

ADVISORY PARKING COMMITTEE
Wednesday, December 10th, 2025 @ 7:30am

1. Roll Call
2. Approval of Minutes, November 5, 2025
3. Election of Chair/Vice-Chair
4. Items from Prior Discussion – Moped space Clarification
5. Study Session- Sustainability Fee - Planning Director, Nick Dupuis
6. BCT Design Group – Schematic Design – Peabody, Pierce, Old Woodward, Park
7. Parking Reports Review
8. Meeting open to the public for items not on the agenda
9. Next Meeting – January 7th, 2026
10. Adjournment

Notice: Please note that board meetings will be conducted in person. Members of the public can attend in person at Birmingham City Hall or may attend virtually at <https://us06web.zoom.us/j/86082330819>

Meeting ID: 860 8233 0819

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**Advisory Parking Committee
Meeting of November 5, 2025**

151 Martin Street, City Commission Room, Birmingham, MI

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on November 5, 2025. The meeting was called to order at 7:30 a.m.

1. Roll Call

Present: Chair Kevin Kozlowski, Vice Chair Jim Arpin; Committee Members James Esshaki, Patricia Hardy, Michelle Moody, Lisa Silverman, Michele Taddei; Alternate Committee Member Bill Kolb (not voting)

Absent: None

Staff: Parking Systems Manager Ford; Birmingham Shopping District Executive Director Bassett, Assistant City Manager Clemence

2. Approval of Minutes – October 1, 2025

Motion by Moody

Motion was seconded to approve the minutes with Jim's amendment.

Motion carried, 7-0.

VOICE VOTE

Yeas: Hardy, Esshaki, Moody, Silverman, Kozlowski, Arpin, Taddei

Nays: None

3. Items from Prior Discussion – Moped spaces

PSM Ford and ACM Clemence presented the item and answered informational questions from the APC.

APC members raised the following points during discussion:

- If the moped spaces are also intended to be used by motorcycles, the signage should be updated, as motorcycles sometimes park in regular parking spaces when regular spaces are available.
- The moped spaces can accommodate more than one moped and/or motorcycle at a time.
- It would be helpful to know how many moped spaces there are in the City.
- The moped spaces do not seem to be utilized frequently.
- If the moped spaces were converted to regular parking spaces, it would be helpful to understand how long it would take the City to realize a return on that conversion.
- It seems that the City will not be converting the moped parking spaces into paid, automobile parking spaces.
- The moped spaces are likely underutilized for four or five months out of the year.

- During the staff presentation, it was explained that the spaces were inevitable because of the constraints of the street redesign. Staff also clarified that the signs were added in an attempt to make the spaces useful.
- The demand for parking spaces has increased since these moped spaces were created, making these spaces more valuable. It might be appropriate to retain some of them, and to convert some of them.
- DPSD Zielinski's letter on page five of the agenda packet was very clear that moving forward with converting the moped spaces to car spaces was not recommended.
- If staff does not support converting any of these spaces, a preliminary exploration may not be worth pursuing further at this time. At the same time, it could be interesting to understand what it might cost.
- Since the spaces will continue to exist, using the signage to clarify that both mopeds and motorcycles may park in the spaces might help reduce the frustration some members of the public have expressed. The signage could specify usage for two-wheeled vehicles, or other options as appropriate.
- It might be appropriate to focus on converting the moped spaces where the metered parking demand is highest.
- It was not yet clear if there would be a total price for converting all of the moped spaces, or variable pricing for each space depending on the surrounding conditions.
- It could be appropriate to get a broad estimate, and proceed from there.
- If the costs for converting each space varies significantly, it could be hard to estimate the pricing.
- When the Commission originally contemplated these moped spaces, allowing them may have been the best decision. Exploring further options may now be appropriate since the moped/motorcycle spaces have been underutilized.
- Since DPSD Zielinsky's letter noted that some of the moped parking spaces were included in special assessments, it may not be feasible to modify those areas.
- There was still interest in knowing how many moped spaces exist. If there are only a dozen moped spaces, converting them might yield less benefit than if there were 20 to 30 of them.
- Since the challenge of converting the moped spaces is not apparent, parking system users may end up wondering why the conversion would not occur.
- Staff should return with further information on what might be possible in terms of converting the moped spaces.

4. BSD – Holiday Contribution Request

BSDED Bassett, PSM Ford, and ACM Clemence presented the item and answered questions from the APC.

APC members raised the following points during discussion:

- Some Birmingham events offer all-day free parking because these events attract a number of new users to the parking system and because reducing congestion at the peak entrance and exit times is worthwhile. This helps contribute to a good experience for attendees.

Motion by Moody

Seconded by Arpin to provide the \$25,000 contribution to the BSD from the parking fund to support their marketing efforts to attract visitors and residents downtown.

Motion carried, 7-0.

VOICE VOTE

Yeas: Hardy, Esshaki, Moody, Silverman, Kozlowski, Arpin, Taddei

Nays: None

5. EV Charging

PSM Ford and ACM Clemence presented the item and answered informational questions from the APC.

APC members raised the following points during discussion:

- The location would have to be carefully considered. Installing a Voltpost could be appropriate as long as it is located in a parking deck or lot, and not on S. Old Woodward or Maple.
- Alternatively, it might be possible to allow its installation at the under-utilized south end of S. Old Woodward if garage or lot installation is not possible.
- Birmingham parking does not exist to make money for Birmingham, so it should not concern the APC that the City would not receive revenue from this. It would be of interest to understand whether Voltpost monetizes this opportunity in other ways.
- The use cases for level two urban charging would be either commuters or drivers who only need to add a bit of charge.
- The City should pursue education on the impacts of providing EV chargers.
- Clarifying policy around damage, location, parking enforcement, implementation, and other considerations would be necessary. The City could model its policies on other municipalities', and the City's policy could also be amended as new information is learned.
- Adding one charger to a surface lot and implementing an initial policy could be an enormously valuable opportunity to learn more about how EV charging might operate in the City. Information on users and user experience should be gathered.
- It would be informative to visit an installed Voltpost in order to evaluate the aesthetics.
- If the APC presently agrees to learn more about Voltposts, it would not commit the City to installing one.
- Clarifying Voltpost's requirements is essential.

Motion by Silverman

Seconded by Esshaki to reach out and let them know that we are interested in the two spaces.

Motion carried, 7-0.

VOICE VOTE

Yeas: Hardy, Esshaki, Moody, Silverman, Kozlowski, Arpin, Taddei

Nays: None

6. Comprehensive Repair Project Staff Report from City Commission Meeting 10/6/25

PSM Ford and ACM Clemence presented the item and answered informational questions from the APC.

APC members raised the following points during discussion:

- The parking fund exists to maintain the parking system.
- Demand for parking is growing near Pierce.
- On page 21, the 'fund balance' is the amount of cash the parking system has available.
- Staff is estimating that there will be about \$30 million in capital expenditures for these upgrades. The parking system will continue to generate revenue as these amounts are spent.
- WJE would be doing another assessment on the Park deck before moving forward on those repairs.
- Staff received thanks for this report.

7. Parking Reports Review

PSM Ford and ACM Clemence presented the item and answered informational questions from the APC.

APC members raised the following points during discussion:

- The Chester numbers seemed to be a bit unusual because of the construction.
- The APC has a lot of data, and that data should be processed into information.
- The data should be used to determine whether Birmingham has a parking problem, and to determine how much parking Birmingham should have.
- The reports indicate that there is always parking availability in the decks. Parking system user behavior seems to indicate that often, if a driver cannot park directly in front of their destination, they will not go to a deck. It could be useful to discuss how the City might attempt to encourage shifts in this behavior through a combination of approaches.
- Sometimes there seems to be vacancy in a deck when there is not.
- Staff should verify whether meters 79-06 and 79-05 are actually unavailable because of nearby construction.

8. Meeting open to the public for items not on the agenda

The APC welcomed new members Patricia Hardy and James Esshaki, and thanked members Kevin Kozlowski and Bill Kolb for their participation as this would be their last APC meeting.

BSDED Bassett said the the BSD might be interested in collaborating with the APC on messaging around parking.

APC members made the following comments regarding non-agenda matters:

- It would be helpful to have an agenda item on the purpose of the Advisory Parking Committee, what it does, and how it relates to the City Commission. In addition to some APC members, there might be other people curious about the topic.
- It would be interesting to conduct a survey with a goal 100% response rate from BSD members as to whether they believe downtown Birmingham has a parking problem.
- When the BSD holds events, it might be beneficial for parking enforcement to give drivers a bit of timing leeway before issuing parking tickets. These events often draw first-time visitors to Birmingham. Some residents of Bloomfield Hills do not visit Birmingham because of perceived parking issues.

- If the redesign of the Maple and S. Old Woodward corridors prioritized pedestrian safety and aesthetics over parking preservation, understanding whether the City achieved its goals in the redesign and whether it would take the same approach to future redesigns would be useful.
- During these redesigns, density also increased in the City. As a result, drivers sometimes find it challenging to locate on-street parking that is very convenient to their destination.
- Most of the spaces removed during the S. Old Woodward redesign were towards the southern end.
- The spaces that tend to be less utilized on S. Old Woodward are also towards the southern end.
- It might be appropriate to emphasize to other City boards and committees that the remaining on-street parking needs to be preserved.
- Some employees of local businesses park in the neighborhoods and walk to their places of employment.
- Vehicles drive the wrong way on S. Old Woodward because left turns cannot be taken into 411 S. Old Woodward. This may be an unsafe condition.
- The traffic patterns behind 444 S. Old Woodward and near Barnum Park also seem to result in unsafe conditions.
- The City could explore using an AI tool to either create transcripts or to create more detailed meeting minutes.
- The capacity to create a transcript of recordings is likely already available.
- The Vimeo recordings function similarly to a transcript at this time.
- There are times where certain aspects of committee members' statements are not initially captured in minutes.
- Amending meeting minutes is not unusual.
- AI cannot be said to have judgments, and could not be said to have better 'judgment' than the already experienced staff member composing the minutes.
- There would be skepticism regarding the accuracy of AI output.

9. Adjournment

No further business being evident, the meeting adjourned at 9:09 a.m.

Aaron Ford, Parking Systems Manager



Laura Eichenhorn, City Transcriptionist

Fwd: APC 11-05-25 "aesthetics driving parking

2 messages

Mark Clemence <clemencem@bhamgov.org>
To: Aaron Ford <aford@bhamgov.org>

Fri, Nov 14, 2025 at 1:23 PM

Received this email from the former mayor. FYI

Mark H. Clemence
Assistant City Manager
City of Birmingham
Office: 248-530-1809
clemencem@bhamgov.org

----- Forwarded message -----

From: **Therese Quattrociocchi Longe** <tmquattro@gmail.com>
Date: Fri, Nov 14, 2025 at 11:59 AM
Subject: APC 11-05-25 "aesthetics driving parking
To: Jana Ecker <Jecker@bhamgov.org>, Mark Clemence <clemencem@bhamgov.org>

Jana,

In the APC meeting of November 5th, there was considerable discussion about moped spaces, the parking situation on S.O.W, etc.

There was discussion that seems to show that the APC is not aware of current road design requirements that led to the loss of parking spaces when S.O.W. was reconstructed.

From the transcript of the Vimeo recording (below), an APC member states that the City made the decision to give up 60 parking spaces based primarily on aesthetics. I think it would be important to include the FAQ sheet from S.O.W in the next APC packet, and to review that the majority of the spaces were lost primarily based on federal and state road design requirements and ADA requirements that prevented the City from reconstructing S.O.W as it was after the infrastructure was replaced. For example the six "T" intersections used to have angled parking on S.O.W. across from the "T" street approach, which is no longer allowed. We also lost spaces due to ADA requirements to add loading space next to handicapped spaces, where we did not have ADA complaint spaces before. Other spaces were lost to bump outs that were designed for pedestrian safety. Aesthetics alone was not a primary consideration for removing parking spaces. I believe that the Commission was shown exactly how many spaces were lost due to these requirements.

While ACM Clemence did respond to this, the specific road redesign requirements were not mentioned. I think this is important.

FROM THE FAQs "Will there be changes to parking along this section of South Old Woodward? Yes. Parking changes are required to meet the following federal and state design requirements: Michigan Vehicle Code, Michigan Manual on Uniform Traffic Control Devices, Americans with Disabilities Act (ADA) and USDOT Federal Highway Administration. This project area has "tee" intersections at Daines, Hazel, East Frank, Bowers, Haynes and George. At these intersections, bump-outs will be incorporated to improve crosswalk conditions and driver safety, and thereby eliminating some parking spaces that are located opposite of the street approach. Other factors that will contribute to a reduction in parking spaces include ADA accessibility improvements and moving the bus stop for northbound Old Woodward from its current location on Bowers (under the elevated parking deck for the 555 building), to a safer location on South Old Woodward, north of Bowers.

Recent parking meter data was reviewed to see the current daily business utilization of parking spaces in the project area. There are currently 154 current parking spaces in the project area, with an average utilization of 36% (approximately 55 vehicles occupying spaces). Based on the concept plan being developed, 94 parking spaces are proposed (net reduction of 60 spaces). Using the current parking meter data, the proposed parking utilization would be 60% for the conceptual configuration. Our goal for parking space utilization is typically 85% occupancy, so even with the reduced spaces in the proposed concept, the overall utilization shows some excess parking capacity will remain."

