

ADVISORY PARKING COMMITTEE
WEDNESDAY, December 1, 2021 @ 7:30am

1. Roll Call
2. Introductions
 - a Welcome to new APC member Sarshar Nasserian.
3. Review of the Agenda
4. Approval of Minutes, September 1, 2021
5. Approval of Minutes, October 6, 2021
6. Parking Fines Review
7. Monthly Parking Inventory
8. Meeting Open to the Public for items not on the Agenda
9. Miscellaneous Communications
 - a Parking System Update
10. Next Meeting – January 5, 2022
11. Adjournment

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Meeting ID: 982 0927 6859

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City of Birmingham
Advisory Parking Committee
Regular Meeting

Held Remotely Via Zoom And Telephone Access
Wednesday, September 1, 2021

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, September 1, 2021. The meeting was called to order at 7:37 a.m. by Chair Al Vaitas.

1. Rollcall

Present: Chair Al Vaitas
Vice-Chair Richard Astrein
Steven Kalczynski
Lisa Silverman
Mary-Claire Petcoff
Jennifer Yert

Absent: Aaron Black
Lisa Krueger
Sarshar Nasserian
Judith Paskiewicz

Administration: Scott Grewe, Operations Commander
Mike Albrecht, Police Commander
Nick Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

SP+: Catherine Burch

2. Introductions
 - a. Welcome to new APC member Sarshar Nasserian
3. Review of the Agenda
4. Approval Of Minutes: Meeting Of August 4, 2021

**Motion by Mr. Astrein
Seconded by Ms. Yert to approve the minutes of the regular APC meeting of August 4, 2021 as submitted.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Astrein, Vaitas, Petcoff, Yert, Kalczynski, Silverman
Nays: None

5. Outdoor Dining Review

CP Dupuis presented the item. He noted that the response to the Engage Birmingham survey regarding outdoor dining was overwhelmingly positive.

Chair Vaitas said it might save applicants time and money if the APC reviewed dining deck requests at the outset of the process instead of at the end. He said the City should also solicit input from adjacent businesses regarding a dining deck request.

Mr. Astrein concurred with Chair Vaitas.

CP Dupuis noted that any establishment requesting a dining deck is advised that they have to gain approval from the APC as part of the review process.

In reply to Chair Vaitas, CP Dupuis stated Staff could provide the APC with regular reports on which businesses have renewed their outdoor dining licenses.

Mr. Astrein suggested the City create different outdoor dining permissions for different types of establishments. He expressed skepticism that visitors would be interested in year-round outdoor dining if not for Covid-19. He said:

- The City should study whether it is appropriate for establishments to have outdoor dining both on the sidewalk and on the street;
- The City should consider requiring that establishments with dining platforms be open for lunch and dinner in order to achieve activation throughout the day;
- Dining decks seem to favor restaurants over other retailers; and,
- The regular outdoor dining season should end November 1, not November 15.

Dr. Silverman said that requiring establishments with dining platforms to be open for lunch and dinner, at least on weekends, might be beneficial for neighboring retailers. She suggested considering increasing the cost to establishments for having a dining deck.

Mr. Kalczynski noted that it is already very difficult to make a profit in the restaurant industry, and that increasing the cost of the dining decks would exacerbate that. He said that ending the regular outdoor dining season earlier would be insensitive to the current conditions stemming from Covid-19. He also said he liked the examples provided in the agenda where the outdoor dining aesthetics were standardized among establishments. He said that public enthusiasm for outdoor dining has remained.

Mr. Astrein said that the changes could be considered for once Covid-19 is no longer a pressing issue.

Dr. Silverman said there was an international trend towards having year-round outdoor dining even before Covid-19.

In reply to Mr. Astrein, CP Dupuis said the City would be conducting a dining platform inventory as part of the Planning Board's outdoor dining standards study.

Mr. Astrein requested that the City also determine how many parking spaces are occupied by dining platforms.

CP Dupuis said he would aim to return to the APC in October 2021 with updates.

6. 260 N. Old Woodward Final Site Plan & Design Review

CP Dupuis presented the item. He noted the Planning Board's recommendation that the City Commission consider a sunset date for this site plan if approved.

