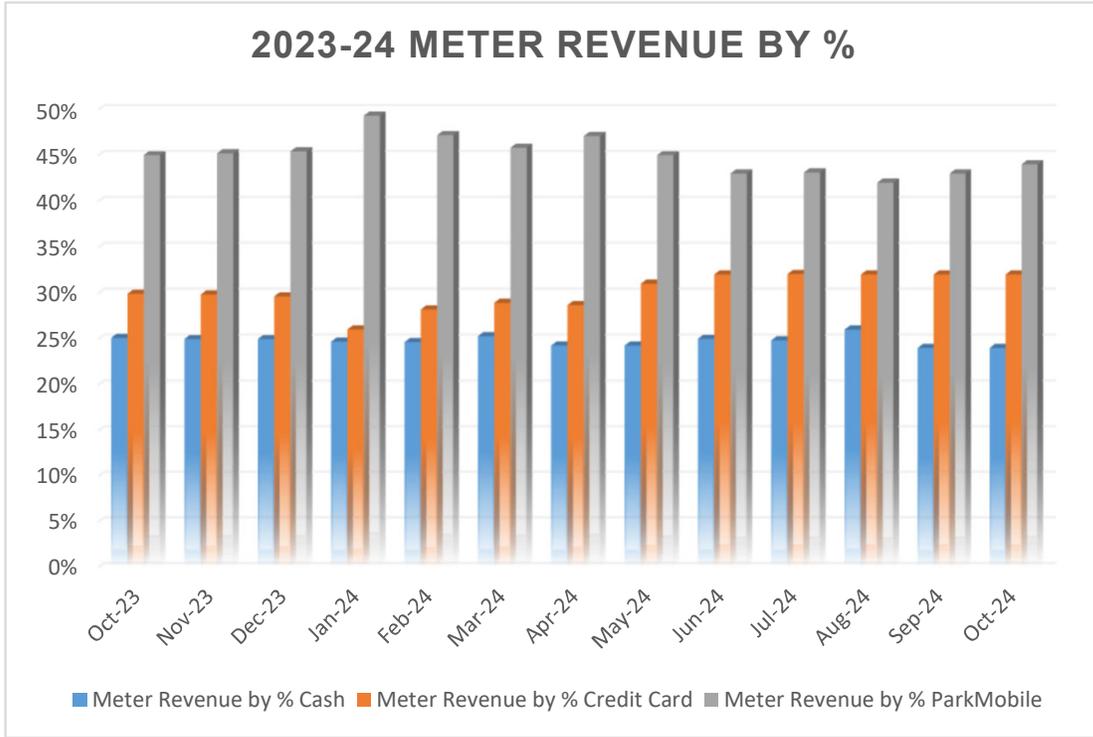
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