Thanks,
Therese

I'm probably not gonna articulate this particularly well initially, but 00:21:21
I have a growing sense that over the last 10 years, the

prioritization has been

around aesthetics and less around function. And meanwhile, 00:21:31
we've allowed the city to grow, um, up as we discussed, uh, in the
last meeting

and add a lot more people and a lot more use, which is great. It 00:21:43
makes it more vibrant. But it feels like in every single

one of those decisions, whether it was the planning decision to let RH get
rid of a bunch of on-street parking,

or it was redesigning old Woodward to get rid of parking 00:21:56
every step of the way, we make a decision

that compromises the number of parking spaces. And that is 00:22:02
collectively not one decision. But collectively all of those decisions
is now starting

to create a climate where you've got people circling for parking 00:22:13
spaces and we're struggling and we're gonna hear even more
struggle, uh, as some

of these very large businesses open up, uh, around parking. So 00:22:23
I'm, I'm just, I, this is kind of a statement,

but I'm wondering how do we reestablish in all the different 00:22:31
committees that touch this area, a sense that we can't
compromise any more parking, um, you know,

choosing aesthetics, um, choosing to cater to a business over 00:22:44
ensuring that we have enough parking has created, I think
particularly in

that corridor down there, a serious developing solution situation. And I have,
I actually have sat around in a few places over there



MEMORANDUM

Planning Department

DATE: November 17, 2025

TO: Aaron Ford, Parking Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Sustainability Fee – Study Session

As the City continues to move towards its ambitious sustainability and climate action goals, the Planning Department has long recognized the need for consistent and robust funding to ensure that projects can be completed in the appropriate time frame, and that the full breadth of the [Birmingham Green: Healthy Climate Plan](#) can be explored without the need to depend on General Fund resources in a tight municipal budget.

To that end, the Planning Department is exploring a revenue generating system based on the concept of a “congestion fee” or “congestion pricing.” The Natural Resources Defense Council describes congestion pricing as “fees charged for driving on busy city roads reduce greenhouse gas emissions and improve air quality while also generating sorely needed funding for the transit systems that many people rely on for their daily commutes.” Birmingham’s approach would be similar in that the target of such a fee would be reducing carbon emissions and improving air quality, and as a consequence, incentivize other modes of transportation. This fee would be attached to parking transactions, which is where the connection is made between the fee and carbon reductions – vehicles.

To help define the issue, Downtown Birmingham has 5 parking structures (3,579 parking spaces), 3 metered municipal surface parking facilities (224 parking spaces) and 1,042 metered street parking spaces. In total, there are 4,845 publicly owned parking spaces in Downtown Birmingham. In 2023, the Birmingham Shopping District developed a retail market profile that suggested that Downtown Birmingham has a 500,000-person consumer trade area over an area of 154 square miles, received 7 million visitors, and had 59 events with 300,000+ attendees. This demonstrates not only the success of Birmingham’s Downtown, but also presents a unique opportunity.

The Planning Department first introduced the concept of a sustainability fee on January 25, 2025 ([Agenda](#) – [Minutes](#)) during the Long Range Planning meeting at the City Commission. Before bringing the idea to the City Commission, the Planning Department consulted the City Manager,

City Attorney, Parking Manager, and Finance Director to ensure that there was general support for such a tool, and that it was a viable approach. Ultimately, the concept was well received and the City Commission suggested that the Planning Department continue to do its diligence on the back-end financial processes, as well as a thorough review of the legality of a sustainability fee.

On February 10, 2025 ([Agenda](#) – [Minutes](#)), the City Commission moved to create a Sustainability and Climate Action Special Revenue Fund to house funds dedicated towards sustainability and climate action projects. In addition to creating the fund, the City Commission generously provided \$10,000 of seed funding to jumpstart the balance. The creation of this new fund allows the City to provide a municipal funding source available for specific sustainability and climate action projects, and at the same time provide a dedicated special revenue fund that will be able to accommodate any potential future revenues. This fund and any expenditures therein will be monitored closely by the City Commission, City Manager and Planning Director and it is expected that all expenditures should work directly towards meeting the goals of the Birmingham Green: Healthy Climate Plan or other sustainability and climate action projects deemed appropriate by the City Commission.

On March 24, 2025 ([Agenda](#)), the Planning Department provided the Long Range Planning report, as well as the Sustainability and Climate Action Special Revenue Fund report to the Environmental Sustainability Committee (ESC) as Miscellaneous Communications. The ESC provided high-level feedback, and the Planning Department outlined the next general steps in the approval process for such a proposal.

On August 25, 2025 ([Agenda](#)), the Planning Department presented a more refined proposal to the Environmental Sustainability Committee that demonstrated the types of transactions that could be targeted, as well as the proposed initial rates for the fee.

On November 17, 2025 ([Agenda](#)), the Environmental Sustainability Committee held another study session surrounding the sustainability fee and began to outline the endgame in terms of adoption and implementation, as well as outlining what the fee may be used for.

At this time, the Planning Department is bringing this study session to the Advisory Parking Committee pursuant to their role as updated on November 18, 2024, specifically their advisory role in reviewing rate structures for fees for on-street parking meters, parking lot/garages fees. As this proposal intends to increase fees collected through the parking system, a recommendation will be sought by the Planning Department from the Advisory Parking Committee before consideration at the City Commission. At this time, this report intends to provide background information for the APC in an effort to help frame discussions when rate proposals are brought before the APC at a future date.



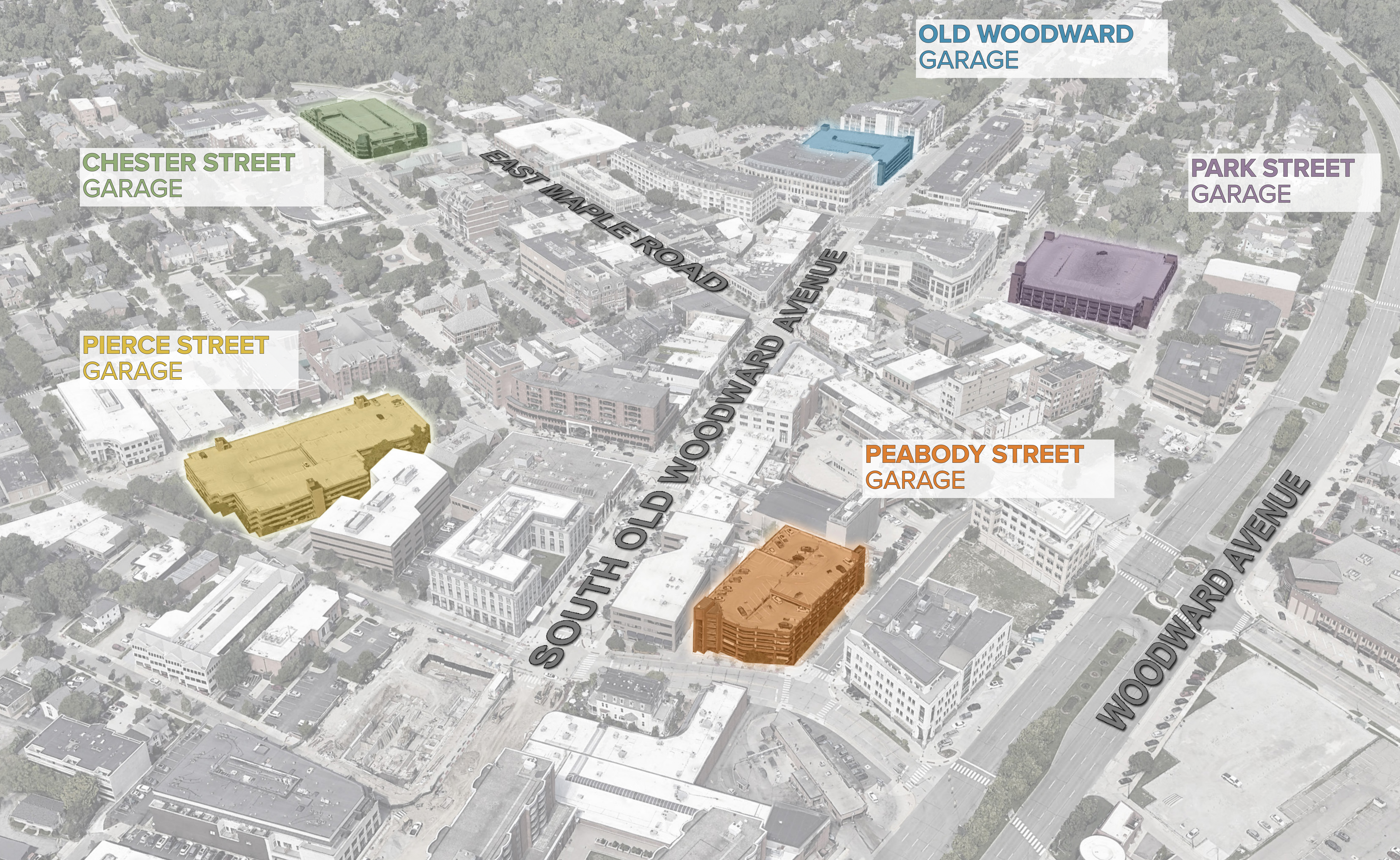
BIRMINGHAM PARKING GARAGES

Schematic Design - Peabody, Pierce, Old Woodward & Park

December 15, 2025

prepared for:





CHESTER STREET
GARAGE

PIERCE STREET
GARAGE

OLD WOODWARD
GARAGE

PARK STREET
GARAGE

PEABODY STREET
GARAGE

BIRMINGHAM PARKING GARAGES

PEABODY STREET GARAGE - SCHEMATIC DESIGN

December 15, 2025



PROJECT NARRATIVE

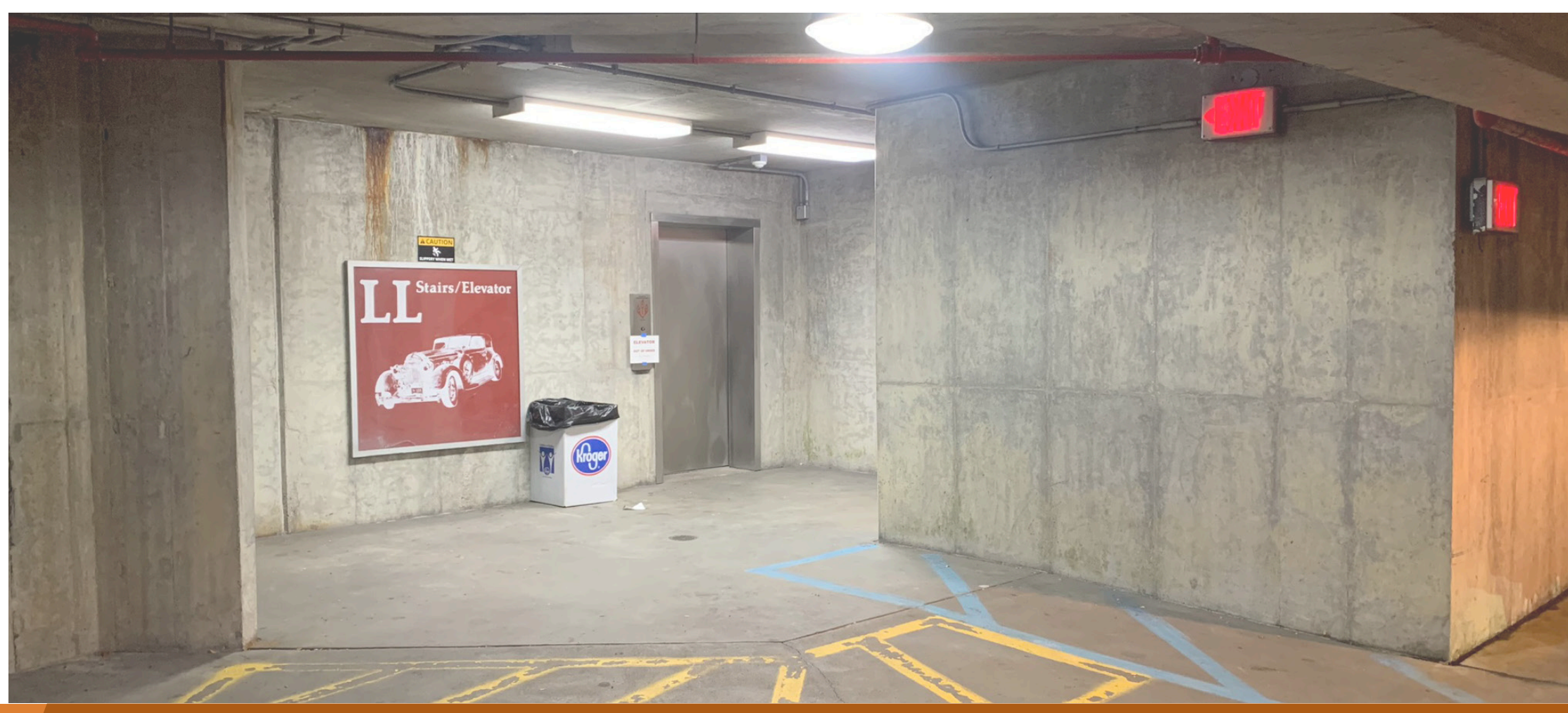
This schematic design package focuses on the scope of work for the Peabody Street Parking Garage located at 222 Peabody Street in Birmingham, MI. This package takes in consideration improvements made by WJE & the graphics/signage package put together by Corbin. The primary focus is to improve the overall experience for garage users through small architectural interventions, paint / graphics, and improved lighting.

