

VIRTUAL MEETING OF THE ADVISORY PARKING COMMITTEE

WEDNESDAY, NOVEMBER 4, 2020 @ 7:30am

<https://zoom.us/j/91407343747> or dial: **877 853 5247 US Toll-free, Meeting ID: 914 0734 3747**

1. Roll Call
2. Introductions
3. Review of the Agenda
4. Approval of Minutes, Meeting of October 7, 2020
5. Parking Meter Update
6. ADA Compliance Review
7. Reduced Rate Parking
8. Master Plan Review
9. Meeting Open to the Public for items not on the Agenda
10. Miscellaneous Communications
11. Next Meeting – December 2, 2020 @ 7:30am
12. Adjournment

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City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Held Remotely Via Zoom And Telephone Access
Wednesday, October 7, 2020

MINUTES

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, October 7, 2020. The meeting was called to order at 7:30 a.m. by Chairwoman Al Vaitas.

1. Rollcall

Present: Chairman Al Vaitas
Vice-Chairwoman Gayle Champagne
Richard Astrein
Steven Kalczynski
Lisa Krueger (arrived 7:40 a.m.)
Judith Paskiewicz (arrived 8:10 a.m.)
Lisa Silverman
Jennifer Yert (arrived 7:33 a.m.)

Absent: Anne Honhart

SP+ Parking: Catherine Burch
Sara Dixon
Jay O'Dell

Administration: Scott Grewe, Patrol Commander
Mike Albrecht, Police Commander
Eric Brunk, IT Director
Laura Eichenhorn, Transcriptionist
Ingrid Tighe, BSD Director

Patrol Commander Scott Grewe introduced himself and explained that former Assistant City Manager Gunter resigned her position with the City approximately two weeks prior to the present APC meeting. He stated he would be temporarily replacing ACM Gunter as the Staff liaison to the APC until a more permanent replacement was found.

2. Recognition Of Guests

None.

3. Review of the Agenda

4. Approval Of Minutes: Meeting Of March 4, 2020

Motion by Mr. Astrein

Seconded by Ms. Champagne to approve the minutes of the regular APC meeting of March 4, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Astrein, Vaitas, Champagne, Krueger, Kalczynski, Yert

Nays: None

5. Approval Of Minutes: Meetings Of August 19, 2020

Motion by Mr. Astrein

Seconded by Ms. Yert to approve the minutes of the regular APC meeting of August 19, 2020 as submitted.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Astrein, Champagne, Krueger, Kalczynski, Yert

Nays: None

Abstain: Vaitas

6. Alternative Parking Management Structures – RFP Update

Patrol Cmdr. Grewe reviewed the item. He explained that the RFP for this item was pulled and that Nelson-Nygaard would be conducting a study of parking management in the City instead.

In reply to Chairman Vaitas, Patrol Cmdr. Grewe agreed that data like parking usage would not be likely to normalize in the near future, and that this study would not be based on variables like parking counts that would be more affected by the Covid-19 pandemic. He emphasized that this study was just a question of whether the system of parking management overall within the City should be updated.

Both Chairman Vaitas and Mr. Astrein said the City already seemed to have an excellent parking system management.

Chairman Vaitas expressed some confusion regarding why this study was necessary at this time given how well the parking system is already managed.

Patrol Cmdr. Grewe said that to the best of his knowledge, members of the City Commission just wanted an opportunity to review all of the City's possible parking management options since a price comparison and evaluation had not been conducted in some time.

Mr. Kalczynski noted the loss of parking revenues due to the Covid-19 pandemic and asked if the City was factoring that revenue loss in to planning projects or studies during the pandemic.

Patrol Cmdr. Grewe cited the City's healthy balance in the Parking Fund and confirmed that any potential expenditures are being assessed in light of the economic impact of the pandemic.

7. BSD Holiday Marketing Campaign

BSD Director Tighe presented the item.

Mr. Astrein added that the 2020 Holiday Marketing Campaign would be a particularly important one for retailers in the City. He noted that road construction in the City has lowered the amount of traffic that would otherwise be passing by retail establishments, and that in addition the effects of the pandemic have had wildly detrimental effects on customers' willingness to shop in-person. He said he could not think of a more crucial time to authorize this expenditure.