Dr. Silverman said she reached out to some residents for feedback on the plan and received positive responses.

The APC asked CP Dupuis to determine whether food service is required by the MLCC for a liquor license.

It was noted that during the lunch rush restaurants on Hamilton Row likely benefit from the parking spaces in front of 260 N. Old Woodward.

Ops. Cmdr. Grewe noted that if the deck were angled on the south side it would recapture the table being lost on the north side.

Motion by Dr. Silverman

Seconded by Mr. Astrein to recommend approval to the City Commission of the Final Site Plan and Design Review for 260 N. Old Woodward based on a review of the site plans submitted with the following condition:

- 1. That the outdoor dining deck occupy no more than four parking spaces.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Silverman, Astrein, Vaitas, Petcoff, Yert, Kalczynski

Nays: None

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

Dr. Silverman recommended the City study making 15-minute parking spaces available on Woodward ~~between Maple and Brown or Chester~~ throughout downtown.

Ops. Cmdr. Grewe confirmed for Dr. Silverman that the on-street moped/motorcycle spots have insufficient space to accommodate larger vehicles.

In reply to Mr. Astrein, Ms. Burch stated that occupancy in the decks has been hovering at just shy of 50%.

Advisory Parking Committee
September 1, 2021

Mr. Astrein asked to review valet operations in the City at the October 2021 meeting.

8. Miscellaneous Communications
 - a. Attendance Report
9. Next Meeting: Wednesday, October 6, 2021
10. Adjournment

No further business being evident, the meeting adjourned at 8:48 a.m.

Patrol Commander Scott Grewe

City of Birmingham
Advisory Parking Committee
Regular Meeting

Held Remotely Via Zoom And Telephone Access
Wednesday, October 6, 2021

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, October 6, 2021. The meeting was called to order at 7:33 a.m. by Vice-Chair Astrein.

1. Rollcall

Present: Vice-Chair Richard Astrein
Aaron Black
Lisa Krueger
Judith Paskiewicz
Lisa Silverman

Absent: Chair Al Vaitas
Steven Kalczynski
Sarshar Nasserian
Mary-Claire Petcoff
Jennifer Yert

Administration: Scott Grewe, Operations Commander
Ryan Weingartz, Parking Manager
Mike Albrecht, Police Commander
Laura Eichenhorn, City Transcriptionist

SP+: Catherine Burch

2. Introductions

Ops. Cmdr. Grewe welcomed Ryan Weingartz. Mr. Weingartz introduced himself and said he was glad to be joining the City.

3. Review of the Agenda

4. Approval Of Minutes: Meeting Of September 1, 2021

Dr. Silverman stated that under Meeting Open to the Public for items not on the Agenda "on Woodward between Maple and Brown or Chester" should be changed to "downtown".

With Mr. Black and Dr. Paskiewicz abstaining due to their absences from the September 1, 2021 meeting and with Chair Vaitas, Mr. Kalczynski, Ms. Petcoff and Ms. Yert absent from the present meeting the APC did not have a quorum for a vote on the minutes.

CT Eichenhorn stated the September 1, 2021 minutes should be returned for approval along with the October 6, 2021 minutes at the November 3, 2021 APC meeting.

5. Request to be included the Parking Assessment District (469-479 South Old Woodward)

Ops. Cmdr. Grewe presented the item. He noted that City Staff stated at the City Commission's October 4, 2021 workshop that the Parking Assessment District (PAD) was expired. Consequently, businesses could no longer be entered into the PAD. He also noted that his report recommended the request be denied even before it became clear that the PAD no longer existed.

Duraid Markus, owner, and Gayle MacGregor, attorney, spoke on behalf of the request.

Mr. Markus explained he would have to build four levels of parking underground in order to provide sufficient parking for the mixed uses that would be present on-site, which he said would be prohibitive. He requested the APC recommend that 469 - 479 S. Old Woodward be entered into the PAD, even though it no longer exists, to indicate to the City Commission that the APC would endorse some sort of dispensation of the parking requirements for said development.