To improve wayfinding of garage entry for pedestrians & motorists, canopies at pedestrian and vehicle entries will be added. Ceilings above the entries will be painted with color selected by Corbin and lit up to help identify the garage with its assigned color.

Walls, ceilings, and beams to be painted with Corbin selected colors & graphics at busy areas of the garage, such as: stair / elevator lobbies and intersections. Wayfinding graphics shown in this package are suggestive and final selections are to be made by Corbin. Murals will be incorporated in selected areas to utilize blank walls and improve aesthetics of the interiors. All murals shown in the set are suggestive, final selection are to be done by Public Arts Board. Other parts of the garage interior to be painted white to brighten up the interior space. See Illuminart drawings for new lighting layout. New lighting fixtures throughout the interior will brighten the space with proper temperature of light.

Mass wall at the stair tower off E. Brown Street to be painted with a mural or applied with fin signage & banners that can promote garage parking or City events. New lighting design will illuminate entries, exterior facade, and roof. Interior of the staircases will be better illuminated and seen as focal points of the garage for people who come to Birmingham to enjoy the City.

Existing staircase, ramps, and all railing at the entry off E. Brown Street to be repaired and painted. Damaged floor in lobby areas to be repaired with new finish. Elevator & stair lobbies to be opened up with removal of existing knee walls and abandoned storefront framing. New bollards to be installed for pedestrian safety.



PT-1 “PEABODY ORANGE”

ACCENT COLOR FOR CEILINGS AND
FEATURES - COLOR SPECIFIC TO GARAGE

EGG-SHELL - CONCRETE ACCENTS

PANTONE PMS 2276 C

PT-2 “PEABODY ORANGE 2”

DARK METAL ACCENTS

SEMI-GLOSS - STEEL ACCENTS

“BIRMINGHAM GREEN”

PANTONE PMS 4208 C

PT-3 “GREY-GREEN”

SIGNAGE BACKGROUNDS

NOT USED

PANTONE 418C

PT-4 “WHITE”

GENERAL INTERIOR PAINT

EGGSHELL - CONCRETE / PIPING / CONDUITS

PPG PAINTS - ULTRA WHITE

PT-5 “TRAFFIC GREY”

FLOOR - TRAFFIC COATINGS
BLUE GREY

WHITE MARKINGS
WITH 4” BLACK OUTLINE FOR ALL ARROWS

PT-6 “DARK BRONZE”

CANOPIES / RAILINGS

SEMI-GLOSS - STEEL ACCENTS

TO BE SELECTED

Fonts used on parking package:

Avenir - Light
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Avenir - Heavy
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Gotham - Medium
1234567890

Highway Gothic - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk
Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu
Vv Ww Xx Yy Zz 1234567890

WAYFINDING MASTERPLAN - CITY OF BIRMINGHAM - Design Intent Drawings

COLOR PALETTE

1 WHITE	2 GARNET	3 GRAY-GREEN	4 METALLIC BRONZE	5 METALLIC GOLD	6 CHAMPAGNE	10 ORANGE	11 YELLOW	12 GREEN	13 BLUE	14 PURPLE
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TYPOGRAPHY

Highway Gothic - Regular

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Highway Gothic Condensed - Regular

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Bold

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Medium

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

ARTWORK

BIRMINGHAM DOWNTOWN

BIRMINGHAM WELCOMES YOU

ARROWS / LOGOS

↑

↑

SYMBOLS / ICONS

P

P

P

P

P

Graphic Standards

Colors, Typography, Arrows, Logos

Placemaker is responsible for matching all colors and materials as specified and are required to provide the Client color and material samples for approval. ACCURATE COLOR REPRODUCTION IN THIS DOCUMENT CANNOT BE ASSURED DUE TO THE LIMITATIONS OF COLOR-CORRECT TECHNOLOGY.

The Coated Pantone Matching System, also known as Pantone System and Pantone Acrylic Polyurethane are used for specifying signage color matches. (In the absence of actual sign material color chip reference with actual specified product color swatches should be referenced for color matching.)

Shows here are approximations of the primary signage background colors and supporting accent colors. Actual color finishes on signage must be matte or low luster (not shiny or glossy) and exclusively a premium acrylic and weather-resistant for the high gloss and glossy coating (Gloss LV and Gloss UV).

Shows here are approximations of the primary signage background colors and supporting accent colors. Actual color finishes on signage must be matte or low luster (not shiny or glossy) and exclusively a premium acrylic and weather-resistant for the high gloss and glossy coating (Gloss LV and Gloss UV).

Date

Description

10/20/23

Draft Submittal

Note:

All maps, graphics, symbols, and destination listings are for placeholder only. Reference the Message Schedule for exact messaging.

Client

BIRMINGHAM

CORBIN DESIGN

415 S Union, 2nd Floor

Traverse City, MI 49684

(231) 947-1256

WAYFINDING MASTER PLAN

SIGN OVERVIEW

↑ Up to Level 3 | Down to Exit →

Overhead Directional

1 LEVEL

Parking Level ID

STAIR C

3

LEVEL 1 to EXIT

Stair Level ID

DOWN →

to Level 3

Pierce Column Directional

↑

PEABODY GARAGE

7 ROOF

6

5

4

3

2

1

ELEVATOR A

↑

PIERCE GARAGE

7 ROOF

6

5

4

3

2

1

ELEVATOR A

↑

CHESTER GARAGE

4

↑

PEABODY GARAGE

5

↑

PARK GARAGE

2

↑

PIERCE GARAGE

3

↑

NORTH OLD WOODWARD GARAGE

1

CORBIN DESIGN

bct design group

ILLUMINART
A Division of Peter Basso Associates, Inc.

BIRMINGHAM
A WALKABLE CITY

BIRMINGHAM PARKING GARAGES INTERIOR / EXTERIOR DESIGN | PEABODY STREET SCHEMATIC DESIGN | December 15, 2025

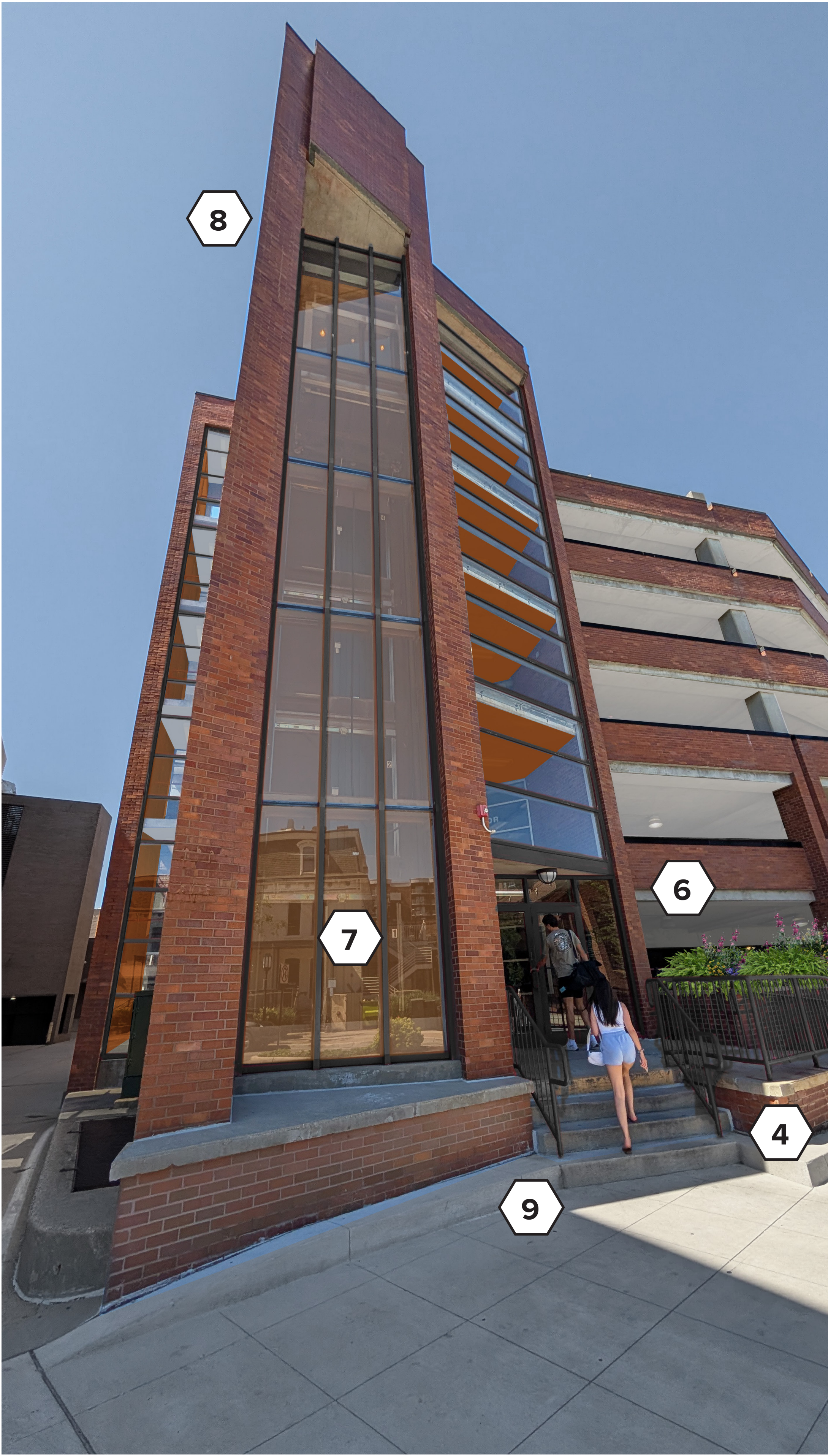
3

KEY NOTES:

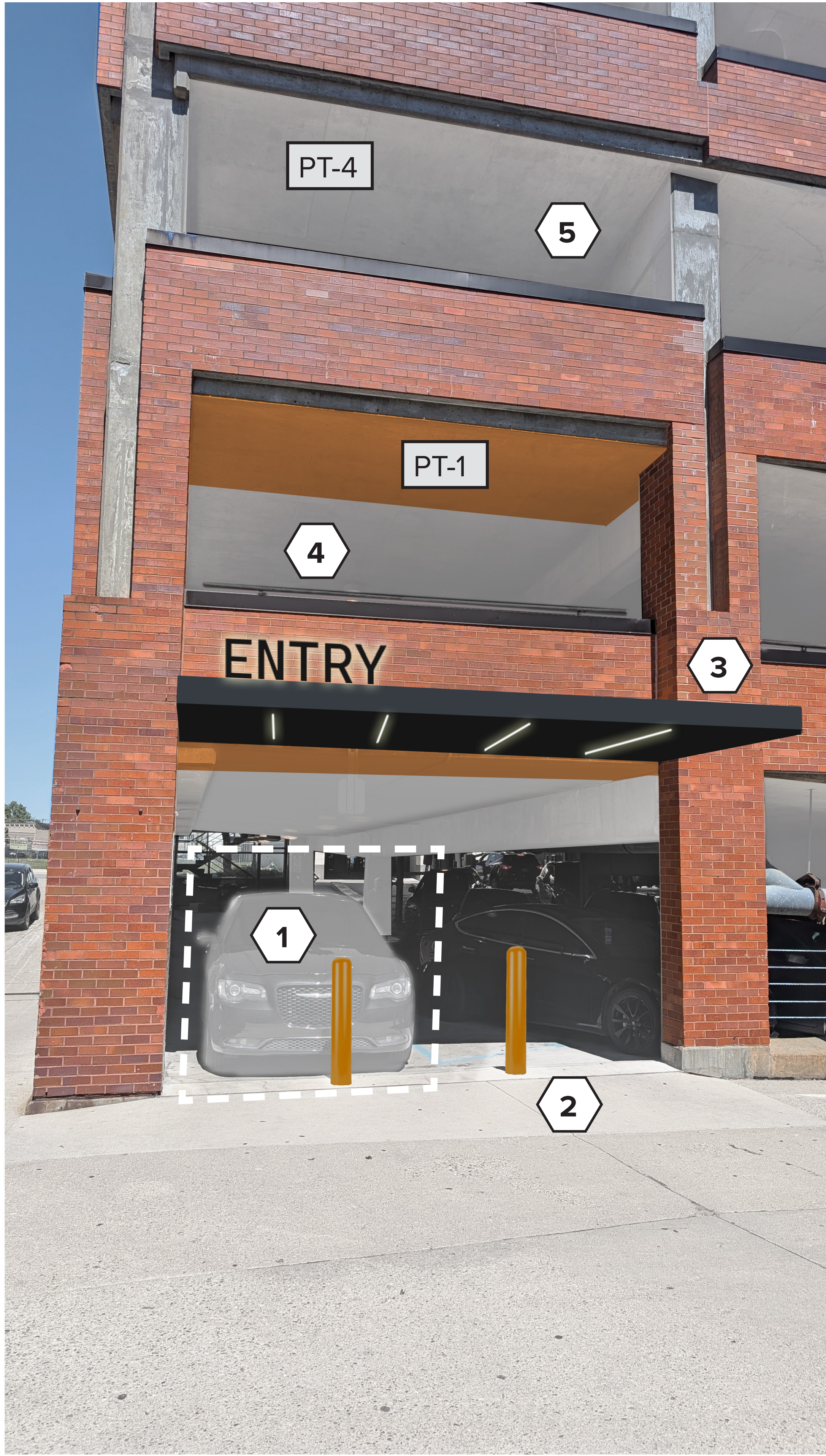
1. RELOCATE ADA ACCESSIBLE PARKING SPACE TO CREATE A CLEAR WALKING PATH FROM ALLEY INTO GARAGE.
2. REPAINT OR REPLACE BOLLARDS - PAINTED PT-2
3. NEW PEDESTRIAN METAL CANOPY WITH PIN LETTER SIGNAGE. PAINT NEW CANOPIES "DARK BRONZE" TO MATCH EXISTING ACCENTS.
4. REPAIR EXTERIOR RAMP & STAIR. INSTALL NEW BRONZE RAILINGS.
5. PAINT CEILING DECK AT EXTERIOR CANOPY ENTRANCE PT-1 FOR WAYFINDING CLARITY. SEE PAINTING PLANS.
6. NEW PLANTINGS IN EXTERIOR PLANTERS.
7. PAINT INTERIOR WALLS OF ELEVATOR SHAFT PT-1.
8. WALL MOUNTED BANNER. PROVIDE LIGHTING ILLUMINATION.
9. REPAIR EXISTING MAIN ENTRY. REPAIR STAIRCASE, RAMP, AND RAILING. TUCK & POINT BRICK MASONRY AS REQUIRED.