Chairman Vaitas concurred with Mr. Astrein.

Motion by Mr. Astrein

Seconded by Mr. Kalczynski to recommend an expenditure of \$25,000 from the City's parking fund to be used by the BSD for its Holiday Marketing Campaign.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Astrein, Kalczynski, Vaitas, Champagne, Krueger, Yert

Nays: None

8. Master Plan Review – Status Review

Patrol Cmdr. Grewe reviewed the item.

Ms. Yert said the APC had not yet discussed residential permit parking.

Cmdr. Grewe informed the APC that residential permit parking had been discussed as part of the larger Master Plan Draft discussion by the Multi-Modal Transportation Board (MMTB) as well. He reviewed the MMTB's comments and his own recommendations on the topic.

Chairman Vaitas said he believed that Dr. Paskiewicz had wanted to discuss residential permit parking. In light of Dr. Paskiewicz's absence from the present meeting, Chairman Vaitas recommended that the APC delay discussion of that topic until its November 4, 2020 meeting. Subsequent to its November 2020 discussion he said the APC's comments on the Master Plan Draft could be submitted to the Planning Division.

There was consensus among the APC members to follow Chairman Vaitas' proposal.

Patrol Cmdr. Grewe confirmed that he would bring the item back for discussion at the November 4, 2020 meeting.

9. Meeting Open to the Public for items not on the Agenda

10. Miscellaneous Communications

Patrol Cmdr. Grewe updated the APC regarding:

- Recent parking structure repairs;
- ADA updates to parking spaces around the City; and,
- Re-striping of the parking spaces in the City's parking structures.

He explained that most of the parking spaces in the parking structures would be re-striped within the next few months, but that the ADA spaces in the structures would require further study to ensure their ADA compliance. He said the plan was to re-stripe the ADA spaces in the parking structures in Spring 2021 once any necessary changes have been made to slope grades or measurements.

In reply to Ms. Champagne, Patrol Cmdr. Grewe confirmed he would update the APC on the status of the City's parking meters at the next meeting.

Dr. Paskiewicz stated that she had not been able to join the meeting because an incorrect Zoom meeting ID was provided in the APC emails leading up to the meeting.

Chairman Vaitas and Mr. Astrein said they had found the meeting ID on the first page of the meeting's agenda.

Patrol Cmdr. Grewe apologized for the discrepancy between the Zoom meeting IDs given.

Dr. Paskiewicz noted that Dr. Silverman had the same problem with the meeting IDs given and had sent emails to the APC to that effect during the meeting.

Chairman Vaitas said he would be happy to fill Dr. Paskiewicz in on what had been discussed during the present meeting.

11. Next Meeting: Wednesday, November 4, 2020

12. Adjournment

No further business being evident, the meeting adjourned at 8:16 a.m.

Advisory Parking Committee Proceedings
October 7, 2020

Patrol Commander Scott Grewe



MEMORANDUM

Police Department

DATE: October 16, 2020

TO: Advisory Parking Committee

FROM: Michael Albrecht, Service Commander

SUBJECT: On Street Meter Update

On September 14, 2020 the Birmingham City Commission approved the purchase of 1,150 LNG meters. The first shipment is expected by November 15th. An expected completion date for this project is December 31, 2020, absent shipping delays caused by Customs. Arrangements were made for the meters to be delivered in the following (5) separate shipments:

- Shipment 1 Zones 7957-7986 235 meters
- Shipment 2 Zones 7932-7956 221 meters
- Shipment 3 Zones 7925-7931 251 meters
- Shipment 4 Zones 7910-7924 251 meters
- Shipment 5 Zones 7901-7909 89 meters and 103 spare units.

During the month of September 63 meters were checked due to a reported problem such as the database indicating a jam, an issue noticed by or reported to a parking enforcement assistant, observed by a maintenance technician, or a report by (19) users indicating they were having an issue with the meter.

Financial:

	Transactions	Amount Purchased
August 2020	95,364	\$123,891.70
August 2019	171,169	\$197,868.25
September 2020	90,786	\$118,956.05
September 2019	143,089	\$166,410.15

The total number of transactions for August from the year prior was down 44% and the total amount of time purchased was down 37%. The total number of transaction for September from the year prior was down 37% and the total amount of time purchased was down 29%.