Ms. MacGregor noted this request was submitted in December 2020 and had been put on hold until presently because of the City's ongoing discussions regarding the PAD. Consequently both she and Mr. Markus asked the APC to avoid tabling the conversation and to make either a positive or negative recommendation during the present discussion.

Mr. Black asked if the City might be able to provide clearer guidance regarding the PAD in a month if the item were tabled to the November 2021 APC meeting.

Ops. Cmdr. Grewe said it was unlikely that the issues surrounding the PAD would be sufficiently clarified in the intervening month.

A number of different points were raised by individual APC members, including:

- That this matter might be a zoning issue and therefore outside of the APC's purview altogether;
- That the zoning requirements for this parcel require mixed use but that there were not sufficient ways for the applicant to meet the parking requirements without the use of public parking;
- That the applicant was requesting a waiver of the parking requirements for a parcel in the S. Old Woodward area, where a number of parking spaces are likely to be removed during the S. Old Woodward project, which would cause an increase in parking demand in the area; and,
- That the APC could not vote to recommend one way or the other regarding the PAD since it seemed to no longer exist.

After APC discussion, Dr. Silverman moved to deny the request to include 469 - 479 S. Old Woodward in the PAD. The motion failed for lack of a second.

Ms. Krueger moved to approve the request to include 469 - 479 S. Old Woodward in the PAD. The motion failed for lack of a second.

Dr. Silverman and Vice-Chair Astrein both expressed discomfort in having to take action on this item with a number of APC members absent.

Vice-Chair Astrein said it was unfair to the applicant that they had been waiting since December 2020.

Motion by Dr. Paskiewicz

Seconded by Dr. Silverman to neither approve or deny the application to the PAD because it no longer exists. The APC requested that the City Commission return the issue to the AOC with other options to consider for the parking requirements of the applicant.

Ms. MacGregor said recommending that the request return to the APC was equivalent to making no recommendation. She reiterated her request that the APC either vote to maintain or relieve the parking requirements.

Motion failed, 2-3.

ROLL CALL VOTE

Yeas: Paskiewicz, Silverman

Nays: Astrein, Black, Krueger

Dr. Silverman motioned to recommend that the applicants not be relieved of the existing on-site parking requirements. The motion failed for lack of a second.

Ops. Cmdr. Grewe said the Vice-Chair could reasonably conclude the discussion by noting that the APC could not come to a consensus on this matter. He said that should provide the applicant with enough information to pursue next steps.

Ms. MacGregor thanked Ops. Cmdr. Grewe for his work on the item.

Vice-Chair Astrein noted that even if the APC had been able to recommend admission to the PAD the City Commission would be the final decisor.

6. Signage Update at Pierce, Park and Peabody Structures

Ops. Cmdr. Grewe summarized the item.

Motion by Dr. Silverman

Seconded by Mr. Black to approve the replacement of parking signs on all of the structures except Chester using Option F.

Ms. Krueger recommended that Option F be used but with the garage name larger than 'Parking' so that users more easily remember where they parked.

Motion carried, 5-0.

VOICE VOTE

Yeas: Paskiewicz, Silverman, Astrein, Black, Krueger

Nays: None

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

Vice-Chair Astrein stated that APC member attendance is critical and noted that increased APC member attendance may have allowed the APC to settle the matter of 469 - 479 S. Old Woodward.

8. Miscellaneous Communications

a. Construction Update

9. Next Meeting: Wednesday, November 3, 2021

10. Adjournment

No further business being evident, the meeting adjourned at 8:54 a.m.

Operations Commander Scott Grewe



MEMORANDUM

Police Department

DATE: 10/25/2021

TO: Advisory Parking Committee

FROM: Commander Michael Albrecht, Police Department

SUBJECT: 2021 Parking Violation Fine Survey

INTRODUCTION:

At the June 2, 2021 Advisory Parking Committee meeting, there was a discussion regarding parking violation fines charged by other municipalities. The police department was tasked with conducting a survey of surrounding communities to compare Birmingham parking violation fines with those charged by other communities.

