

City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan
Wednesday, July 16, 2014

MINUTES

These are the minutes for the Advisory Parking Committee special meeting held on Wednesday, July 16, 2014. The meeting was called to order by Chairman Lex Kuhne at 7:30 a.m.

Present: Chairman Lex Kuhne
Julie Gheen
Anne Honhart
Steve Kalczynski
Judith Paskewicz
Vice-Chairperson Susan Peabody
Al Vaitas

Absent: James Esshaki

Central Parking: Jason O'Dell

**Principal Shopping
District ("PSD"):** Bob Benkert

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 SPECIAL MEETING OF MAY 28, 2014

Dr. Vaitas:
Page 3 - Second paragraph, first line under PARKING SYSTEM RATES,
change "t" to "be."

Motion by Ms. Honhart

Seconded by Ms. Peabody to approve the APC Minutes from the special meeting of May 28, 2014 with the one change noted.

Motion carried, 7-0.

VOICE VOTE:

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

Nays: None

Absent: Esshaki

ADDITIONAL PARKING
NEW STREET METERS PROPOSAL
OAKLAND BLVD. AND CHESTER ST.

Mr. O'Meara advised that as the demand for parking grows in the downtown area, staff has identified two additional areas where new parking meters could be introduced into the system:

Oakland Blvd., N. Old Woodward Ave. to Park St.

While the wide road and median provides a nice transition between the commercial area and the adjacent single-family homes to the north, it has always been rather wide compared to the traffic that it handles. Seventeen metered new parking spaces could be installed there.

The block between Woodward Ave. and Park St. was also reviewed, but it did not appear appropriate to introduce parking there.

Given that the meters would not be very close to most parkers' destination, staff recommends that a two-hour time is most appropriate. Since all meters in this area charge the rate of \$1 per hour, it is recommended that the \$1 rate be charged here as well.

It would be appropriate to notify all property owners on this corridor and invite them to a public hearing before a final decision is made.

It was discussed whether there is sufficient space for cars to go past if there are cars parked on the curve. Mr. Cousino explained why he believes there is enough room there, especially with proper signage noting that the lane will end. Ms. Honhart asked if it is possible to put barrels up for a while to see how it would work without investing in parking meter heads. Mr. O'Meara acknowledged that could be done, but only after the neighbors are informed.

Chester St., W. Maple Rd. to Martin St.

Mr. O'Meara further advised that in 2002 the intersection of Martin St. and Chester St. was narrowed to improve the pedestrian crossing environment. Since then, the right lane does not serve much of a purpose on this block. Three metered parking spaces could be installed there.

Existing meters on the east side of Chester St. have a two-hour time limit. Similar to Oakland Blvd., these meters are not very close to any destination. A two-hour time limit is recommended.

All of the existing meters on Chester St. have a rate of 50¢ per hour. To be consistent with the other meters on Chester St., a 50¢ per hour rate is recommended.

Unlike Oakland Blvd., installation of these meters in front of a parking structure is not expected to cause any potential problems for adjacent property owners. With that in mind, a public hearing is likely not necessary.

Ms. Paskewicz pointed out that is the route where people exit from the Park St. and N. Old Woodward Parking Structures and that side of downtown. She was astounded by how much traffic is there. Ms. Peabody thought there may be more going on there right now because people are trying to stay away from construction on the other side of town and the mess. Mr. O'Meara acknowledged there is a bit of a rush at 5 p.m. to get out onto Woodward Ave. The chairman observed that Maple Rd. carries more traffic volume than either of these two situations. Maple is just as narrow and there is parking along with traffic going through. There doesn't necessarily have to be volume capacity in order to move traffic. He deferred to staff's conclusions. Mr. O'Meara added there will be gaps between spaces so that people can head in to parallel park.

There were no comments from the public at 7:53 a.m.

Motion by Ms. Honhart

Seconded by Ms. Gheen to recommend the installation of three parking metered spaces on the west side of Chester St. between W. Maple Rd. and Martin St., at an estimated cost of \$1,500, charged to account number 585-305-000-971,0200.

Motion carried, 7-0.