MEMORANDUM

DATE: October 27, 2020
TO: Advisory Parking Committee
FROM: Cmdr. Scott Grewe, Police Department
SUBJECT: Update on ADA Parking and Accessibility

In the spring of 2019, the City was contacted by an attorney regarding accessibility in the Central Business District (CBD) in regards to parking locations and curb ramps. A lawsuit was filed against the City and a Consent Decree was agreed to giving the City five years to correct all areas that are non-compliant with the American Disabilities Act (ADA) regarding parking spaces and curb ramps.

ADA Parking Locations

The Police Department began reviewing all 79 on street and 86 structure ADA parking locations to ensure they met the accessibility requirements. This review included determining if the parking location met the requirements for the size of the spot as well as a marked accessible area next to each space. The review included the accessible area to ensure it met the requirements for a "level landing pad", no more than a 2% slope in any direction. Access to curb ramps to sidewalks and access to parking meters was reviewed.

For on-street ADA locations, 51 locations needed some form of improvement to increase the accessibility of that particular space. Of those, some locations were moved to a more accessible location, others will, or already have, received improvements.

In the parking structures, 37 locations needed some form of improvement. Some required moving the location due to slope requirements and others needed improvements due to size of the space and/or the accessible area.

In the North Old Woodward parking structure, there are nine ADA spaces at the southernmost part of the open lot along the wall next to Willits. Only three of these spaces are ADA compliant. The six other spaces are not complaint due to the slope of the pavement in this area and need to be moved.

Curb Ramps

The Police Department also began reviewing curb ramps due to the lawsuit. It was determined that many of the City's ramps were not complaint with the current standards. Over the next five years, all ramps within the CBD must meet the ADA standards used by Michigan Department of Transportation (MDOT).

Due to the Covid-19 pandemic, it was determined that the area south of Maple, north of Brown, east of Southfield and west of Pierce would be reviewed and rebuilt since all special events were

cancelled that typically brings additional foot traffic to this area. Due to the reduced pedestrian traffic in this area, this replacement is underway. Each year, over the next four years, an area within the CBD will be reviewed and replaced as needed until all ramps are compliant.

Summary

After completing these reviews, all curb ramps identified by the Police Department as being non-complaint were submitted to the City's engineering consultants, Nowak & Fraus, for design. The City's Attorney was consulted as well as Nowak & Fraus regarding the redesign of the ADA parking spaces found out of compliance.

To date, all metered ADA spaces that required moving to a more compliant location have been moved. DPS has begun moving signage for these spaces as well as relocating bike racks and other items that may have been in an accessible area. The Police Department has contracted line painting, most which is already complete, to make the required changes.

The Police Department has also met with painting contractors to have the structures painted which will include the redesign of many ADA parking locations. Direction is needed from the APC as to the location of the 6 ADA spaces that need to be moved in the North Old Woodward lot.

Additionally, the parking structures have a combination of white and yellow pavement markings for the parking stalls. Previously, this was used to designate what areas were available to permit parkers. Since the installation of the three-hour parking locations, this designation is no longer needed. Going forward, these parking stalls can all be painted the same color due to the abundance of signage posting the time restriction. Selection of a pavement marking color is requested.

Suggested Recommendation:

To move the 6 non-complaint ADA parking spaces in the open lot of the North Old Woodward Structure to the first level of the structure along the east wall.

And

To paint all non-ADA parking stalls in all City parking structures White.

Or

To paint all non-ADA parking stalls in all City parking structures Yellow.



MEMORANDUM

DATE: October 28, 2020
TO: Advisory Parking Committee
FROM: Cmdr. Scott Grewe, Police Department
SUBJECT: Reduced Rate Parking

During the Covid-19 pandemic the City extended free parking to both transient and permit parkers through September 1, 2020 for on street and structure parking. At the August 19, 2020 APC meeting, it was recommended that the City continue free parking in the structures through the end of the year, with a one-time fee of \$100 charged by November 30, 2020 for those wishing to reserve their permit for 2021.