The following cities were contacted for the parking violation fine survey: Royal Oak, Ferndale, Rochester, Lansing, Detroit, Traverse City and Ann Arbor.

BACKGROUND:

The current schedule of parking offenses and fines as authorized by the City Commission at the February 22, 2010 meeting is as follows:

Parking Offense & Fine	(Paid before 10 days. Paid After 10 Days)
Expired Meter: First 7 offenses within a calendar year	\$10/20
Expired Meter 8 offenses or more in calendar year	\$30/40
Overtime in non-metered zone	\$10/20
Overtime in a time zone: less than 2 hours	\$15/25
Overtime in a time zone: 2 hours or longer	\$30/40
Parking over the meter line	\$10/20
Backing into a parking lot space	\$10/20
Keys in ignition or ignition unlocked	\$30/40
Other illegal parking	\$30/40
No parking here to corner	\$30/40
Handicapped zone	\$100/125
Violation of snow emergency parking ordinance	\$50/75
Illegal parking in permit area	\$30/40
Illegal parking on private property	\$30/45

A. Survey results for expired meter initial/max fine:

Birmingham	\$10/20
Royal Oak	\$25/ Not Set
Ferndale	\$10/40
Rochester	\$10/40
Detroit	\$45/95
Lansing	\$15/70
Ann Arbor	\$15/45

Traverse City \$10/30

Analysis: If one were to remove Detroit's \$45.00 parking fine, the average initial parking fine charged by the seven other communities would be \$13.00 with a maximum fine average of \$45.00 (excluding Detroit and Royal Oak maximum fine).

B. Escalating fines for repeat offenders in a calendar year were charged in three communities

Repeat offender initial/ max fine:

Birmingham	\$30/40
Rochester	\$100/150
Traverse City	\$75

Analysis: The average initial parking fine charged by the two other communities was \$88.00, with only Rochester increasing their fine to \$150 after 14 days. Repeat offenders are defined in Rochester as a vehicle with 5 or more and in Traverse City a vehicle with 11 or more expired meter violations within a calendar year. Birmingham's fine escalates to \$30.00 on the 8th violation.

C. Other violation fines:

1. Non- Metered time zone violations averaged \$25.00 for the seven communities with a maximum average late fine of \$57.00. Birmingham's fine for non-metered time zone violations is \$10.00 with an escalation to \$20.00 if paid after 10 days.
2. Permit parking fines averaged \$32.00 with a maximum average late fine of \$67.00. The Birmingham fine for violation of permit parking is \$30.00 escalating to \$40.00 if paid after 10 days.
3. Other illegal parking offences including: no parking, yellow curb, alley parking, stopping and standing, keys left in ignition, no parking here to corner and private property violations in the seven communities surveyed averaged an initial fine of \$35.00 and maximum average fine of \$71.00 when paid late. Birmingham's fine for these violations is \$30.00 with an escalation to \$40.00 when paid after 10 days.
4. Snow emergency initial fines averaged \$69.00 for communities surveyed with this category of violation, with a max average late fee fine of \$106.00. A Birmingham fine for a snow emergency violation is \$50.00 escalating to \$75.00 if paid after 10 days.
5. Handicapped initial fines for the seven communities surveyed averaged \$128.00 with an average maximum late fee of \$180.00. The fine for a handicapped violation in Birmingham is \$100.00 escalating to \$125.00 if paid after 10 days.

LEGAL REVIEW:

No legal review required.

FISCAL IMPACT:

The fiscal impact of rising parking violation would increase revenue in the General Fund Parking Fines Account number 101-000.000-656.0000. For example, if you take the average number of metered violations issued over the past three years (2020, 2019 and 2018) and multiply by a \$5.00 increase, revenues would increase an additional \$175,265 per year. If you take the average number of non-metered violations issued over the course of the past three year (2020, 2019 and 2018) and multiply it by \$5.00 fine increase, revenue would increase an additional \$15,365.00.

PUBLIC COMMUNICATIONS:

This report was published as a staff communication to the Advisory Parking Committee (APC) as part of the APC's December 1, 2021 agenda package.