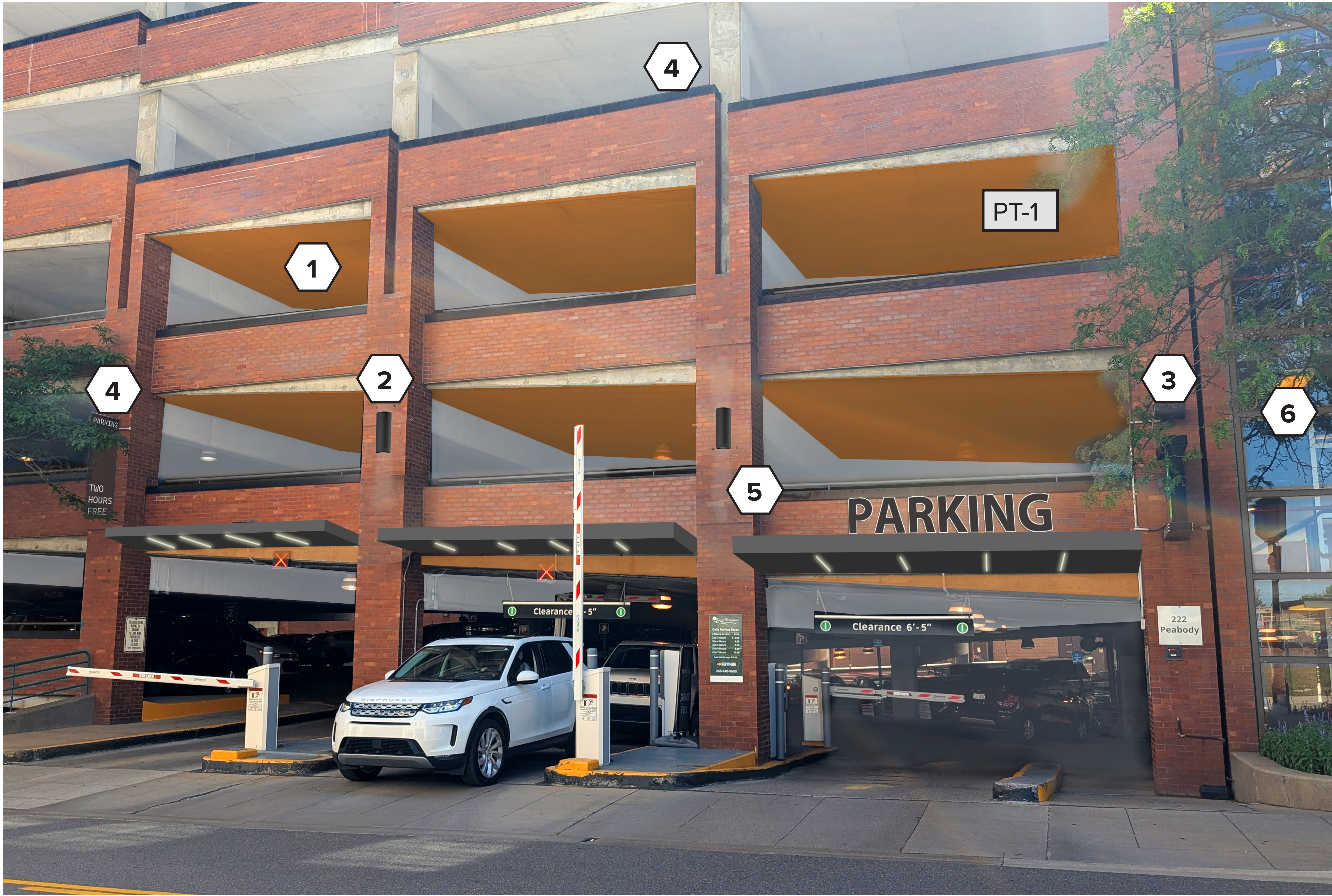
EXTERIOR VIEW OF BUILDING APPROACH AT EAST BROWN STREET



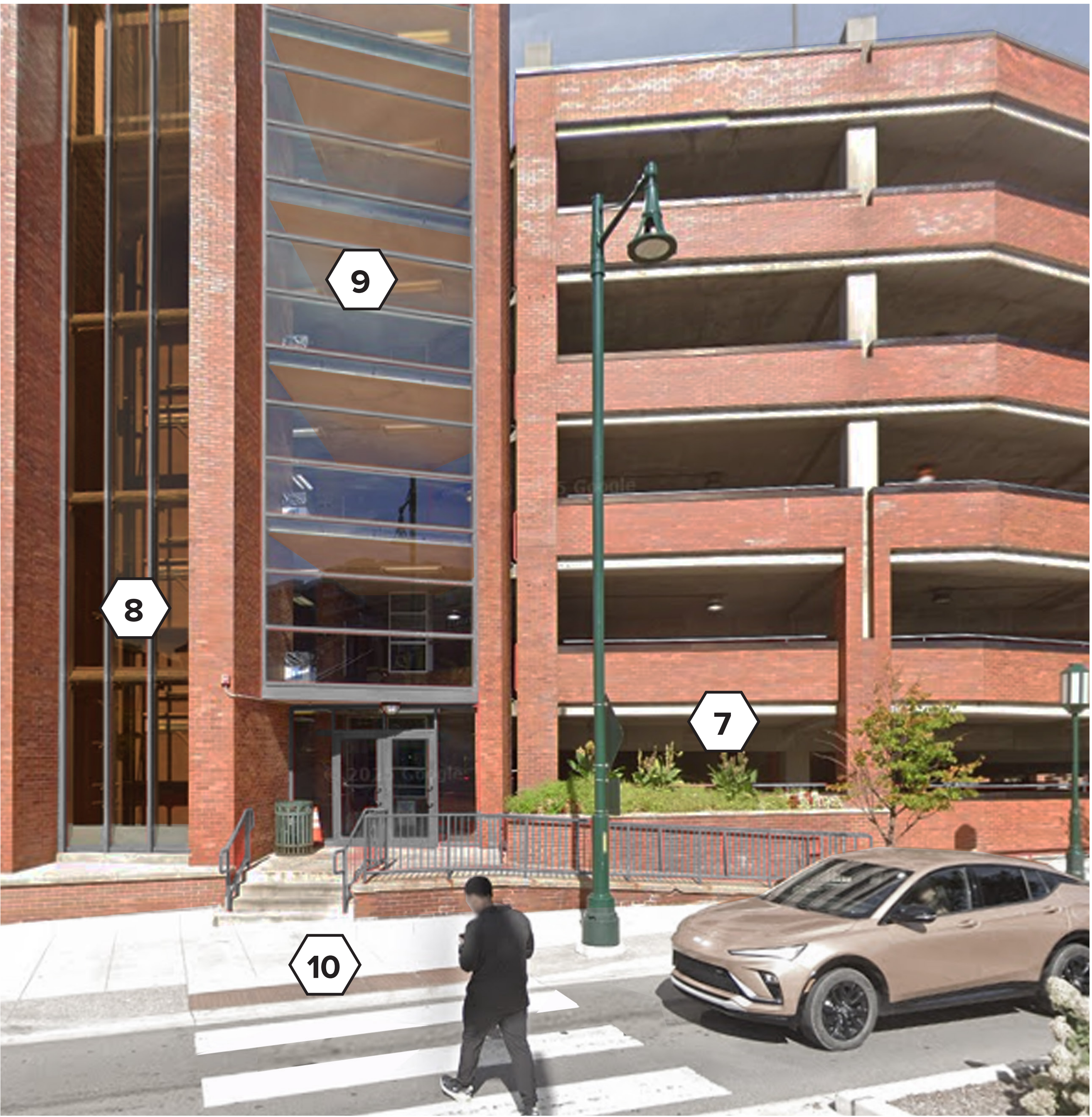
EXTERIOR VIEW OF ELEVATOR CORE ENTRY AT EAST BROWN STREET



EXTERIOR VIEW OF PEDESTRIAN ENTRY FROM ALLEY



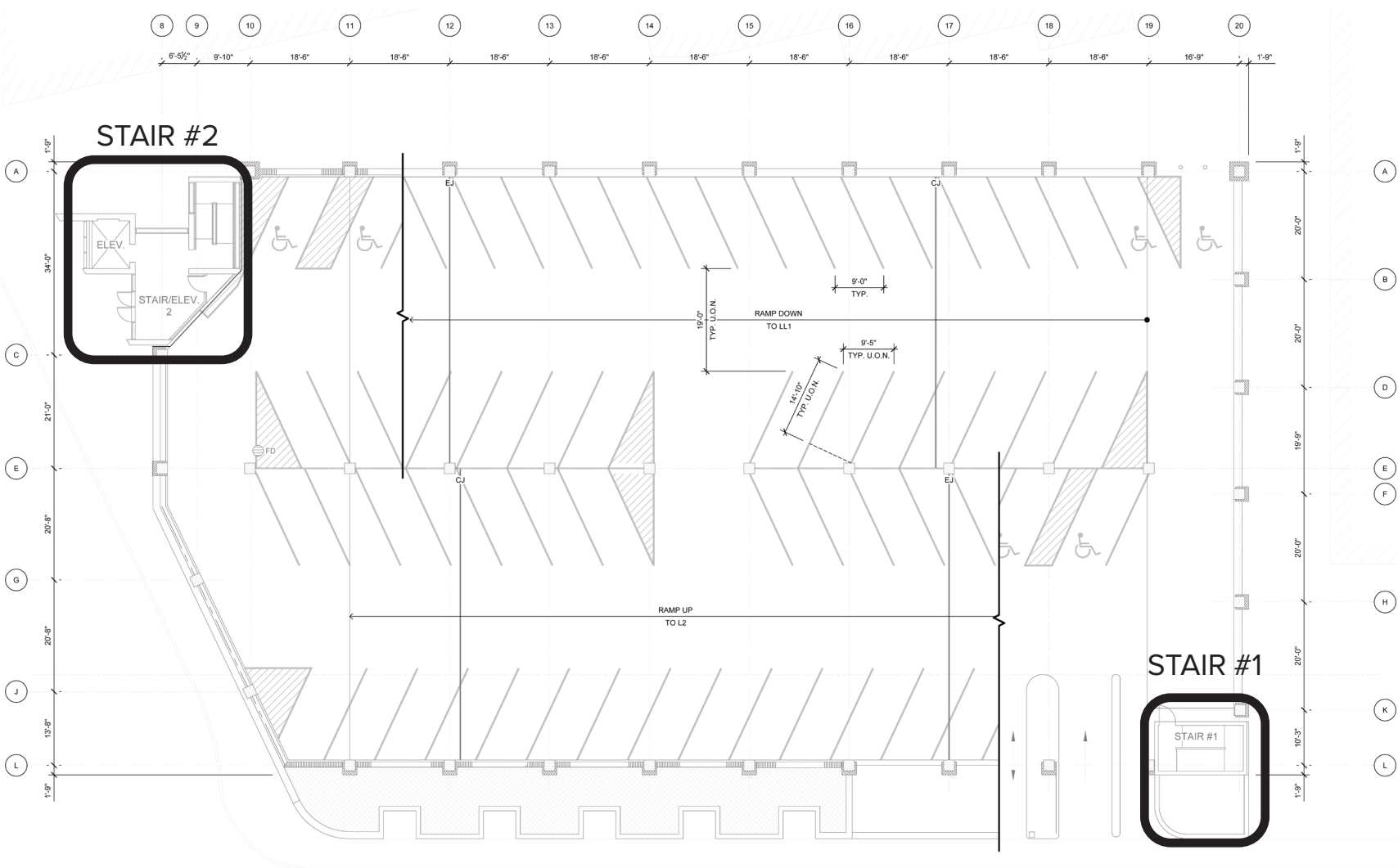
VEHICULAR ENTRY ON PEABODY STREET



RAMP ENTRY AT EAST BROWN STREET

- KEY NOTES:**
- 1. PAINT CEILING AT ABOVE VEHICULAR ENTRIES PT-1 AT FLOOR LEVELS 1, 2, & 3. REFER TO TYPICAL PAINT PLANS FOR EXTENT OF PAINT OUTLINE.
 - 2. REMOVE EXISTING WALL-MOUNTED WALL SCONCES. REPLACE WITH NEW FIXTURES TO ILLUMINATE VERTICAL MASONRY PIERS.
 - 3. ATTACH CORBIN BLADE SIGNAGE TO INDICATE GARAGE ENTRY AND INFORMATION.
 - 4. PROVIDE BLADE SIGNAGE ADVERTISING FREE 2 HOUR GARAGE PARKING.
 - 5. NEW METAL CANOPIES (3) WITH PIN LETTER SIGNAGE AND LINEAR LIGHTING MOUNTED TO UNDERSIDE OF SOFFITS. FINISH: "DARK BRONZE" TO MATCH EXISTING ACCENTS.
 - 6. PAINT ALL EXTERIOR RAILINGS & TRIM CAPS BLACK, TYP.
 - 7. NEW PLANTINGS IN EXTERIOR PLANTERS.
 - 8. PAINT INTERIOR WALLS OF ELEVATOR SHAFT PT-1 TO ILLUMINATE ELEVATOR CORE FROM EXTERIOR.
 - 9. PAINT CEILINGS AT ELEVATOR/STAIR LOBBY PT-1 TO ILLUMINATE LOBBY FROM EXTERIOR.
 - 10. REPAIR EXTERIOR RAMP & STAIR. INSTALL NEW BRONZE RAILINGS.