The City has not charged for monthly or transient parking in the structures since April 1, 2020. The parking fund balance, as of June 2020, totaled \$20,383,867. As of September, the parking fund balance was \$19,245,012. A reduction of \$1,138,855.

Comparing financials year to year, in August of 2019, there was \$514,280 in revenue, operating costs of \$133,290 for a net revenue of \$380,990. This August, there was essentially no revenue. However, there are still operating costs associated with the structures, which have been reduced by SP+ limiting their operations. Their operating costs for August were \$66,844.

As we are approaching the end of the previous extension for free parking, the APC should discuss the following options to be started on January 1, 2021.

Option 1: Return to normal revenue operations.

Beginning January 1, 2021 charges for parking in the structures will return to normal.

This would be an increase in the current revenue, however it would be difficult to estimate the increase as the structures are typically seeing less than 30% capacity. In addition, while it is currently free parking, there is no way to know if they are permit holders or transient users of the system.

Option 2: Free Parking in the structures from Friday – Sunday / ½ price discount for permit holders.

Beginning January 1, 2021 the gates in the structures will be operational Monday to Thursday where payment would be required (first two hours would remain free). Permit holders will be charged 50% of their normal fees, \$25 a month in Chester Structure and \$30 a month in all other structures. Daily rates for transit parkers would remain the same with Friday to Sunday being free.

This process may also help expedite the process of renewing the permit holder list as some may not wish to relinquish a pass while it is free.

Option 3: Continue with free parking in the structures through March 31, 2021.

This would be a continuation of the existing relief program.

SP+ continues to keep staff levels at a minimum to keep operational costs down while not collecting revenue. Customer service is monitored to ensure appropriate staff levels and adjustments will be made if necessary.

Suggested Recommendation:

To recommend to the City Commission that beginning January 1, 2021 free parking continue in the structures from Friday through Sunday, while returning to normal revenue operations for transient parkers Monday through Thursday and allowing permit holders to pay 50% of their normal monthly fee and to review this operation after three months.



MEMORANDUM

Office of the City Manager

DATE: August 19, 2020
TO: Advisory Parking Committee
FROM: Tiffany J. Gunter, Assistant City Manager
SUBJECT: Reduced Rate Parking Options – September 2020 through December 2020

In March 2020, due to the State of Michigan's shelter in place order, the City of Birmingham extended free parking to both transient and commuter (permit parkers) through September 1, 2020.

The financial, when compared to last year was, on average \$185,000 per month from April 1 – July 1 (4 Months) for a total impact of \$740,000 when compared to last year. The financial impact for free monthly permits is \$224,000. From April 1 – September 1 (6 Months) for a total impact of \$1,344,000 when compared to last year. The combined impact of lost revenue compared to last year was \$2,084,000.

The parking fund balance, as of June 2020, totaled \$20,383,867. The City has not charged for monthly or transient parking in the garages since April 1, 2020 and has endeavored to do complete several critical infrastructure projects during this period of low occupancy that were totaled approximately \$1.2 million. The current parking fund balance, as of August 2020, is \$18,938,287.

The impact to the parking fund reserve is a total \$1,445,580.

Revenue operations and occupancy for on-street parking have returned to their normal levels. Parking in the garages remain free through September 1, while occupancy in the garages has been hovering between 35%-40%.

Inquiries have been on-going as to whether the City will offer any additional economic relief initiatives as many will not be returning to their offices before the end of the year. Staff has been discussing potential options for providing support to the permit holders and ensuring that we continue to encourage visitors to the downtown.

Option 1: Continue with Free Parking in the Garages through December 31, 2020

This would be a continuation of the existing relief program. The City would continue to forego \$224,000 per month in revenue. Permit holders would continue to hold their permits through the end of the year. Total impact in revenue lost over last year would be an additional \$896,000.

Option 2: Free Parking in the Garages from Friday – Sunday / ½ Price Discount for Permit Holders

This alternative would be an adjustment to the existing relief program. The gates in the garages would be operable from Monday – Thursday where transient parkers would be required to pay for parking (first two hours would remain free). It is unclear what the demand for parking would be and therefore, we can not provide an revenue estimate for transient parking at this time other than that it would be greater than \$0.