SUMMARY

Parking violation fines were last amended by the City Commission in February of 2010. A survey of seven communities with parking systems was conducted in July and August of 2021 to examine parking fines charged by those respective communities. The result of that survey indicate that Birmingham parking fines are the same or lower than the parking fines charge by other communities. This report is submitted to the APC for informational purposes only. The APC may review and analyze these findings and make recommendations regarding the parking violation fine fee schedule to the City Commission at their discretion.

ATTACHMENTS:

Spreadsheet of parking fee by category.

	Expired Meter			Expired Meter 5-12+			Overtime < 2hr				Overtime > 2hr			Pemit Parking				No Parking				Yellow Curb				Alley Parking				Stopping Standing				Snow Emergency				Reserved Disability										
	Initial	After 24-72 Hours	After 10-16 days	After 28-31 days	Initial	After 14 days	After 28-30 days	Initial	After 24-72 Hours	After 10-16 days	After 28-31 days	Over 60 days	Initial	After 10-16 days	After 28-31 days	Initial	After 24-72 Hours	After 10-16 days	After 28-31 days	Over 60 days	Initial	After 24-72 Hours	After 10-16 days	After 28-31 days	Over 60 days	Initial	After 24-72 Hours	After 10-16 days	After 28-31 days	Over 60 days	Initial	After 24-72 Hours	After 10-16 days	After 28-30 days	Initial	After 24-72 Hours	After 10-16 days	After 28-30 days	Initial	After 24-72 Hours	After 10-16 days	After 28-30 days						
Birmingham	\$10	\$20			\$30	\$40		\$10	\$20			\$30	\$40		\$30	\$40			\$30	\$40			\$30	\$40		\$30	\$40			\$30	\$40			\$30	\$40			\$50	\$75		\$100	\$125						
Royal Oak	\$20	?	?					\$10	\$25				\$50	\$100		\$50	\$100			\$50	\$100			\$50	\$100		\$50	\$100			\$50	\$100			\$50	\$100			\$50	\$100		\$150	\$200					
Ferndale	\$10	\$25	\$40					\$35	\$50				\$35	\$50		\$35	\$50			\$35	\$50			\$35	\$50		\$35	\$50			\$35	\$50			\$100	\$115		\$170	\$185									
Rochester	\$10	\$40			\$100	\$150		\$20	\$60				\$30	\$60		\$30	\$60			\$30	\$60			\$30	\$60		\$30	\$60			\$30	\$60			\$30	\$60			\$100	\$200								
Lansing	\$15	\$25	\$35	\$45				\$25	\$35	\$45			\$25	\$35	\$45	\$30	\$40	\$45		\$30	\$40	\$45		\$30	\$40	\$45	\$30	\$40	\$45	\$35	\$45	\$55	\$35	\$45	\$55	\$35	\$45	\$55	\$110	\$120	\$130							
Detroit	\$45	\$65	\$95					\$45	\$65	\$95			\$45	\$65	\$95	\$45	\$65	\$95		\$45	\$65	\$95		\$45	\$65	\$95	\$45	\$65	\$95	\$45	\$65	\$95	\$45	\$65	\$95	\$45	\$65	\$95	\$150	\$170	\$200							
Traverse City	\$10	\$20	\$30		\$75			\$15	\$30	\$45	\$75		\$15	\$30	\$45	\$40	\$60	\$80		\$15	\$30	\$45		\$15	\$30	\$45	\$15	\$30	\$45			\$15	\$30	\$45			\$100	\$200										
Ann Arbor	\$15	\$25	\$60	\$70				\$25	\$35	\$55	\$75		\$25	\$35	\$55	\$75	\$25	\$35	\$55	\$75		\$25	\$35	\$55	\$75	\$25	\$35	\$55	\$75	\$25	\$35	\$55	\$75	\$25	\$35	\$55	\$75	\$115	\$125	\$145	\$165	\$115	\$115	\$145	\$145			
Average low/high	\$13		\$45		\$88			\$25		\$57			\$32		\$67	\$36		\$71		\$36		\$72		\$33		\$68	\$37		\$73	\$69		\$106	\$128			\$128		\$180										



