

City of Birmingham  
ADVISORY PARKING COMMITTEE  
REGULAR MEETING

Birmingham City Hall Commission Room  
151 Martin, Birmingham, Michigan  
Wednesday, November 1, 2017

**MINUTES**

These are the minutes for the Advisory Parking Committee ("APC") regular meeting held on Wednesday October 4, 2017. The meeting was called to order at 7:35 a.m. by Chairman Lex Kuhne.

**Present:** Chairman Lex Kuhne  
Gayle Champagne  
Steven Kalczynski  
Lisa Krueger  
Vice-Chairman Al Vaitas

**Absent:** Anne Honhart  
Judith Paskiewicz

**SP+ Parking:** Catherine Burch  
Jay O'Dell

**Administration:** Mike Albrecht, Police Commander  
Austin Fletcher, Asst. City Engineer  
Paul O'Meara, City Engineer  
Carole Salutes, Recording Secretary

RECOGNITION OF GUESTS (none)

MINUTES OF REGULAR MEETING OF OCTOBER 4, 2017

**Motion by Ms. Champagne  
Seconded by Dr. Vaitas to accept the Minutes of October 4, 2017 as  
presented.**

**Motion carried, 5-0.**

VOICE VOTE:

Yeas: Champagne, Vaitas, Kalczynski, Krueger, Kuhne

Nays: None

Absent: Honhart, Paskiewicz

PUBLIC HEARING

S. OLD WOODWARD AVE. PERMIT PARKING AREA  
AUTHORIZED PERMIT SALES

The public hearing opened at 7: 37 a.m.

Mr. O'Meara recalled at the meeting of October 4, 2017, the APC reviewed the current status of permit sales at the area of S. Old Woodward Ave., east side, between Haynes St. and Woodward Ave. Current usage of the area signals that there is an opportunity to sell more permits in this area than the 30 currently authorized at the rate of \$35. The committee motioned to endorse the proposal to increase by 20 the number of authorized monthly parking permits on S. Old Woodward Ave. south of Haynes St., and to schedule a public hearing to receive input from the adjacent business owners, at the regularly scheduled meeting of the APC on Wednesday, November 1, 2017, at 7:30 a.m.

After the hearing, a postcard was mailed to all tenants and landowners located on the S. Old Woodward Ave. corridor, from the Frank St./Hazel St. intersection south to Lincoln Ave. To date, the Engineering Dept. has received one correspondence on this proposal.

Right now there is resident permit parking on Ann St. south of George. North of George it is two-hour parking just on one side of the street. To have residential permit parking there would be difficult because there are a lot of transient residents there that don't stay long. Chairman Kuhne clarified that this committee really doesn't want to impact the residential neighborhood.

Comments from members of the public were taken at 7:42 a.m.

Mr. Dustin Wenzel said he owns Birmingham Ultimate Fitness, a fitness/personal training studio, which is located in the south building of the 555 Building facing S. Old Woodward Ave. He noted the parking spots are relatively open from noon to 4 p.m. However, in the mornings and in the afternoons from 4 p.m. to 8 p.m. those spots fill quickly. He is receiving a lot of complaints about difficulty parking. Adding 20 additional permit spots would negatively impact his business.

Mr. Jack Reinhart, manager of the 555 Building and owner of the Triple Nickel property which he leases, spoke. The south part of Old Woodward Ave. was vacant for years and now they are fortunate that it has become a lifestyle center that offers yoga, exercise dance, pilates, cycling. The 13 parking spots adjacent to Mr. Sal Bitonti's property on Frank St. are going away to make room for a five-unit condo development. On top of that, Mr. Bitonti's other property is up for sale and 28 spots there where Triple Nickel valets park will be lost. It bothers him that people leased properties knowing they had ample parking, and now if unlimited parking for permit holders is introduced these businesses will be hurt. The 555 Building has a parking deck with 420 spots but the City has limited their signage and no one knows it is there. So, there is lots of parking that is not used.

Mr. Sal Bitonti, 709 Ann St., has a beauty shop in the 555 Building. He wondered what his employees and clients will do for parking. Chairman Kuhne explained the spots are available to whoever gets there first. The only difference is whether someone puts coins in or whether they pay for a permit.

