

City of Birmingham
ADVISORY PARKING COMMITTEE
SPECIAL MEETING

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan
Wednesday, May 28, 2014

MINUTES

These are the minutes for the Advisory Parking Committee special meeting held on Wednesday, May 28, 2014. The meeting was called to order by Vice-Chairperson Susan Peabody at 7:35 a.m.

Present: Chairman Lex Kuhne (arrived at 7:39 a.m.)
Julie Gheen (left at 8:12 a.m.)
Anne Honhart
Steve Kalczynski
Judith Paskewicz (left at 9:03 a.m.)
Vice-Chairperson Susan Peabody
Al Vaitas

Absent: James Eshaki

Central Parking: Catherine Burch
Jason O'Dell

Principal Shopping District ("PSD"): Bob Benkert
John Heiney

Administration: Brendan Cousino, P.E., Asst. City Engineer
Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

RECOGNITION OF GUESTS (none)

APPROVAL OF MINUTES OF MARCH 19, 2014 MEETING

Motion by Ms. Honhart
Seconded by Dr. Vaitas to approve the APC Minutes from the meeting of March 19, 2014 as they have been prepared.

Motion carried, 6-0.

VOICE VOTE:

Yeas: Honhart, Vaitas, Gheen, Kalczynski, Paskewicz, Peabody

Nays: None

Absent: Esshaki, Henke

203 PIERCE ST.
TOAST DINING DECK

Mr. Cousino voiced staff's comments for the proposed dining deck:

1. The proposed dining deck is located in the two spaces directly to the north of the new bump-out that is a part of the Martin St. intersection, constructed in 2013.
2. There is an existing buffer space on the north side of the proposed dining deck, which will remain open.
3. The proposed dining deck is proposed to take two parking spaces out of service during the duration of the outdoor dining deck season.
4. A minimum of 5 ft. is provided for the public to pass through on the public sidewalk area.

The proposal as shown seems to meet the intent of the Ordinance permitting outdoor dining decks on the City sidewalk and/or in the parking lane. However, the APC may think about the current high demand for parking when considering this request, along with the existing outdoor dining that is accommodated on the sidewalk at this location. At their May 14 meeting the Planning Board approved the proposal for the outdoor deck with several contingences.

Chairman Kuhne arrived at this time and took over the gavel.

Discussion revealed there has been no precedent for taking away a deck once it has been granted. The existing tables along the sidewalk will remain.

Mr. Christopher Longe, Architect, was present and provided some history about outdoor dining at this location. He indicated the existing railing will be moved back towards the building in order to provide a 5 ft. clear path along the right-of-way.

There were no comments from the public at 8:45 a.m.

Motion by Ms. Peabody

Seconded by Ms. Gheen that the APC has reviewed the outdoor dining deck proposed in front of 203 Pierce St. according to a plan dated May 1, 2014 with respect to its impact on the parking system. The APC

recommends that the Planning Board and City Commission approve the request contingent upon the applicant meeting all other relevant requirements.

Motion carried, 6-0.

VOICE VOTE:

Yeas: Peabody, Gheen, Honhart, Kalcynski, Paskewicz, Vaitas

Nays: None

Abstain: Kuhne

Absent: Esshaki

PARKING SYSTEM RATES

Mr. O'Meara reported that while waiting for the membership of the AD Hoc Parking Study Committee to develop, staff has been preparing for the study by updating the database of the downtown parking district. It was determined that the month of May was a good time of year to use for a parking demand model, and Central Parking is currently preparing to conduct a counting study which includes public as well as private parking.

At the February meeting, the APC generally accepted the premise that it may t time to raise monthly parking rates, However, it was felt that a vote on the matter was premature until input from the Principal Shopping District ("PSD") was obtained. The indication from the PSD was that they cannot be in a position of encouraging a rate increase. However, the PSD as a board will not actively protest if one is proposed. A suggestion was made that if a rate increase is enacted it would be more palatable to the business community if the new funds were placed in a separate account reserved fur funding future construction. However, staff does not recommend that a rate increase have such limitations. A possible compromise would be to ask Central Parking keep account of the additional funds earned, but not to promise how they will be spent.

Mr. O'Meara offered a suggested rate for all parking facilities for the committee's review and consideration. Given the current demand for parking within the system, it may be appropriate to begin collecting additional funds now that can be saved for future construction. They are looking at about a \$9 million project to build two additional levels at Pierce St. for a net gain of 280 spaces. The N. Old Woodward lot will certainly be under discussion, but the greatest demand will be in the Pierce St. area.

Mr. Benkert confirmed that it is the PSD's position that they wouldn't stand in the way of a rate increase because it is for a good cause, and they will stay neutral.

It was then discussed that pretty much every year it can be assumed that a floor in one of the structures will shut down for repairs. Right now if Peabody is full, permit parkers can go to Pierce. However, they must pull a ticket to enter and identify themselves on the way out as a Peabody permit holder and that garage was full. Then the gate will be raised for them to exit.

Ms. Gheen left the meeting at this time.

Ms. Burch noted that the rates in Royal Oak are lower, but they don't have the daily office parkers that Birmingham has. Chairman Kuhne added he found it harder to find spots there at night than in Birmingham during the day.