MEMORANDUM

Parking Department

DATE: 11/24/2021

TO: Advisory Parking Committee

FROM: Ryan Weingartz, Parking Systems Manager

SUBJECT: Increase Monthly Parking Inventory

INTRODUCTION:

Monthly parking in the City of Birmingham has been an issue for many years, coming into the position I had the preconceived notion that the city had capacity/inventory issues with the parking system pre-Covid, was at full capacity on a daily basis, and was difficult for monthly and transient parkers to find a parking space. Since dropping gate arms and resuming paid parking on July 1, 2021 we have been able to monitor capacity at each structure to get a better understanding of monthly and transient usage

BACKGROUND:

Structure Capacity

Capacity levels are significantly lower than pre-Covid, but are gradually increasing each month. Below are total capacity levels of each structure over the past 3 months and also percentage of garage occupied by user.

Total Occupancy at peak

September		October		November	
Chester Garage	27%	Chester Garage	30%	Chester Garage	33%
Old Woodward	40%	N. Old Woodward	45%	Old Woodward	49%
Park Garage	40%	Park Garage	45%	Park Garage	47%
Peabody Garage	67%	Peabody Garage	65%	Peabody Garage	66%
Pierce Garage	62%	Pierce Garage	65%	Pierce Garage	67%

Percentage of Usage

	Monthly Occupied	Daily Occupied	Open Spaces
Chester Garage	24%	6%	70%
Old Woodward	32%	13%	55%
Park Garage	27%	18%	55%
Peabody Garage	43%	22%	35%
Pierce Garage	30%	35%	35%

Waitlist

The monthly waitlist has been a burden for the city for years. In October, the current waitlist was at 1,500 people dating back to 2014. SP+ has worked to contact everyone on the waitlist from 2014-2019, SP+ sent multiple emails inquiring if people were still interested in a monthly parking pass. As of now the current waitlist is down to 969 people. The actual number of passes being request is 5,206 due to some people on the waitlist requesting multiple passes. SP+ will continue to reach out to people on the waitlist throughout the process. Below is a table of passes currently sold and the number of passes being used on average.

	Total Spaces	Sold	Average Use*
Chester Garage	880	1134	244
Old Woodward	745	780	283
Park Garage	811	818	220
Peabody Garage	437	486	55
Pierce Garage	706	615	232

* Numbers based on October 2021

LEGAL REVIEW:
None at this time

FISCAL IMPACT:
The sales of more monthly passes will generate more monthly parking revenue, but could decrease daily transient revenue due to the daily parkers switching to monthly parking. The average daily parker in the structures is paying \$5.75. Below is a table with the current monthly rates at each structure and the rate per day based on 21 work days in a month.

	Current Rate	Per Day Rate
Chester Garage	\$50.00	\$2.38
Old Woodward	\$70.00	\$3.33
Park Garage	\$70.00	\$3.33
Peabody Garage	\$70.00	\$3.33
Pierce Garage	\$70.00	\$3.33

PUBLIC COMMUNICATIONS:
None at this time

SUMMARY:

There is current capacity in the structures to increase monthly parking availability. As in prior discussions, it is presumed that many of the transient parkers in the structure are people that are on the waitlist. The risk that we take with increasing monthly parking is that if current monthly parkers return to work on a regular basis. As 2022 progresses, we may see a gradual increase of current pass holders returning to office work. On the flip side, we also may see many pass holders cancel their monthly pass due to many people not returning to the office. I feel that by end of spring 2022, we will have a good understanding of what office spaces will or will not return to the office on a daily basis. Increasing monthly parking will better traffic flow upon entry and exit of each structure causing less backups with credit card issues.

ATTACHMENTS:

1. Oversell Worksheet

SUGGESTED RECOMMENDATION:

I make a motion to provide direction to increase the current inventory of monthly parking passes available to the proposed numbers below.

