

City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan
Wednesday, October 21, 2015

MINUTES

These are the minutes for the Advisory Parking Committee ("APC") regular meeting held on Wednesday, October 21, 2015. The meeting was called to order by Chairman Lex Kuhne at 7:36 a.m.

Present: Chairman Lex Kuhne
Anne Honhart
Lisa Krueger
Judith Paskewicz
Vice-Chairperson Susan Peabody
Al Vaitas

Absent: Steven Kalczynski

SP+ Parking: Catherine Burch
Josh Gunn
Jason O'Dell

Principal Shopping District: Richard Astrein
Bob Benkert
John Heiney

Administration: Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

RECOGNITION OF GUESTS (none)

MINUTES OF REGULAR MEETING OF MAY 20, 2015

Motion by Ms. Paskewicz
Seconded by Ms. Krueger to approve the Minutes of the Regular APC Meeting of May 20, 2015 as presented.

Motion carried, 6-0.

VOICE VOTE:

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

Nays: None

Absent: Kalczynski

369-397 N. OLD WOODWARD AVE. PROJECT
BROOKSIDE TERRACE CONDIMINIUMS
REQUEST FOR INCLUSION IN THE PARKING ASSESSMENT DISTRICT

Mr. O'Meara advised the current condominium owners are being bought out, and the site is planned to be reconstructed into a completely new building. The building would have underground parking on site, commercial retail use on the first floor, and four floors of residential units above, totaling 26 units.

Earlier, the City Commission approved changing the zoning to D-4, which will permit the construction of a five-story building similar to what is described above. Due to its previous residential nature, the property has not been historically included in the assessment district, and has not been charged for any improvements on the various parking structures or lots. With the change in use, the property must be included in the district in order to proceed with construction as planned.

The applicant has two proposals currently under consideration for on-site parking. Both involve the construction of two floors underground. If it is decided that more parking is needed the underground storage could be eliminated and a total of 96 spaces could be constructed on site. The Zoning Ordinance requires that at least 39 of the new parking spaces be dedicated to the residential units proposed, leaving either 36 or 57 spaces open and available for the commercial demand. Based on current average demand, the building's monthly demand is being satisfied with either parking scenario, leaving the daily customer demand to be satisfied with either the adjacent street meters or the parking structure.

Demand for the adjacent parking structure has been very strong recently. Not only are all monthly permits sold out, the parking facility has filled to capacity several times. Both the adjacent parking structure, as well as Park St., have experienced higher than normal demand due to recent downtown construction projects.

The following mitigating factors are offered:

- The City Commission has appointed an Ad Hoc Parking Development Committee to provide direction on expanding parking capacity in the immediate area of this proposed building.
- The applicant appears to be demonstrating that whether the City includes the building in the assessment district or not, it will likely meet the Zoning Ordinance.
- If the applicant joins the district, the owner will be charged a one-time fee of \$29,682 to recoup the funds the district would have collected over the years in the past had this proposed building existed at the time the other parking structures were built.
- The City agrees that the design of the building would be less desirable if an at-grade garage door was constructed on the N. Old Woodward Ave. frontage. Talks are under way with the developer to grant some property on the south side of the building using the existing driveway to the N. Old Woodward Ave. Parking Structure to allow a road to be constructed in exchange for allowing the access to go to the south, which will provide benefits for both parties.

Mr. O'Meara went on to comment there is a strong likelihood that the Bates St. cut-through will happen. This should be the last building that could be added to the Parking Assessment District.

The chairman took public comments at 7:50 a.m.

Mr. Richard Astrein received confirmation that it was the City treasurer who determined the Parking Assessment buy-in cost of \$29,682.

In further discussion, Mr. O'Meara clarified that what will happen to the Lot #6 hang-tag parking in front of the building depends on what kind of use goes into the commercial use on the ground floor.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., explained the property was rezoned to bring it into the Overlay District. One of the reasons is that it had the requirement of retail frontage in the Downtown Plan. He went on to note they have 94 parking spaces on-site which is an excess. They would like to be in the Parking Assessment District to allow ample parking for their retail component.