KEY PLAN



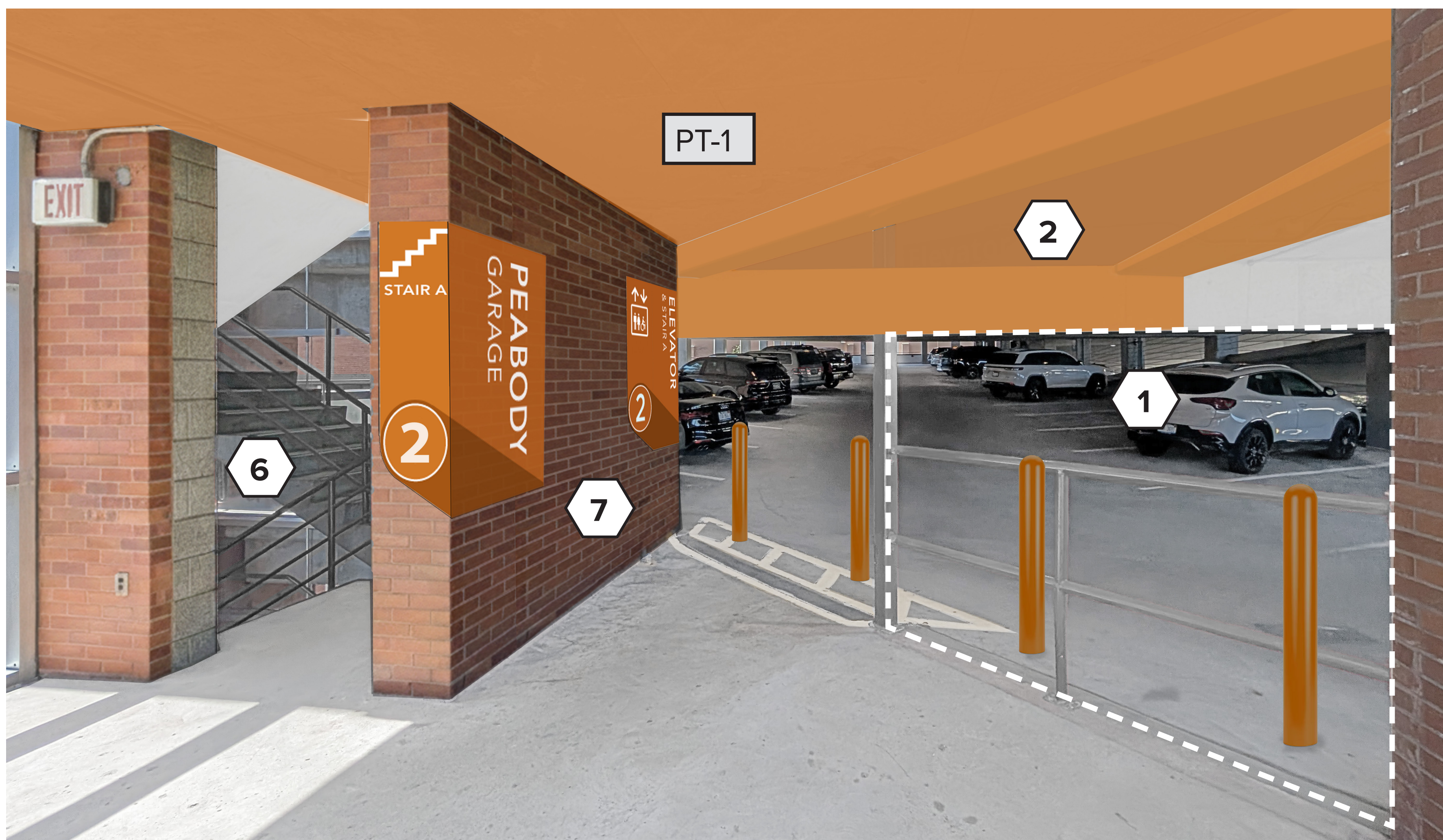
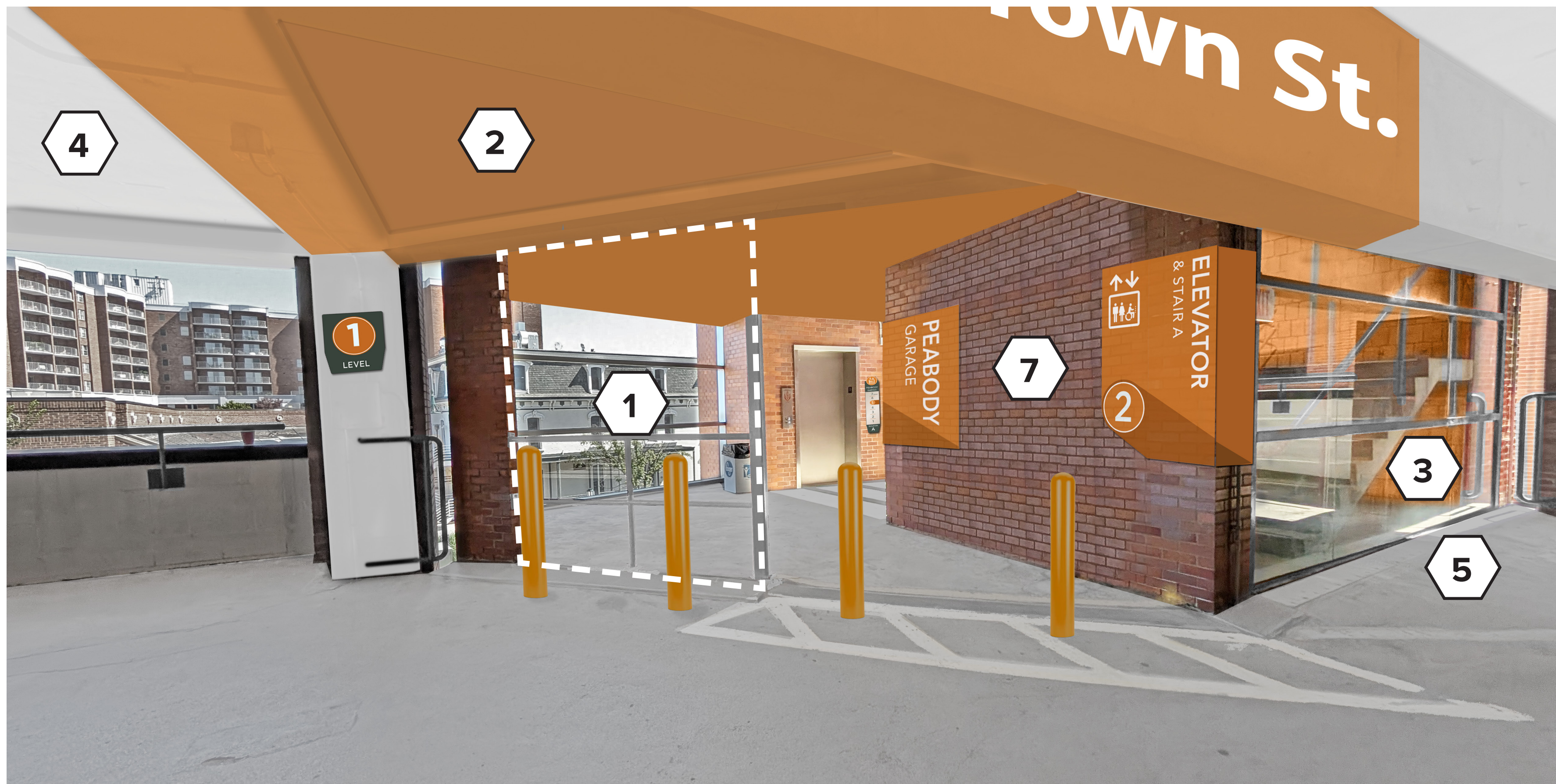
- KEY NOTES:
- 1. PAINT CEILING & BEAMS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS TO HIGHLIGHT STAIRWELL VESTIBULE. SEE PAINTING PLAN FOR EXTENTS OF CEILING PAINT.
 - 2. ILLUMINATE THE INTERIOR WALLS INSIDE THE STAIRCASE. PAINT INTERIOR CONCRETE WALLS PT-1.
 - 3. PAINT CEILINGS, BEAMS, CONDUIT, AND INTERIOR COLUMNS "WHITE" TO BRIGHTEN THE INTERIOR SPACE.
 - 4. PAINT ALL STAIRWELL RAILINGS BLACK, TYP.
 - 5. REPLACE ALL STOREFRONT TRIM CAPS WITH CLEAR ANODIZED FINISH, TYP.
 - 6. APPLY CORBIN SIGNAGE ACCORDING TO WAYFINDING PLANS, TYP.



STAIR #1 LOBBY



STAIRWELL INTERIOR



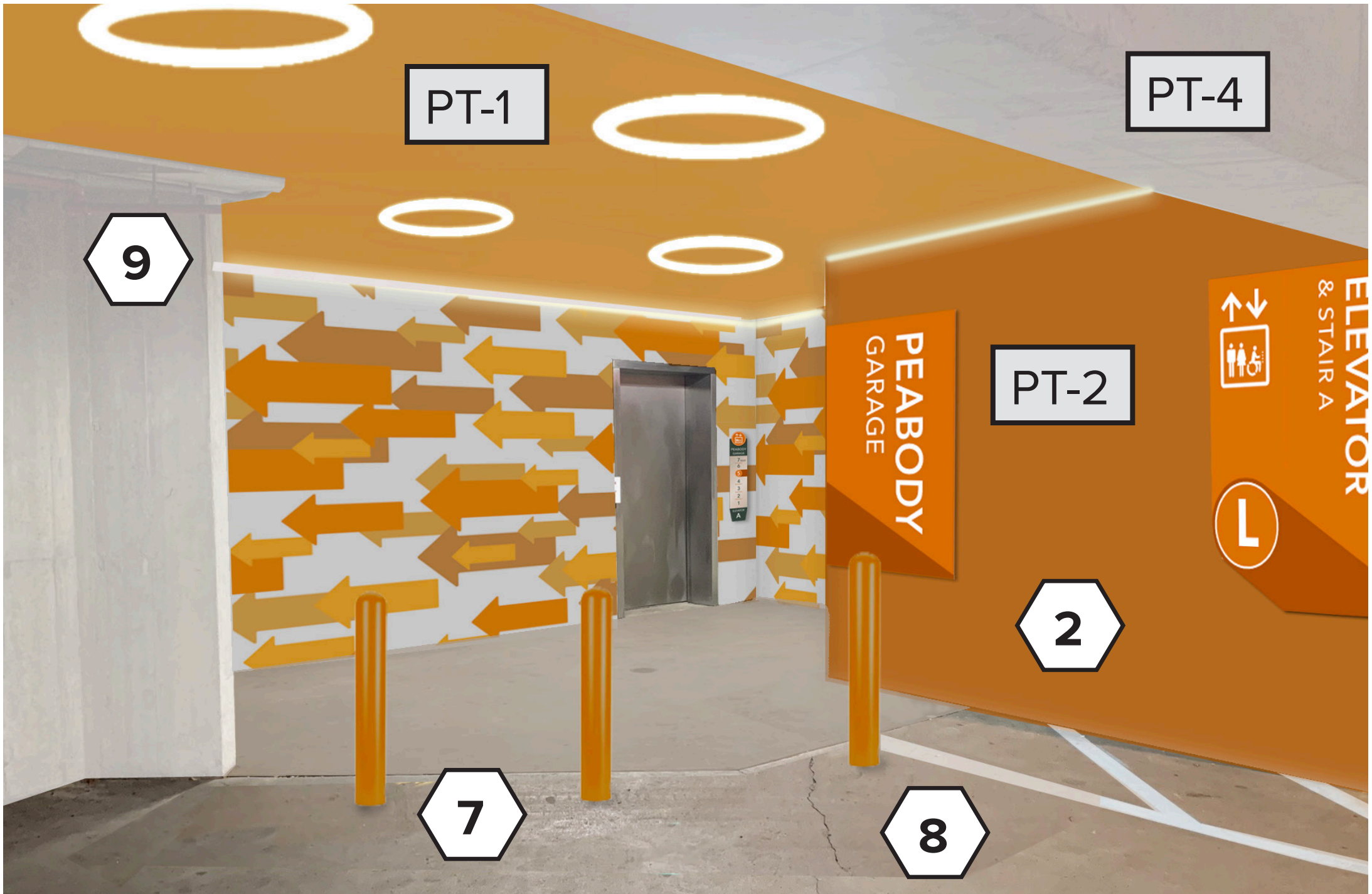
VESTIBULE ENTRIES - LEVELS 1, 2, 4 & 5

KEY NOTES:

