

City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan
Wednesday, April 5, 2017

MINUTES

These are the minutes for the Advisory Parking Committee ("APC") regular meeting held on Wednesday, April 5, 2017. The meeting was called to order at 7:35 a.m. by Chairman Lex Kuhne.

Present: Chairman Lex Kuhne
Gayle Champagne
Anne Honhart
Steven Kalczynski
Lisa Krueger
Judith Paskiewicz
Al Vaitas

Absent: None

BSD: None

SP+ Parking: Catherine Burch
Sara Burton
Jason O'Dell

Administration: Mark Clements, Police Chief
Austin Fletcher, Asst. City Engineer
Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

RECOGNITION OF GUESTS (none)

MINUTES OF REGULAR MEETING OF MARCH 1, 2017

Motion by Ms. Champagne
Seconded by Ms. Honhart to approve the Minutes of the APC Meeting of
March 1, 2017 as presented.

Motion carried, 5-0.

VOICE VOTE:

Yeas: Champagne, Honhart, Kalczynski, Krueger, Kuhne, Paskewicz, Vaitas

Nays: None

Absent: None

LIBERTY PARKING METER UPDATE

Chief Clements reported that the City bought 1,277 Civic Smart parking meters as well as the vehicle detection system. The first meters are scheduled to arrive the first week of May. An RFP was put out yesterday for bidders on credit card processing. Bids are due back by April 18. During the first week of May the new hand held computers will arrive. They can tell parking enforcement people where violations and open spaces are. Once they find their bidder for credit card processing it will go before the first City Commission meeting in May for the Commission's approval. Installation of meters will start in the middle of May. Lastly, the sensor detectors will be added the first week of June after all the meters are installed. Hopefully everything will be wrapped up by the end of June.

A media campaign will be associated with the meters.

344 HAMILTON AVE. DINING DECK

The Engineering Dept. has received two positive responses to this request.

Mr. O'Meara advised that Seven Greens is a relatively new restaurant and they specialize in fresh salads and smoothies. Ms. Kelly Schaefer is the owner of the business. Ms. Schaefer is seeking permission to build a dining deck in front of the business. The building has a 25 ft. frontage and she is asking for the full 25 ft. frontage for dining which is two parking spots. Knowing that parking is in demand, she will accept a smaller deck.

If the APC is inclined to approve this request, it will then go before the Planning Board for consideration of the design and layout. No alcohol will be served at this location and therefore no approval is required from the City Commission.

Ms. Schaefer passed around the material that would be used for the deck and stated that the use of one parking spot would be great. She noted there was an electrical fire in her building which has pretty much ruined Seven Greens. So, they probably wouldn't use the deck until Fall.

Mr. O'Meara recalled that the Planning Board was resistant to setting guidelines where only so many decks would be allowed on a particular block. The board didn't want to be negative towards the business community. The APC members concluded there has been no precedent for saying no to a dining deck request.

Mr. O'Dell noted that the Park St. Structure has not been filling up as it did last year. Therefore committee members thought this street seems to have the capacity for a deck.

Motion by Ms. Champagne

Seconded by Dr. Paskewicz to recommend to the Planning Board the approval of a dining deck for Seven Greens Restaurant, 344 Hamilton Ave., taking up one parking space during the approved outdoor dining season.

Mr. Kalczynski recommended they begin to have discussions and to get further direction philosophically for the City on this topic. The chairman noted they intend to put it on the APC agenda. Dr. Vaitas thought it is counterintuitive for this committee to take away parking spaces. The chairman observed that is a continuing struggle.

Motion carried, 6-1.

VOICE VOTE:

Yeas: Champagne, Paskewicz, Honhart, Kalczynski, Krueger, Kuhne

Nays: Vaitas

Absent: None

420 E. FRANK ST. PARKING PROPOSAL

The applicant's agent, Mr. John Shekerjian, was not present.

Mr. O'Meara advised that the Planning Board has approved a site plan for a new five-unit condominium at the southeast corner of E. Frank St. and Ann St. The applicant is requesting to remove three of the five parking spaces on the south side of the block. One space would be to allow room for a new driveway, while the other two would make room for improved landscaping. It is difficult to determine the impact this would have on the surrounding businesses without first collecting usage data, and requesting input from the neighbors. The building owner across the street has been contacted relative to potentially removing the loading zone in favor of two new metered parking spaces. The owner indicated that she would not be in favor of this, as the area is needed for unloading of goods for the various tenants. The parking lot is not set up for large trucks to enter and exit.

It was discussed the spaces could be used for 555 Building and Phoenicia parking. Mr. O'Dell noted there is signage at the entrance to the CVS parking lot across the street that restricts parking to customers only.

Mr. O'Meara indicated he will invite CVS and the immediate homeowners to the next public hearing. Dr. Paskewicz observed that taking parking spaces away to increase the worth of a condominium is not the same as taking parking away to provide a use that benefits the wider community.

Motion by Ms. Krueger

Seconded by Ms. Honhart to schedule a public hearing to consider the removal of three metered parking spaces on E. Frank St., between Ann St. and Woodward Ave., at the May 3, 2017 Advisory Parking Committee meeting. Further, to direct staff to collect usage data on the subject parking spaces and loading zone prior to the meeting for review at that time.

Motion carried, 7-0.