Mr. Chris Longe, Architect, spoke about the architecture and the number of parking spaces. The building has five stories above grade and two underground floors for parking. The first level has 47 parking spaces and the floor below is divided into one-half parking and one-half storage and common space for the residents, for a total of 75 spaces on the two floors. If the second level were to be built out as parking they would have 94 spaces on-site. However, it is not their intention to do that. They are calculating two spaces for each of the 26 units

on the floors above, which totals 52 spaces. Therefore they have an excess of 24 spaces on-site. The balance of those spaces will be dedicated either to residents or for the use of the first floor commercial tenants. These calculations do not include the spaces in the N. Old Woodward Ave. right-of-way that Mr. Longe thinks they are entitled to use.

Motion by Ms. Paskewicz

Seconded by Ms. Peabody to recommend to the City Commission that 369-397 N. Old Woodward Ave., also known as Brookside Terrace Condominiums, be approved for acceptance into the Parking Assessment District, upon payment of a one-time fee of \$29,682.

Motion carried, 6-0.

VOICE VOTE:

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

Nays: None

Absent: Kalczynski

SEWER PROJECT TO PARKING LOT #6

Mr. O'Meara reported that The Oakland County Water Resources Commissioner's Office ("OCWRC") owns and operates a large interceptor sewer system that was built in 1959, following the Rouge River through Birmingham. The sewer system services about 60% of Birmingham, as well as parts of Bloomfield Twp., Bloomfield Hills, and Troy.

The MI Dept. of Environmental Quality ("MDEQ") has been encouraging the OCWRC to reduce Sanitary Sewer Overflows caused during extreme rain events in this sewage system. After several years of study and discussions with the State, a project known as the Northeast Interceptor Sewer Improvements has been packaged and put out for bid. Three parts of the proposed work are located within Birmingham, the most significant being within Parking Lot #6. The intent of the projects is to correct identified locations where the design of the 1958 sewer is causing turbulence inside the pipe, which slows the flow of the sewage under peak demand conditions. When the sewer cannot accommodate the upstream demand of sewage, sewage can head up in the pipe, which has resulted in sewage overflowing from manholes into storm sewers or directly into the river; or in really extreme conditions, into nearby basements.

Therefore, the system is being ordered to undergo improvements to reduce the likelihood of these overflows. Fortunately for Birmingham, they will be done at no local cost.

The work will have four phases and the Engineering Dept. has requested that it be done in the early spring when traffic demand is less. The OCWRC has agreed to this request and the work is scheduled for early spring:

1. Construct manhole and sewer within N. Old Woodward Ave. in front of Lot 6. This will require closing about 63 spaces in Parking Lot #6 and on the street. That phase should take less than a week.
2. Construct manhole and sewer within Parking Lot #6. The total closed will be about 36 parking spaces. This phase should take about a week to ten days.
3. Install new asphalt pavement for the entire center section of Parking Lot #6. This work should take about 2 days. The 36 spaces noted above will have to be closed again.
4. Install new sidewalk and asphalt in the N. Old Woodward Ave. right-of-way. The actual pavement installation should take about 2 days, during which time the 87 spaces noted above will have to be closed again.

Parking is in short supply in this vicinity and the loss of parking will have a bad impact on the area. The last time something of this nature occurred was in 2007, when the entire N. Old Woodward Ave. pavement was reconstructed from north of Oak St. to Oakland Blvd. During that time, which lasted several months, the City set up a temporary parking plan to help divert employees from their usual assigned spots to the adjacent local streets to the west (Vinewood Ave., Woodland Ave., and Harmon St.). These streets are signed for Residential Permit Parking Only, which means that they tend to be rather open and available for the benefit of the adjacent residents.

Since this is a short term policy change that likely no one will be happy with; and further since there are few options to change it to something better, it is recommended that the policy be refined as needed by the Advisory Parking Committee, and then forwarded to the City Commission for final approval.

It is hoped that two vacant lots within the City may be used for temporary parking during the next year or so by people on the waiting list for permits. The agreements have not been finalized quite yet. The lots have contain about forty spaces each.

Motion by Dr. Vaitas

Seconded by Ms. Honhart that due to the anticipated closure of up to 87 parking spaces during planned sewer construction by the Oakland Co. Water Resources Commissioner's Office during a period in April and/or May, 2016, the Advisory Parking Committee recommends that the City Commission approve a temporary parking policy that will be implemented.

The policy will encourage the movement of monthly permit holders to other areas to improve parking options for daily customer traffic. Residential permit parking requirements will be modified during sewer construction only, allowing all day parking by monthly parking permit holders displaying their hang tag in the rearview mirror, for the following streets:

Vinewood Ave. – Woodland Ave. to N. Old Woodward Ave.