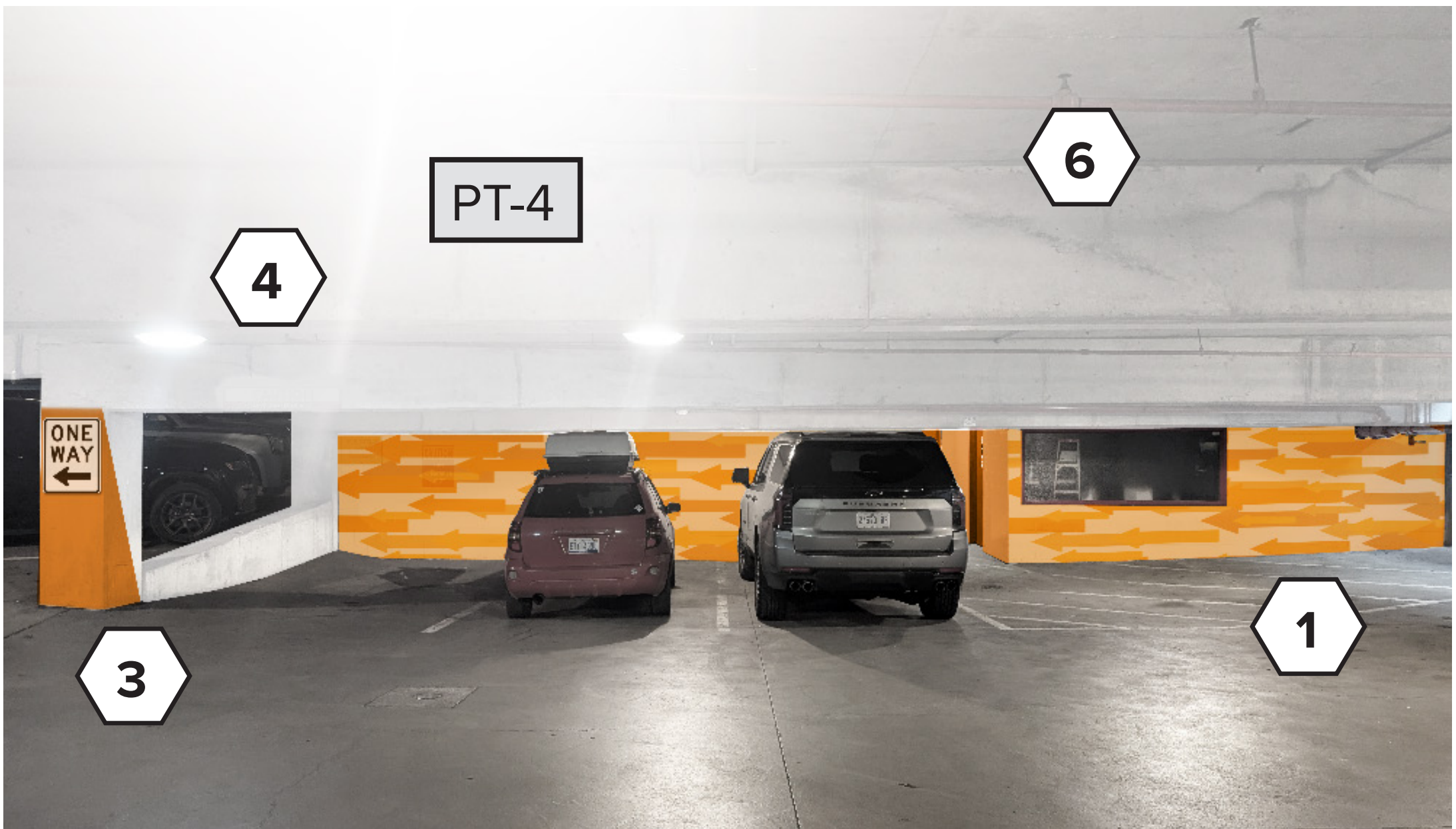
1. REMOVE EXISTING STOREFRONT / RAILINGS AT EACH STAIR #2 VESTIBULE ENTRY. FOR VESTIBULES WITH BRICK KNEE WALL, KNEE WALL IS TO REMAIN. FOR ALL OTHER VESTIBULES, REPLACE STOREFRONT/RAILING WITH BOLLARDS FOR SAFETY; PAINT PT-2, TYP.
2. PAINT CEILING & BEAMS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
3. ILLUMINATE THE INTERIOR WALLS INSIDE THE STAIRCASE. PAINT CMU WALLS PT-1.
4. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS "WHITE" TO BRIGHTEN THE INTERIOR SPACE.
5. REPLACE ALL EXISTING TRIM CAPS WITH BLACK FINISH CAPS.
6. PAINT ALL EXISTING RAILINGS BLACK, TYP.
7. REMOVE EXISTING SIGNAGE & REPLACE WITH CORBIN SIGNAGE APPLIED TO BRICK FACE.



LOWER LEVEL MURAL WALL

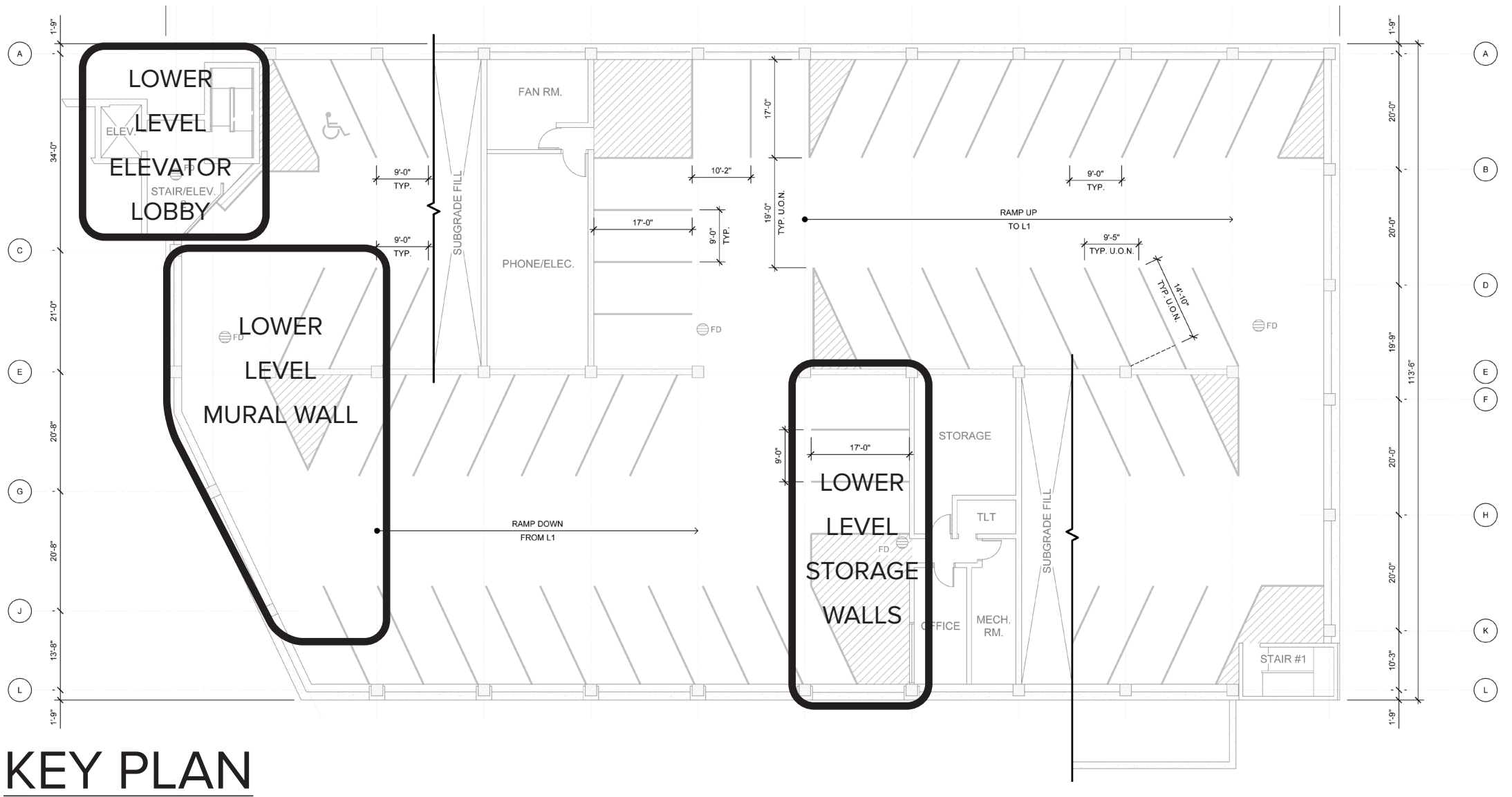


LOWER LEVEL ELEVATOR

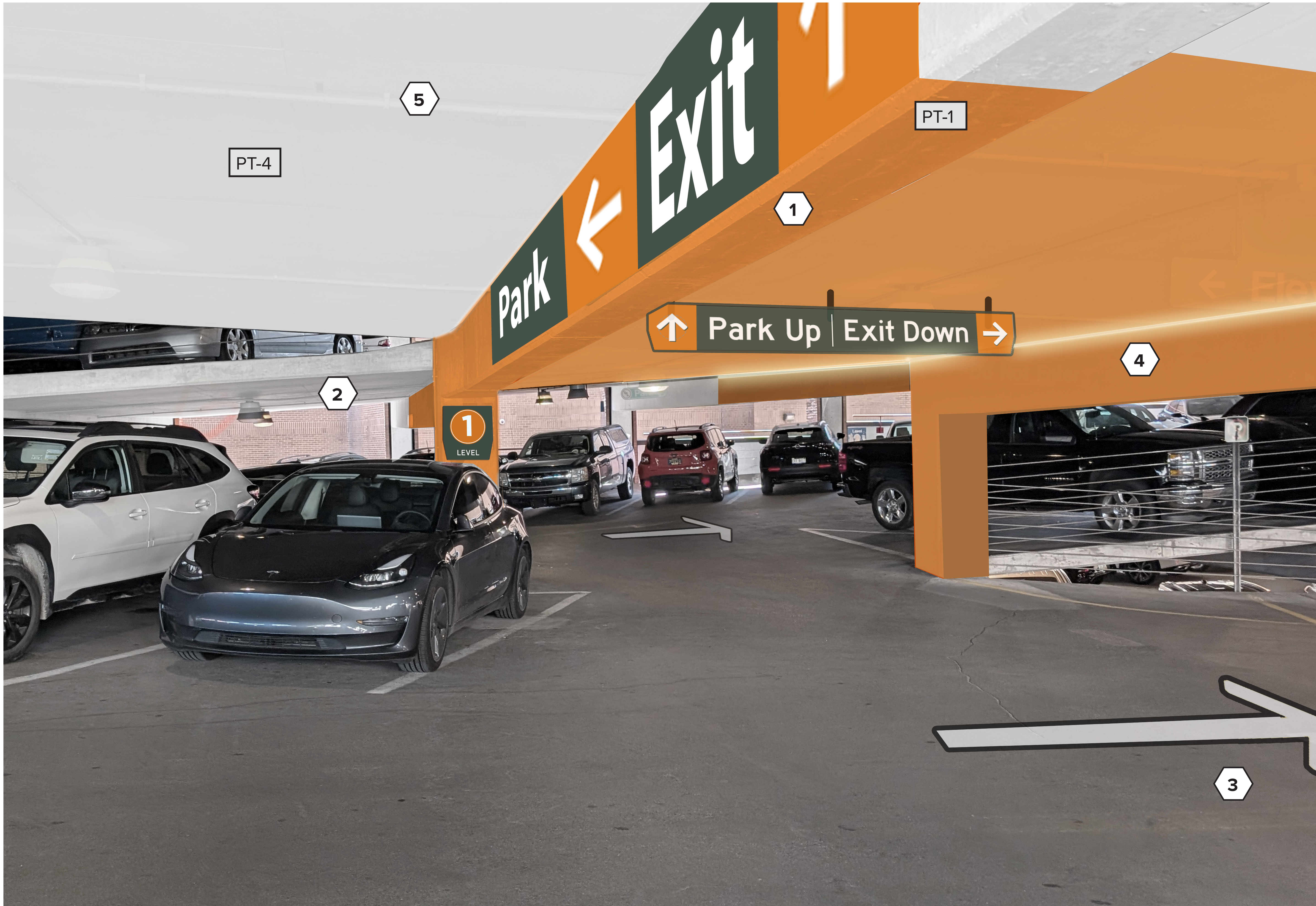


LOWER LEVEL STORAGE WALLS

- KEY NOTES:**
- MURAL PAINTED ON WALL SURFACE. ALL MURALS TO BE COORDINATED WITH PUBLIC ARTS BOARD AND ARTISTS.
 - PAINT WALL SURFACE WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
 - PAINT COLUMNS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS & SIGNAGE.
 - PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS "WHITE" TO BRIGHTEN THE INTERIOR SPACE.
 - PAINT NEW WAYFINDING ARROWS ON THE FLOOR. COORDINATE GRAPHICS WITH CORBIN.
 - PAINT PLUMBING COMPONENTS AT THE CEILING TO MATCH CEILING COLOR TO HELP CONCEAL EXISTING PIPING. PAINT ALL PIPING PT-4.
 - PROVIDE BOLLARDS FOR SAFETY; PAINTED PT-2, TYP.
 - RE-STRIPE PARKING SPACES & CURBS WITH PT-4 FOR SAFETY & IMPROVED APPEARANCE, TYP.
 - ILLUMINATE ELEVATOR VESTIBULE WITH LINEAR LIGHTING ALONG CEILING EDGES & FLUSH MOUNTED DECORATIVE LIGHTING FIXTURES.