Mr. Mark Blanke, Operating Partner at Triple Nickel, said his partners really like that parking so he is hoping they limit permit parking to 30. Diners can park in the garage and then Triple Nickel will give them a token to get out. It is a bit of a problem to get them in and onto the right elevator to the business. Therefore, they like the convenience of the street parking.

Mr. Bruce Thal, one of the owners of the 555 Building, stated his tenants are very concerned that this proposal will make parking even more difficult for their transient customers because permit holders will occupy the spaces all day with no turnover. He has friends who live on Ann and Purdy and they are also very troubled by this.

Mr. Justin Wenzel said he has noticed that parking has gotten significantly worse since he has owned his business. It is incredibly inconvenient for his clients to park upstairs because it is not built to guide people to the building where his business is located. If 20 more permits are sold it could be detrimental to his business. Parking is at capacity during their busy hours, 6 a.m. to noon and from 4 p.m. to 8 p.m. Chairman Kuhne noted the committee has seen that the 30 permits have worked and they haven't had any complaints, so they are trying to find out if another 20 can be added. Mr. Wenzel did not think that is a good idea.

Mr. Jack Reinhart said they have spent \$20 million on the 555 Building and his biggest problem has been leasing the lower concourse. They finally found a way, which is the Lifestyle Center. It creates tremendous demand at certain times of day. He noted that parking in the 555 garage costs \$9 for three hours. It is that much because they just spent the better part of \$2 million doing

maintenance on the garage. This proposal can drive all of his lower tenants out and then who will he lease that space to.

Mr. Kalczynski noticed the meter survey was only done on one street at 8 a.m., 10 a.m. and 1 p.m. He thought it should also have been done later in the day.

Mr. O'Dell sai, based on today's comments, the best time to do a count would be at 4:30 p.m. in order to catch the office workers and still leave time for the fitness crowd to get there.

Ms. Krueger questioned if the City is preventing people from becoming aware of the parking garage because of a signage problem. Chairman Kuhne noted that it is also very expensive to park there. Mr. Wenzel added the garage is not designed to guide people to the fitness businesses.

Committee members thought that a more extensive survey would be in order. Mr. O'Dell said he will keep the times that they had and add 4:30 p.m. to them. The parkers will be broken into transient and permits. Also he recommended that the survey be done for a couple of weeks rather than just one.

Commander Albrecht said that generally the strip from Old Woodward Ave. to Haines is two zones and data can be collected to see the occupancy in zone 2 versus zone 1. There will probably be a large difference as well as on Landon.

Mr. Justin Wenzel noted the 555 Building has been under construction for quite some time and their businesses are down at the moment. If they are trying to grow they will be using more parking spaces.

Mr. Bruce Thal added that next year Old Woodward Ave. will be under construction between Brown and Willits, and then shortly thereafter south of Brown to the end of Old Woodward Ave. will be under construction. Both of these projects will make parking considerably more difficult.

The Chairman summarized that more information will be gathered and another public hearing will be held based on the new information.

The public hearing closed at 8:20 a.m.

#### PARKING LOT 6 EXPANSION PROPOSAL

Mr. O'Meara noted that at the last meeting of the APC a proposal was put forth about advancing a plan to move the east side curb line in Parking Lot 6 a small amount to allow for the addition of 13 new parking spaces in this area. While the

APC endorsed the idea, they suggested that the opportunity to consider a more extensive expansion would be appropriate at this time.

With that in mind, staff reviewed other alternatives, and met with an engineering consultant that could potentially prepare plans that would combine a parking lot expansion with environmental and landscaping improvements to the area. The consultant, Hubbel, Roth & Clark, has been authorized to prepare conceptual plans, along with cost estimates attached.

Options to be considered are as follows:

- Option 1 – Resurface the existing parking lot.
- Option 2 – Relocate the east side curb about 4 ft. to accommodate 13 new parallel parking spaces, combined with resurfacing.
- Option 3 – Relocate the east side curb about 18 ft. to accommodate about 28 new parking spaces, combined with resurfacing. That would also include environmental benefits by trying to direct the entire lot's drainage into a bio-swale that would filter storm water before it gets to the river.

The plans are being prepared at this time, to allow for review by the APC at their meeting in December.

MONTHLY FINANCIAL REPORTS (no comments)

MEETING OPEN FOR MATTERS NOT ON THE AGENDA (none)

NEXT REGULARLY SCHEDULED MEETING

December 6, 2017

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 8:34 a.m.

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City Engineer Paul O'Meara