Monthly permit parkers would then be charged \$35 to retain their permits from now through the end of the year. Total impact in revenue lost over last year would be \$448,000. It is expected that there will be those that choose to relinquish their permits as a result of this severely discounted rate. (Remember, those without permits during normal revenue operations pay close to \$220 per month). Staff feels fairly confident that this revenue can be replaced through calls to individuals on the waitlist.

Option 3: Return to normal revenue operations. No further discounts or relief due to COVID.

This option is self-explanatory. Staff does not suggest this is the best course of action given the existing circumstances.

Staff levels have remained at a minimum in the garages to keep operational costs at a minimum while not collecting revenue. We continue to monitor these levels to ensure an appropriate level of customer service and responsiveness to issues as they arise. The attached worksheet provides line item level detail on parking financials. You'll see an uptick in salary and wage expenses as we increase the need for more administrative staff to support revenue operations and associated maintenance/oversight with technology at the gates.

Suggested Recommendation:

To recommend to the City Commission that free parking continue in the garages from Friday – Sunday, while returning to normal revenue operations for transient parkers from Monday – Thursday and allowing permit holders to retain their permits for a fee of \$35 per month.

City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Held Remotely Via Zoom And Telephone Access
Wednesday, August 19, 2020

MINUTES

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, August 19, 2020. The meeting was called to order at 8:00 a.m. by Vice-Chairwoman Gayle Champagne.

1. Rollcall

Present: Vice-Chairwoman Gayle Champagne
Richard Astrein (left 9:08 a.m.)
Michael Horowitz
Steven Kalczynski
Judith Paskiewicz (arrived 8:22 a.m.)
Lisa Silverman
Jennifer Yert

Absent: Chairman Al Vaitas
Anne Honhart
Lisa Krueger

SP+ Parking: Sara Dixon
Jay O'Dell
Chris Tretter

Administration: Tiffany Gunter, Asst. City Manager
Mike Albrecht, Police Commander
Mark Clemence, Police Chief
Laura Eichenhorn, Transcriptionist

2. Recognition Of Guests

None.

3. Approval Of Minutes: Meetings Of May 6, May 13, and June 3, 2020

Motion by Mr. Astrein

Seconded by Ms. Yert to approve the minutes of the regular APC meetings of May 6, May 13, and June 3, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Astrein, Silverman, Champagne, Horowitz, Kalczynski, Yert

Nays: None

4. Continued Free Parking Alternatives – Recommendation – Action

ACM Gunter presented the item.

After Committee discussion, there was consensus that parking should remain free to support City retailers through the end of December 2020, with a one-time fee charged at the end of 2020 to any permit holders wishing to maintain their permits for 2021. The Committee decided on the one-time fee in order to allow the City to know the demand for parking permits going into the new year.

Motion by Mr. Horowitz

Seconded by Mr. Astrein to recommend that the City Commission suspend parking fees through the end of December 2020, notify parking permit holders that there will be no monthly permit fees charged through the end of December 2020 and notify parking permit holders that they will be charged a one-time fee of \$100 due November 30, 2020 should they want to reserve their parking permit for 2021.

Mr. Kalczynski expressed concern that the \$100 could be prohibitive both for individuals and for companies in addition to the normal monthly parking fees.

Mr. Horowitz observed that any individuals looking to retain parking permits for 2021 likely also retained their jobs, meaning the cost would not be too onerous for them. He said that if the Committee agreed that the \$100 per parking permit would be too costly en masse to charge corporations the Committee could decline the \$100 stated in the motion and recommend another amount.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Horowitz, Astrein, Champagne, Paskiewicz, Silverman, Kalczynski, Yert

Nays: None

5. Civicsmart Meters – Technological Upgrade - Action

Police Commander Albrecht and the SP+ team presented the item.

Mr. Kalczynski said that given the economic impact of Covid-19 on the City he thought it would be inappropriate to both spend \$150,000 on the meter upgrades at this time and to waive the competitive bidding process.