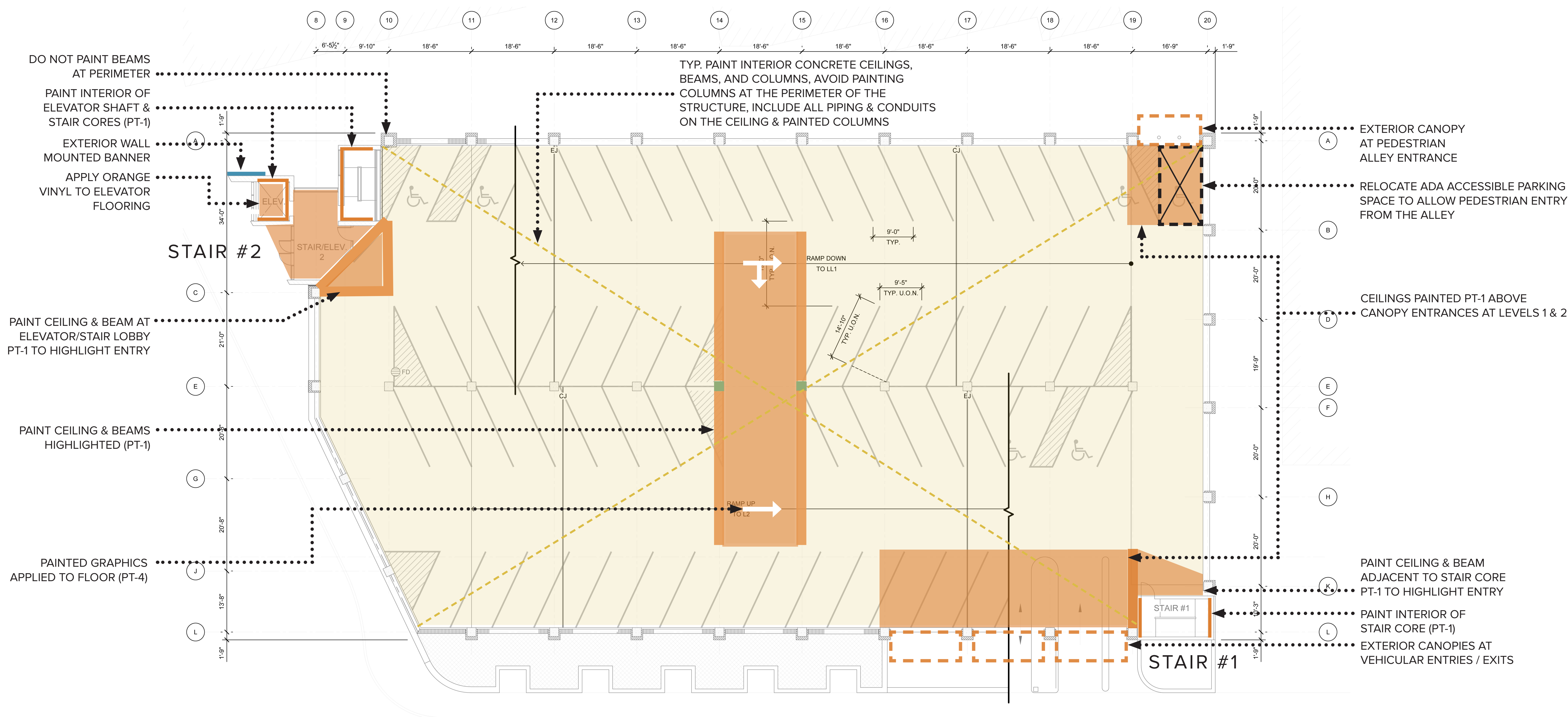


KEY PLAN



- KEY NOTES:**
1. PAINT CEILING & BEAMS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
 2. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS “WHITE” TO BRIGHTEN THE INTERIOR SPACE.
 3. PAINT NEW WAYFINDING ARROWS ON THE FLOOR. COORDINATE GRAPHICS WITH CORBIN.
 4. PROVIDE LINEAR LIGHTING ALONG THE EDGE OF THE BEAMS TO ILLUMINATE WAYFINDING GRAPHICS & COLUMNS.
 5. PAINT PLUMBING COMPONENTS AT THE CEILING TO MATCH CEILING COLOR TO HELP CONCEAL EXISTING PIPING.

TYPICAL VEHICULAR TRAFFIC INTERSECTION



LEVEL 1 PAINT FLOOR PLAN

3/32" = 1'-0"

GENERAL NOTE:
PRESSURE CLEAN PARKING GARAGE INTERIOR. PREP & CLEAN EXPOSED CONCRETE COLUMNS, CEILINGS, BEAMS, & FLOOR SLAB.

PAINT WALL, COLUMN, AND BEAM AREAS WITH CORBIN GRAPHICS. INCORPORATE SIGNAGE FOR WAYFINDING.

PAINT WALL, COLUMN, AND BEAM AREAS WITH PEABODY ORANGE

PAINT INTERIOR OF GARAGE WHITE, INTERIOR COLUMNS, WALLS, AND CEILINGS. COLUMNS AT THE PERIMETER TO REMAIN AS IS.

PAINT AREAS WITH ART MURALS/BANNERS. COORDINATE WITH PUBLIC ARTS BOARD

PROPOSED LIGHTING - COORDINATED W/ ILLUMINART

BIRMINGHAM PARKING GARAGES

PIERCE STREET GARAGE - SCHEMATIC DESIGN

December 15, 2025



PROJECT NARRATIVE

This schematic design package focuses on the scope of work for the Pierce Street Parking Garage located at 333 Pierce Street in Birmingham, MI. This package takes in consideration improvements made by WJE & the graphics/signage package put together by Corbin. The primary focus is to improve the overall experience for garage users through small architectural interventions, paint / graphics, and improved lighting.

To improve wayfinding of garage entry for pedestrians & motorists, canopies at pedestrian and vehicle entries will be added with horizontal linear lighting to highlight architectural features.

Walls, ceilings, and beams to be painted with Corbin selected colors & graphics at busy areas of the garage, such as the stair / elevator lobbies and intersections. Wayfinding graphics shown in this package are suggestive and final selections are to be made by Corbin. Columns at the garage interior to be painted white, while existing low ceilings are to be concealed with dark grey paint. New lighting fixtures throughout the interior will brighten the space with proper temperature of light, highlighting the walls & floors, and helping draw the eye away from the low ceilings.

Mural or wall-mounted banner is to be applied to the mass masonry walls of both stair towers (2) off Pierce Street. Artwork will be illuminated with new light fixtures. New lighting layout will also improve the current conditions inside the existing staircase, while the interior walls and ceilings in the staircase will be painted to match the new garage identity through the color palette selected by Corbin.



PT-1 “PIERCE YELLOW”

ACCENT COLOR FOR CEILINGS AND FEATURES - COLOR SPECIFIC TO GARAGE
EGG-SHELL - CONCRETE ACCENTS
PANTONE PMS 2276 C

PT-2 “PIERCE YELLOW 2”

DARK METAL ACCENTS
SEMI-GLOSS - STEEL ACCENTS
“BIRMINGHAM GREEN”
PANTONE PMS 4208 C

PT-3 “GREY-GREEN”

SIGNAGE BACKGROUNDS
NOT USED
PANTONE 418C

PT-4 “WHITE”

GENERAL INTERIOR PAINT
EGGSHELL - CONCRETE / PIPING / CONDUITS
PPG PAINTS - ULTRA WHITE

PT-5 “TRAFFIC GREY”

FLOOR - TRAFFIC COATINGS
BLUE GREY
WHITE MARKINGS
WITH 4” BLACK OUTLINE FOR ALL ARROWS

PT-6 “CHARCOAL GRAY”

GARAGE CEILING

Fonts used on parking package:

Avenir - Light
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Avenir - Heavy
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Gotham - Medium
1234567890

Highway Gothic - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk
Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu
Vv Ww Xx Yy Zz 1234567890

WAYFINDING MASTERPLAN - CITY OF BIRMINGHAM - Design Intent Drawings

COLOR PALETTE

1 WHITE	2 GARNET	3 GRAY-GREEN	4 METALLIC BRONZE	5 METALLIC GOLD	6 CHAMPAGNE	10 ORANGE	11 YELLOW	12 GREEN	13 BLUE	14 PURPLE
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TYPOGRAPHY

Highway Gothic - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Highway Gothic Condensed - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Bold
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Medium
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

ARTWORK

BIRMINGHAM DOWNTOWN

BIRMINGHAM WELCOMES YOU

ARROWS / LOGOS

↑

SYMBOLS / ICONS

Peabody St. Garage
P

Pierce St. Garage
P

Chester St. Garage
P

Old Woodward Garage
P

Park Street Garage
P

Graphic Standards
Colors, Typography, Arrows, Logos

Fabricator is responsible for matching all colors and materials as specified and are required to provide the Client color and material samples for approval.

CAUTION: CONSIDERATION AND ACCURATE COLOR REPRODUCTION IN THIS DOCUMENT CANNOT BE ASSURED DUE TO THE LIMITATIONS OF COLOR COPYING TECHNOLOGY.

The Client Pantone Matching System, also known as the Pantone Color System, is used for specifying signage color matches. In the absence of actual sign material color chip reference sets, actual specified product color swatches should be referenced for color matching.

Shown here are approximations of the primary signage background colors and supporting accent colors. Actual color finishes on signage must be matte or low luster (not shiny or glossy) and utilizing a premium acrylic polyurethane. Except for the high gloss and graphics coating (Dakota UV and CraftCo Clear).

Signage panels produced by Matthews Paint and Aluma Metal Paint Company are to be the standard reference. If vinyl films are required, 3M or Oracal are to be the standard. Color application varies per sign type. Refer to specific design intent drawings for application details.

Date	Description
10/20/23	Draft Submittal

Note:
All, maps, graphics, symbols, and destination listings are for placeholder only. Reference the Message Schedule for exact messaging.

Client
BIRMINGHAM
CORBIN DESIGN
415 S Union, 2nd Floor
Troy, MI 48064
(231) 947-1236

SIGN OVERVIEW



WAYFINDING MASTER PLAN



SOUTH ELEVATION

KEY NOTES:

1. SURFACE MOUNTED BANNERS ATTACHED TO FACE OF BOTH STAIRCORE TOWERS 92). BANNERS CAN BE USED TO PROMOTE THE CITY AND LOCAL EVENTS. PROVIDE FACADE LIGHTING TO ILLUMINATE WALL BANNERS.
2. PAINT CEILINGS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS ON ALL FLOOR LEVELS TO ILLUMINATE GARAGE ENTRY.
3. NEW METAL CANOPY WITH PIN LETTER SIGNAGE AND DARK BRONZE FINISH OVER GARAGE VEHICULAR ENTRY.
4. PROVIDE GROUND LEVEL LIGHTING FIXTURES TO ILLUMINATE THE GARAGE FROM

BELOW.