	Currently Authorized Sales	Proposed Sales Increase	Total
Chester Garage	1218	150	1368
Old Woodward	881	100	981
Park Garage	845	100	945
Peabody Garage	486	50	536
Pierce Garage	676	75	751

City of Birmingham
Facility Oversell

	1	2	3	4	5	6	7	8	9	11	12	13
Facility Name	Total Striped Spaces	Current Lease Obligations	Striped Reserved Spaces (Required)	Occupied Transient Spaces @ Peak	Total Monthly Unreserved Available	Vacant Spaces @ Peak	Monthly Cards @ Peak	Active Monthly Unreserved Permits	Total Occupancy @ Peak	1/1-Diversity Oversell	(Oversell x Total Spaces) Oversell Potential	Permits Remaining to Sell
Chester	880	60	25	55	800	615	185	1,218	28%	6.58	5,267	4,049
NOW	745	0	12	100	633	410	223	881	44%	3.95	2,501	1,620
Park	811	0	18	155	638	453	185	845	43%	4.57	2,914	2,069
Peabody	437	0	10	100	327	149	178	486	65%	2.73	893	407
Pierce	706	0	16	250	440	250	190	676	64%	3.56	1,565	889
	3,579	60	81	660	2,838	1,877	961	4,106	46%	4.27	12,126	8,020

- Column 1 Total number of striped spaces in the garage
- Column 2 Total number of spaces obligated by lease (Baldwin House)
- Column 3 Total number of reserved spaces in the facility (ADA)
- Column 4 Average number of transient spaces occupied at peak times (10 am and 2 pm)
- Column 5 Total number of striped spaces less the total reserved and occupied transient spaces
- Column 6 Lowest number of empty spaces in the garage at 10 am each month
- Column 7 Average number of monthly unreserved permit holders in the garage at peak times (10 am and 2 pm)
- Column 8 Total number of active monthly unreserved card holders
- Column 9 Percentage of unreserved spaces occupied during peak hours (10 am and 2 pm) based on manual car counts of the garage
- Column 11 The maximum number of permits that could be sold to fill the spaces in the facility
- Column 12 The total monthly unreserved available spaces multiplied by the oversell
- Column 13 The total oversell potential less the number of active monthly unreserved permits



MEMORANDUM

Parking Department

DATE: 11/24/2021
TO: Advisory Parking Committee
FROM: Ryan Weingartz, Parking Systems Manager
SUBJECT: Parking System Update

Introduction

Since joining the City of Birmingham staff on October 4, 2021, I have spent a considerable amount of time reviewing and observing the entire parking operation of all five (5) city owned parking structures. I have been reviewing APC meeting minutes and agendas, financial reports, vendor contracts, invoices, structural assessments, facility operations, and meeting with members of the APC and City Commissioners. Commander Scott Grewe, along with Ellen Deview, have done an excellent job overseeing the parking operation, ensuring that contracts are in place, invoices have been paid, and overseeing the start of the construction project for the structures. I appreciate the work they put into the parking system, without them the transition over would have been difficult.

Construction Update

Construction at North Old Woodward has come to an end for the 2021 season due to weather. Concrete patch work on level 5 of the structure has been complete. Construction will resume in Spring of 2022. Sealant and concrete repair work at Peabody are complete, while expansion joint work and column investigation work is on hold due to material lead times. With sealant and concrete repairs complete at Peabody, crews have transitioned to Chester Structure. Sealant removal and replacement, as well as drain pipe replacement, is being addressed. Work will continue at Chester until contractor shuts down for the 2021 season.

Equipment

It is city known that the current parking system is not up to date and is very difficult for users to use. The system is in need of upgrades more in line with the current times i.e. License Plate Recognition, Bluetooth, text to pay, scan to pay, tap to pay. Over the past 3-5 years the technology of parking equipment has made significant improvements to make the user experience more user friendly. I am currently in the process of meeting and discussing with companies about installing new equipment in the near future.

Facilities

The overall condition of each structure needs some attention. I recognize that each structure needs a facelift with new paint and lighting. I have been in contact with vendors to conduct a walk-through of each facility to better give me an understanding of the costs to complete these projects. I have been working with SP+ to ensure that all parking structure cleanliness are up to the City of Birmingham's standard and will continue to work with them to ensure they stay to our standards.