Woodland Ave. – Vinewood Ave. to Harmon St.

Harmon St. – Woodland Ave. to N. Old Woodward Ave.

Further, all permit parking will be banned in monthly permit areas B and I, and monthly permit parking will be temporarily allowed on Harmon St. parking metered spaces. Once all construction has been completed, all monthly permit holders will be allowed to return to their normally designated parking areas.

Motion carried, 6-0.

VOICE VOTE:

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

Nays: None

Absent: Kalczynski

PSD HOLIDAY PROMOTION

Mr. Heiney announced that once again this year the Principal Shopping District ("PSD") will air a holiday television advertising campaign. This year they will air on WXYZ Channel 7 and are also working with Comcast and AT&T U-verse. More ads will be broadcast this year for the same amount of money. They have come up with a new tag line that says "It's all IN Birmingham." They are asking for APC participation in the 2015 Holiday TV Campaign. It is thought this will be very advantageous to the downtown merchants and to the City's parking system to promote a convenient parking message during this busy shopping season.

In the past, two years the APC has participated in a similar campaign for \$25,000 and the PSD has contributed \$10,000. This year, the PSD will provide \$10,000 and has again requested \$25,000 from the parking system.

All of the advertising spots have a closing that shows a graphic and talks about two hours free parking in the decks.

Motion by Ms. Krueger

Seconded by Ms. Peabody to recommend to the City Commission the expenditure of \$25,000 from the Automobile Parking System fund promotion account (Account No. 585-538.001-901.0300) to assist the PSD in creating their proposed 2015 holiday promotional TV campaign.

Motion carried, 6-0.

VOICE VOTE:

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

Nays: None

Absent: Kalczynski

**PSD STREET LIGHT POLE BANNERS
PROMOTING TWO HOURS FREE PARKING**

Mr. Heiney explained the Principal Shopping District ("PSD") is asking the APC to participate in one-half of the purchase and installation costs associated with new light pole banners. They think it will be very advantageous to the downtown merchants and to the City's parking system to promote the two hour free parking with new re-branded banners.

Motion by Ms. Krueger

Seconded by Ms. Peabody to recommend to the Engineering Dept. the expenditure of \$2,500 from the Automobile Parking System fund promotion account (Account No. 585-538.001-901.0300) to assist the PSD with the cost of purchasing and installing new promotional banners on downtown street lights.

Motion carried, 6-0.

VOICE VOTE:

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

Nays: None

Absent: Kalczynski

PARKING SYSTEM CONSTRUCTION UPDATE

Mr. O'Meara noted they finished rehab of the Chester St. Structure in July.

Currently work is being done at the Peabody Structure that doesn't impact parking capacity. To prevent water damage, aluminum coping is being added to

all of the brick walls on the outside edge of the building. A contract has been awarded to install a new elevator and that will shut it down about twelve weeks.

The group talked about possibly re-branding the insides of the structures. Mr. O'Meara added it would have to go before the Architectural Review Committee if the outside look such as the railings is changed,. Mr. Honhart agreed to reach out to that committee for guidance.

Mr. O'Meara concluded the construction update by saying the re-building of Martin St. in front of the Chester St. Structure is almost completed.

MONTHLY FINANCIAL REPORTS

Mr. O'Meara noted they are not selling permits at the Chester and Peabody St. Structures because of on-going construction. Mr. O'Dell said there are 300 people from the Palladium Building on the wait list for parking.

MEETING OPEN FOR MATTERS NOT ON THE AGENDA

- Mr. Heiney said it has been discussed that the definition of "retail" should be tightened up. There has been concern about what is going into first-floor spaces. He noted at this time the PSD District occupancy is about 97%.
- Yesterday the Development Committee met and interviewed two very strong firms to create cost estimates and massing diagrams to either tear down and replace, or add additions to the Pierce and N. Old Woodward Ave. Parking Structures. Kahn/Walker was recommended to the City Commission to perform this task.
- Membership update: Ms. Honhart and Dr. Vaitas were renewed for new three-year terms to the APC. Mr. Esshaki's term has lapsed. There are openings now for a building owner and a resident shopper.

NEXT REGULARLY SCHEDULED MEETING

November 18, 2015

ADJOURNMENT

No further business being evident, it was moved and seconded to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Paul O'Meara
City Engineer