MEMORANDUM

Office of the City Manager

DATE: June 3, 2020
TO: Advisory Parking Committee
FROM: Tiffany J. Gunter, Assistant City Manager
SUBJECT: Master Plan Summary – Committee Comments

At the May 2020 APC meeting, it was agreed that committee members would submit comments regarding the City’s Master Plan to staff and staff would aggregate those comments to help guide the discussion for the June meeting. Staff assembled the following table and shared with committee members that highlighted any portions of the draft master plan document that were parking related:

Master Plan Summary Document – Cheat Sheet
Master Plan Summary Document – Cheat Sheet

Downtown	Bicycle Parking / EV Charger	Other Districts (Triangle, Rail, Adam Sq., etc.)	Residential/Neighborhoods
Pg 10 – Overnight parking	Pg 8 – Bicycle parking in parks	Pg 9 – Public parking investment (Triangle District development attraction tool)	Pg 7 –Neighborhood gathering places/off-street parking
Pg 14 – Parking requirements for ADUs (Accessory Dwelling Units)	Pg 9 – Enhance/expand streetside bicycle parking (micro-mobility)	Pg 10 – Shared parking arrangements (mixed use developments with Residential)	Pg 12 – Parking restrictions/ Residential parking permits
Pg 17 – Wayfinding, Dining Decks	Pg 17 – Bicycle parking within public streetscape	Pg 17 - Wayfinding for parking	Pg 21 – Parking requirements
Pg 18 – Unbundled residential parking study (5 year)	Pg 19 – EV Chargers and secure bicycle parking in parking garages	Pg 18 – Unbundled residential parking, Triangle district parking deck	
Pg 19 – Downtown parking capacity expansion studies, monthly permit sales increase, parking		Pg 20 – New assessment (incremental tax) district, parking deck, metered parking	

technology, Lot 6 parking garage			
Pg 20 – S. Old Woodward Surface Lot parking		Pg 22 – Rail district parking structure	
Pg 21 – Reduced parking requirements (shared parking alternative)			

The following comments were received prior to the June meeting. The committee is asked to discuss the following areas where agreement or disagreement with the proposals in the draft master plan has been identified and determine how this feedback will be shared with the Planning Department.

Bicycle Parking

The bike rack in front of lot #6 rarely gets used. Maybe if you build it they will come. Perhaps add a biking question to the next parking survey. Agree that we need enhanced and expanded streetside bicycle parking with additional parking areas for micro mobility devices.

Any Comments on bicycle parking in decks?

Wayfinding/Directory

Wayfinding very important and needs to be improved, agree very much with master plan.

Business directory, great idea.

Outdoor Dining Decks

Agree with reducing # of dining decks to improve parking. Reduce # of permitted dining decks in the old Woodworth, Hamilton, Merrell, Pierce, West Maple area to improve parking for retail shoppers.

Limit Restaurants to one deck each, and limit the number of decks as to two per block

Permits should be reviewed periodically to be congruent with other retail establishments on the block. To be preferential to restaurants over retail seems unfair.

Definitely not a fan of the proposed pavilion and restrooms in Lot #6. Too many parking spaces lost These are the most convenient spaces in the lot. Also, previous discussion of a deck in Lot #6 indicated that it was not possible due to underground sewers.

Parking Requirements

Explanation: Unbundled parking would allow a potential developer to remove the parking requirement and allow for overnight shared parking in the municipal garages.

Explanation: The accessory dwelling units proposal would require that the homeowner must still live there, but when building the accessory unit would not be required to add additional parking. The purpose of including these ideas in the future plan for the City is part of the effort to achieve more attainable housing.

Comment received: Incentivizing development by reducing parking requirements seems to invite parking issues

Bates Street Project

Bates street extension. Too costly, too disruptive, and too big of a negative impact on Booth Park. I would rather see a new deck built on the surface lot.

Booth park could use a parking lot to allow parents to safely discharge their children to play in the park. We have a park without parking.

Major Parking Infrastructure Projects

There was discussion in the past to add two levels to the Pierce parking structure. I still think this is a good idea since the deck is in the core of downtown.

Agree with an investment in public parking within the triangle district/ Hanes Square district in order to service existing and encourage additional development.

Build Walgreens parking deck as planned

Residential Permit Parking

Agree with the need to reassign parking restrictions citywide allowing each neighborhood to select one of the following options:

A: no restriction

B: two hour parking

C: permit by parking only 5 PM to 10 AM

D: possibly a 4-hour option