VOICE VOTE:

Yeas: Krueger, Honhart, Champagne, Kalczynski, Kuhne, Paskewicz, Vaitas

Nays: None

Absent: None

PARKING LOT 6 CAPACITY ISSUE

Mr. O'Meara stated he has been talking to Mr. Robert Greenstone, of Greenstone Jewelers , 430 N. Old Woodward Ave., and Mr. Greenstone is expressing concern about the current lack of parking as well as that it could get worse in the future because of the upcoming downtown reconstruction project. He is concerned there won't be any place left in his area for customers to park. So he has been watching the parking dynamics and noticed there are not many people parking on Ferndale and Park St. in the middle of the day because a Residential Permit Zone has been created there. Therefore he would like to explore the idea of having that area opened up just during the construction project for the monthly Lot 6 permits that are primarily south of Harmon (38 permits). That would leave the Lot 6 area for customers to park. The other option would be to push the permit holders into the parking structure rather than the neighborhood.

Mr. Greenstone spoke to say there are never any spaces available in Lot 6. The construction of the Brookside Condominiums has taken out 16 street spaces and about an equal number of spaces in the N. Old Woodward Structure surface lot. Therefore, there is a lot of pressure on parking. From Wednesday through Friday, before mid-day until mid-afternoon there are no street spaces available along N. Old Woodward Ave. Also, Lot 6 pretty well fills up by noon until later afternoon. So that leaves the area with

no parking turnover to allow visitors to park. He has walked through the residential area behind N. Old Woodward Ave. between Ravine, Euclid, Ferndale, Park and observed lots of open spaces during business hours.

It was agreed that a message about being able to park free in a structure when the permit area is full should be communicated to permit holders. Mr. O'Dell noted that information is on the permit application but there is not much turnover in the Lot 6 passes. So the people that have Lot 6 passes have had them for years and have not seen their application in years. A map is handed out whenever it is asked for that shows where people can park, and when they ask what if they can't find a space, they are told they can park in the N. Old Woodward Structure. That is how that message is conveyed.

Mr. O'Meara suggested that data could be collected that would count usage in the immediate N. Old Woodward area as well as on Ravine, Euclid, Ferndale, and Park if the committee wants to explore that idea. Also, everyone that might be involved could be invited to a public hearing to consider the two options: 1) to allow parking in the residential permit area; or 2) converting the 38 permits to park in the structure during the construction period. The rooftop valet will be up in all four garages and it will create an extra 120 spaces system-wide.

Chairman Kuhne said it will be necessary to talk to the residents in the Ravines area before construction starts to get them to buy in. If parking is allowed it will deter delivery trucks from cutting through, as well as cut down traffic speed. Mr. O'Dell expressed the opinion that it would be a better idea to use the side streets for the 38 permit holders because if they park in the structure it would take away from the daily parkers.

It was concluded that a traffic study will be done in the Ravines area as well as along N. Old Woodward Ave. in order to determine the demand. Also, a map will be created that shows where the 38 people are actually working.

Motion by Mr. Kalczynski

Seconded by Dr. Vaitas to hold a special meeting to investigate solutions to the metered parking and permit parking concerns with regard to the construction related to Lot 6 and the Little San Francisco area and whether the solutions would be mandatory or voluntary, particularly for those businesses south of Harmon. This will apply only to the Downtown Old Woodward Ave. construction period.

Motion carried, 7-0.

VOICE VOTE:

Yeas: Kalczynski, Vaitas, Champagne, Honhart, Krueger, Kuhne, Paskewicz

Nays: None

Absent: None

CONSTRUCTION UPDATE

Mr. O'Meara noted they are now upgrading equipment at four of the garages. This week-end N. Old Woodward will get its new parking control equipment. The other structures will be converted in the upcoming weeks through May 12. For next year's budget they are looking for money to re-surface Lot 6. Also they will focus on Pierce St., levels 4 and 5 for waterproofing in the summer of 2018. Further, they plan to convert all the lights in the Chester St. Structure to LED. Finally, there is an RFQ out now regarding the Bates St. extension project for the N. Old Woodward Structure. Bidders will have to submit their packages by the end of April. The Ad Hoc Parking Committee will review those.

MONTHLY FINANCIAL REPORTS

Mr. O'Dell advised they are continuing to see increased revenues and the increased monthly rate is now in effect. They are holding down expenses pretty well so the system is very healthy at this point.

MEETING OPEN FOR MATTERS NOT ON THE AGENDA

Dr. Vaitas said in 2008 Economy Permits were allowed to park in Area J in front of the parking garage. However, he called and was told it was taken out. Mr. O'Dell agreed to research that because no one remembered it being removed.

Chairman Kuhne advised this committee needs to figure out what to do about the outdoor dining decks.

Mr. O'Meara suggested that maybe the committee should explore a trolley during construction. Mr. O'Dell thought a better idea would be employ a shuttle service to take people to the remote lots. Ms. Krueger thought that re-introducing the shuttle during the construction period is a good idea. Mr. O'Meara mentioned someone would have to pay for the shuttle. Shuttles would run early in the morning and late in the day and people would be trapped in the middle of the day. However, they are in discussions with Lyft who could be called at any time.

Chairman Kuhne took comments from the public at 9:25 a.m.

Mr. Larry Emmerman from the Senior Men's Club announced they are proposing a shuttle service for their meetings involving up to fourteen cars that will impact

the Chester St. Structure. Also they are trying to increase the use of carpooling. He was very interested in any information from Lyft.

NEXT REGULARLY SCHEDULED MEETING

May 3, 2017

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 9:30 a.m.

Respectfully submitted,

Paul O'Meara
City Engineer