Motion by Dr. Vaitas

Seconded by Ms. Honhart that with the understanding that the Auto Parking System needs to start making plans to build additional parking spaces, monthly permit rate increases at the following levels are recommended in an effort to increase the system account balance available for future construction:

Effective July 1, 2014:

Pierce St. Structure	\$60
Park St. Structure	\$50
Peabody St. Structure	\$55
N. Old Woodward Ave. Structure	\$50
Chester St. Structure	\$40
Lot 6 Regular Permit	\$55
Lot 6 Economy Permit	\$35
South Side Permit	\$40

Effective July 1, 2015:

Pierce St. Structure	\$65
Peabody St. Structure	\$65
Lot 6 Regular Permit	\$60
Lot 6 Economy Permit	\$40
South Side Permit	\$45

There were no comments from the public at 8:21 a.m.

Motion carried, 6-0.

VOICE VOTE:

Yeas: Vaitas, Honhart, Kuhne, Kalczynski, Paskewicz, Peabody

Nays: None

Absent: Esshaki, Gheen

TEMPORARY PARKING LOTS

Mr. O'Meara advised that the PSD Maintenance Subcommittee has listed concerns that the APC should consider:

1. Temporary parking facilities.

The current demand for parking along the Woodward Ave. corridor has seriously impacted both the Peabody St. and Park St. Structures.

2. Increase monthly parking permits.

3. Expand capacity at the N. Old Woodward Ave. Parking Lot.

4. Avoid special assessments to fund new construction.

The remainder of the discussion focused on the two currently vacant parcels at the intersection of Maple Rd. and Woodward Ave.

35001 Woodward Ave. (former Sunoco Gas Station site)

New parking spaces: 33

The City is not aware of any recent discussions to redevelop the site. It is recommended that a 42 in. high chain link fence be installed with screening and any grass areas that are outside of the fence would then need to be repaired and mowed by the City. Fast growing shrubs could be installed to help improve the appearance.

34952 Woodward Ave. (former Barclay Inn site)

The site has been sold to a new owner that has expressed interest in redeveloping it, but no firm plans have been made. It is anticipated that the employee parking area for the All Seasons retirement community building will be used for at least another nine months, so the proposal does not include the use of that space. The property in its current state offers several opportunities to provide parking.

Option 1 - If the owner is not interested in seeing the temporary lot built on the remaining space, the existing parking spaces in the right-of-way could be signed as a permit parking area. New parking spaces: 18

Option 2 - If the owner is willing, their existing paved surface along the east property line could be signed as a permit parking area. New parking spaces: 48

Option 3 - If the owner is willing, the temporary parking lot as shown would be constructed.

New parking spaces: 120

It was the consensus that the temporary lots could be set up and first offered to people on the waiting list at the Peabody St. Structure. If it doesn't fill up, then they could be offered to people at Park St. as well.

The two big questions relative to the feasibility of this proposal are:

1. The projected time that the lots could be in operation.
2. The monthly rent that would be charged by the owner.

Motion by Ms. Paskewicz

Seconded by Mr. Kalczynski to recommend that the City Commission direct staff to proceed with discussions with the property owners of 35001 and 34952 Woodward Ave. relative to constructing temporary public parking lots for monthly parking permit holders.

There were no comments from members of the public at 8:45 a.m.

Motion carried, 6-0.

VOICE VOTE:

Yeas: Paskewicz, Kalczynski, Honhart, Kuhne, Peabody, Vaitas

Nays: None

Absent: Esshaki, Gheen

L.E.D. PARKING CAPACITY SIGNS

Mr. Cousino announced that based on comments from the past APC meetings, Central Parking staff has been in contact with Traffic and Safety Control Systems, Inc. (T&S) regarding proposals to install L.E.D. signage on the parking structures to display real-time data on the number of spaces that are open in the structures.

The proposal lists two options for signage at each structure. Option A would be to place a sign at each entrance to a parking structure with the number of open spaces contained within that parking structure. The more expensive Option B would display the number of open spaces in each of the City's parking structures. This would allow patrons to decide if they would like to choose to park at other facilities where more parking may be available.

The proposal from T&S has been broken down to show the costs for only installing the signs at Pierce, or Peabody, and the cost for installing signs at the other three structures. A summary of the costs of the T&S proposal is shown in the table below:

	Option A Capacity Open at Structures	Option B Capacity Open at all Structures
Peabody	\$7,322.12	\$17,321.10
Pierce	\$14,225.56	\$33,511.20
Woodward, Park, Chester	\$43,125.24	\$91,695.50
All	\$64,672.92	\$142,527.80

These are significant costs that have not been budgeted.

Mr. O'Dell advised there are neon "Full" signs on all of the garages which lock customers out when the structure reaches capacity. His personal opinion was that the cost for signs displaying number of spaces available is too much for the benefit received. Generally, people don't read signs and they don't know where the other structures are located.

Chairman Kuhne indicated he would rather see more blue "P" signs around town. Instead of spending money on capacity signs he would rather pitch in on wayfinding for the City. Ms. Peabody thought people would like to see the City spend money on trying to get some extra parking.

At this time Ms. Paskewicz left the meeting.

CENTRAL PARKING FINANCIAL REPORTS (not discussed)

MONTHLY PARKING REPORT AND GRAPHS (not discussed)

MEETING OPEN FOR MATTERS NOT ON THE AGENDA

It was noted that people are now being ticketed for parking against the stairwells at Peabody because it isn't safe. "No Parking" signs will soon be going up.

Conversation touched on some of Duany's findings. It was noted he encouraged a parking structure in the Triangle District needs to be done as soon as possible before the next economic downturn occurs. Additionally, parking ticket fines were discussed.

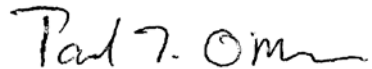
NEXT REGULARLY SCHEDULED MEETING

June 18, 2014

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 9:20 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul O'Meara". The signature is written in a cursive style with a long horizontal flourish at the end.

Paul O'Meara
City Engineer