VOICE VOTE:

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

Nays: None

Absent: Esshaki

Motion by Dr. Vaitas

Seconded by Mr. Kalczynski to schedule a public hearing at the regular APC meeting of August 20, 2014 at 7:30 a.m. to consider the installation of 17 new parking metered spaces on Oakland Blvd. between N. Old Woodward Ave. and Park St. If installed, it is recommended that the meters be set for a two-hour time limit, and have a rate of \$1 per hour.

Motion carried, 7-0.

VOICE VOTE:

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

Nays: None

Absent: Esshaki

Mr. O'Meara said all the property owners on the three blocks between N. Old Woodward Ave. and Woodward Ave. will be notified, along with the neighborhood association to the north.

AD HOC PARKING STUDY COMMITTEE UPDATE

One step the City has taken to explore opportunities to increase its parking capacity is the formation of the Ad Hoc Parking Study Committee. Charged with studying the possible expansion of the Pierce St. Parking Structure and the future parking needs for the Central Business District and Triangle District, the committee consists of five members from existing City boards.

Ms. Peabody reported the first meeting was to get everyone up to speed on the history of what has gone on and realizing the crisis situation. The second meeting took into account the crisis situation and a report of what the parking demand is today and the long-term demand on those properties that have the potential to be redeveloped into something larger.

Mr. Richard Astrein, Chairman of the Parking Study Committee, noted the Palladium proposes 60,000 sq. ft of office space plus the theater and restaurants. Mr. O'Meara confirmed their Preliminary Site Plan Review has been approved by the Planning Board. He went on to observe the Park St. Structure did very well for many years with the daytime traffic load and the nighttime traffic load for the theater and restaurants. Now, those loads will be shifted, plus the theater goes will be in and out but office workers will remain all day.

Mr. Astrein said the developers are offering Class A office space and that should be a very positive experience for tenants. However, he did not see how they can

have that without sufficient parking. It was discussed that part of this is that prospective tenants will not want to come to Birmingham and businesses will start to fold. Maybe the City should be looking for space for non-permit parkers by changing the ratio of daily to permit parkers. That would send a message to permit parkers that the wait will be even longer. Mr. O'Meara recalled the City has reduced the number of permits by 31 at the Peabody Structure. However, Mr. Cousino suggested that may not reduce the number of people parking there; they may just end up with the same number of parkers, but more of them paying the daily rate. The possibility of a shuttle service was brought up.

CENTRAL PARKING FINANCIAL REPORTS (not discussed)

MONTHLY PARKING REPORT AND GRAPHS

Mr. O'Meara noted that compared to a year ago they are seeing a drastic decrease in the number of cars moving in and out of the garages, however the income is still there because there are more long-term parkers. The night time traffic is down significantly from a year ago.

MEETING OPEN FOR MATTERS NOT ON THE AGENDA

Chairman Kuhne noticed that parking structure elevator maintenance is performed during business hours. Now that there are people parking on Level 6 it is more inconvenient for everybody. Mr. O'Dell advised the elevator maintenance people charge double time after hours or on week-ends. He confirmed that police are enforcing the no parking zones in the structures but people are still parking there.

Mr. O'Meara reported that the handicap parking policy downtown allows people with a handicap to park for free at a meter or in a yellow curb area as long as they want to. However, it has been observed there are certain parties taking advantage of this that are not handicapped. Very handicapped persons get a yellow sticker on their license plate and the police do respect that. Otherwise, the police will start chalking tires and handing out tickets to people with a handicap plate if they are not paying at the meters. Secondly, at the yellow zone the police will chalk those tires as well, and after two hours if they are still sitting there they will receive a ticket for no parking in a no parking zone. From August 1 to September 1 the police plan to hand out a warning ticket that lets parkers know that the policy is changing.

Mr. Astrein promised to get a letter out to every one of the structures, offices, and retail establishments explaining new policy.

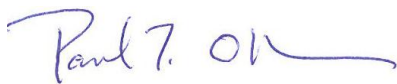
NEXT REGULARLY SCHEDULED MEETING

August 20, 2014

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 8:30 a.m..

Respectfully submitted,

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

Paul O'Meara
City Engineer