5. PAINT CONCRETE SPANDREL CHARCOAL GRAY.
6. PAINT OR REPLACE ALL BOLLARDS PT-2 TYP.
7. CORBIN BLADE SIGNAGE



VEHICULAR ENTRY



TYPICAL INTERSECTION AT GARAGE INTERIOR

KEY NOTES:	
1. PAINT COLUMNS SURFACE WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.	ILLUMINATE INTERSECTION NODES. MAKE WALL & GRAPHICS MORE PRONOUNCED IN DARK SPACES.
2. PAINT CEILINGS “CHARCOAL GRAY” TO ADD CONTRAST TO THE INTERIOR SPACE.	6. PAINT PLUMBING COMPONENTS AT THE CEILING TO MATCH CEILING COLOR TO HELP CONCEAL EXISTING PIPING.
3. PAINT NEW WAYFINDING ARROWS ON THE FLOOR. COORDINATE GRAPHICS WITH CORBIN.	7. METAL CANOPY WITH VERTICAL POSTS AND YELLOW TINTED GLASS FOR PEDESTRIAN ENTRY INTO THE GARAGE. PAINT UNDERSIDE OF CONCRETE SOFFIT PT-1 TO VISUALLY HIGHLIGHT PEDESTRIAN PASSTHROUGH.
4. PROVIDE CIRCULAR LIGHTING ABOVE PARKING SPACES TO ILLUMINATE WAYFINDING GRAPHICS & COLUMNS. SEE PLANS FOR COORDINATED LIGHTING WITH ILLUMINART.	
5. PROVIDE SURFACE MOUNTED LINEAR LIGHTING FIXTURES ALONG CEILING TO	



PEDESTRIAN ENTRY FROM MERRILL ST



TYPICAL MIDDLE END BAY AT GARAGE INTERIOR



PROPOSED LL ELEVATOR / STAIR LOBBY

- KEY NOTES:**
1. PAINT WALL SURFACE WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
 2. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS “WHITE” TO BRIGHTEN THE INTERIOR STAIRWELLS.
 3. PAINT RAILINGS BLACK, TYP.
 4. PAINT CEILINGS & COLUMN CAPS “CHARCOAL GRAY” TO ADD CONTRAST TO THE INTERIOR SPACE. PAINT ALL COLUMNS WHITE - PT-4.
 5. REMOVE EXISTING RAILINGS AT STAIRWELL ENTRIES.
 6. REPLACE GUARDRAIL.
 7. LINEAR SURFACE LIGHTING APPLIED TO EDGE OF BRICK FACE TO ILLUMINATE VESTIBULE. CEILING MOUNTED DIRECTIONAL LIGHTING TO IMPROVE WAYFINDING TOWARDS STAIR/ELEVATOR CORES.
 8. PT-1 PAINTED CIRCLE AT CEILING SURFACE TO HIGHLIGHT STAIRWELL CORES AT ALL LEVELS.
 9. DOORS PAINTED NEUTRAL BEIGE TO MATCH EXISTING BRICK FACE.
 10. PAINT COLUMN OUTSIDE ELEVATOR CORES PT-1 TO MATCH CEILING PAINT ABOVE.

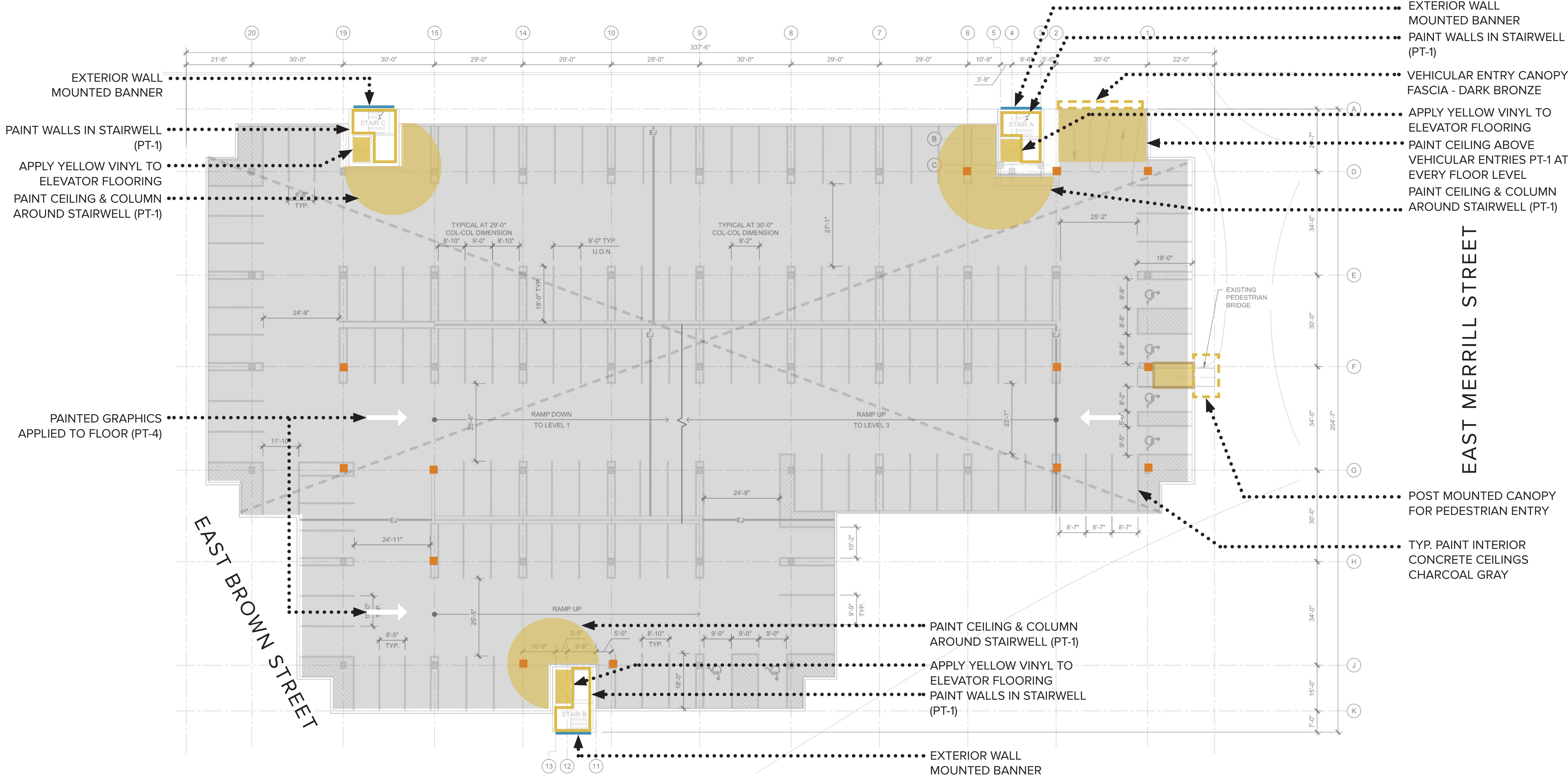


PROPOSED L1 ELEVATOR STAIR LOBBY INTERIOR



UPPER LEVEL STAIR LOBBY EXTERIOR

PIERCE STREET



LEVEL 1 PAINT FLOOR PLAN

$$1/16'' = 1'-0''$$

GENERAL NOTE:

PRESSURE CLEAN PARKING GARAGE INTERIOR.
PREP & CLEAN EXPOSED CONCRETE COLUMNS,
CEILINGS, BEAMS, & FLOOR SLAB.

- PAINT WALL, COLUMN, AND BEAM AREAS WITH CORBIN GRAPHICS. INCORPORATE SIGNAGE FOR WAYFINDING.
 - PAINT CEILING & COLUMN AREAS WITH PIERCE YELLOW
 - PAINT INTERIOR CEILING PT-6
 - PAINT AREAS WITH ART MURALS/BANNERS.
 - PROPOSED LIGHTING - COORDINATED W/ ILLUMINART

BIRMINGHAM PARKING GARAGES

NORTH OLD WOODWARD GARAGE - SCHEMATIC DESIGN

December 15, 2025



PROJECT NARRATIVE

This schematic design package focuses on the scope of work for the North Old Woodward Parking Garage located at 333 N Old Woodward Avenue in Birmingham, MI. This package takes in consideration improvements made by WJE & the graphics/signage package put together by Corbin. The primary focus is to improve the overall experience for garage users through small architectural interventions, paint / graphics, and improved lighting.

To improve wayfinding of garage entry for pedestrians & motorists, canopies at pedestrian and vehicle entries will be added. The soffit of the canopies will continue into the interior, setting a theme for ceiling finish at every stair / elevator lobby.

Walls, ceilings, and beams to be painted with Corbin selected colors & graphics at busy areas of the garage, such as: stair / elevator lobbies and intersections. Wayfinding graphics shown in this package are suggestive and final selections are to be made by Corbin. Murals will be incorporated in selected areas to utilize blank walls and improve aesthetics of the interiors. All murals shown in the set are suggestive, final selection are to be done by Public Arts Board. Other parts of the garage interior to be painted white to brighten up the interior space. See Illuminart drawings for new lighting layout. New lighting fixtures throughout the interior will brighten the space with proper temperature of light.

New lighting design will illuminate entries and exterior banners/artwork on the facade. Interior of the staircases will be painted & illuminated. Exterior improvements include a new screened facade system to provide visual interest and privacy for the garage. Staircases will act as wayfinding focal points through new interior paint, illumination, and exterior staircaps.



PT-1 “OLD WOODWARD BLUE”

ACCENT COLOR FOR CEILINGS AND FEATURES - COLOR SPECIFIC TO GARAGE
EGG-SHELL - CONCRETE ACCENTS
PANTONE PMS 2276 C

PT-2 “OLD WOODWARD BLUE 2”

DARK METAL ACCENTS
SEMI-GLOSS - STEEL ACCENTS
“BIRMINGHAM GREEN”
PANTONE PMS 4208 C

PT-3 “GREY-GREEN”

SIGNAGE BACKGROUNDS
NOT USED
PANTONE 418C

PT-4 “WHITE”

GENERAL INTERIOR PAINT
EGGSHELL - CONCRETE / PIPING / CONDUITS
PPG PAINTS - ULTRA WHITE

PT-5 “TRAFFIC GREY”

FLOOR - TRAFFIC COATINGS
BLUE GREY
WHITE MARKINGS
WITH 4” BLACK OUTLINE FOR ALL ARROWS

Fonts used on parking package:

Avenir - Light
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Avenir - Heavy
Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz
1234567890

Gotham - Medium
1234567890

Highway Gothic - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk
Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu
Vv Ww Xx Yy Zz 1234567890

WAYFINDING MASTERPLAN - CITY OF BIRMINGHAM - Design Intent Drawings

COLOR PALETTE

1 WHITE	2 GARNET	3 GRAY-GREEN	4 METALLIC BRONZE	5 METALLIC GOLD	6 CHAMPAGNE	10 ORANGE	11 YELLOW	12 GREEN	13 BLUE	14 PURPLE
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TYPOGRAPHY

Highway Gothic - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Highway Gothic Condensed - Regular
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Bold
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Gotham - Medium
Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

ARTWORK

BIRMINGHAM DOWNTOWN

BIRMINGHAM WELCOMES YOU

ARROWS / LOGOS

↑

SYMBOLS / ICONS

P

P

P

P

P

Graphic Standards

Colors, Typography, Arrows, Logos

Fabricator is responsible for matching all colors and materials as specified and are required to provide the color and material samples for approval.

CAUTION: CONCRETE AND ACCURATE COLOR REPRODUCTION IN THIS DOCUMENT CANNOT BE ASSURED DUE TO THE LIMITATIONS OF COLOR COPYING TECHNOLOGY.

The Coated Pantone Matching System, also known as Pantone and Highways Acrylic Polyurethane are used for specifying signage color matches. In the absence of actual sign material color chip reference sets, actual specified product color swatches should be referenced for color matching.

Shown here are approximations of the primary signage background colors and supporting accent colors. Actual color finishes on signage must be matched on low luster (matte or glossy) and including a premium acrylic polyurethane. Except for the high gloss and glossy coating (Bakelite UV and Craftite Clear).

Signage panels produced by Matthews Paint and Aluma Hubert Paint Company are to be the standard reference. If vinyl films are required, 3M or Oracal are to be the standard. Color application varies per sign type. Refer to specific design intent drawings for application details.

Date	Description
10/20/23	Draft Submittal

Note:

All maps, graphics, symbols, and destination listings are for placeholder only. Reference the Message Schedule for exact messaging.

Client

BIRMINGHAM

CORBIN DESIGN

415 S Union, 2nd Floor
Troy, MI 48064
(231) 947-1236

WAYFINDING MASTER PLAN

SIGN OVERVIEW

bct design group

ILLUMINART

A Division of Peter Basso Associates, Inc.

BIRMINGHAM

A WALKABLE CITY

BIRMINGHAM PARKING GARAGES INTERIOR / EXTERIOR DESIGN | OLD WOODWARD SCHEMATIC DESIGN | December 15, 2025

3



PROPOSED EXTERIOR VIEW

- KEY NOTES:**
1. WALL MOUNTED BANNER WITH OVERHEAD ILLUMINATION AT BOTH STAIR TOWERS ALONG OLD WOODWARD. ALL BANNERS TO BE COORDINATED WITH PUBLIC ARTS BOARD AND ARTISTS.
 2. NEW METAL CANOPIES (2) ABOVE BOTH STAIR CORE ENTRIES.
 3. LIGHTING TO ILLUMINATE EXISTING OR NEW WALL MOUNTED ARTWORK.
 4. NEW LANDSCAPING & VEGETATION ALONG EXISTING SIDEWALK.
 5. NEW BLADE SIGNAGE PER CORBIN DESIGN APPLIED TO BRICK FACADE.
 6. NEW SCREEN FACADE SYSTEM APPLIED TO ALL FOUR SIDES OF BUILDING. FINAL DESIGN DECISION OPEN TO DISCUSSION. SEE OPTIONS UNDER FACADE INSPIRATION.
 7. NEW BUILDING CAPS (2) ATTACHED TO ROOF OF STAIR TOWERS.



ORIGINAL BUILDING FACADE (2016)

FACADE INSPIRATION



ANGLED FACADE SYSTEM PROVIDES IRREGULARITY & INTEREST



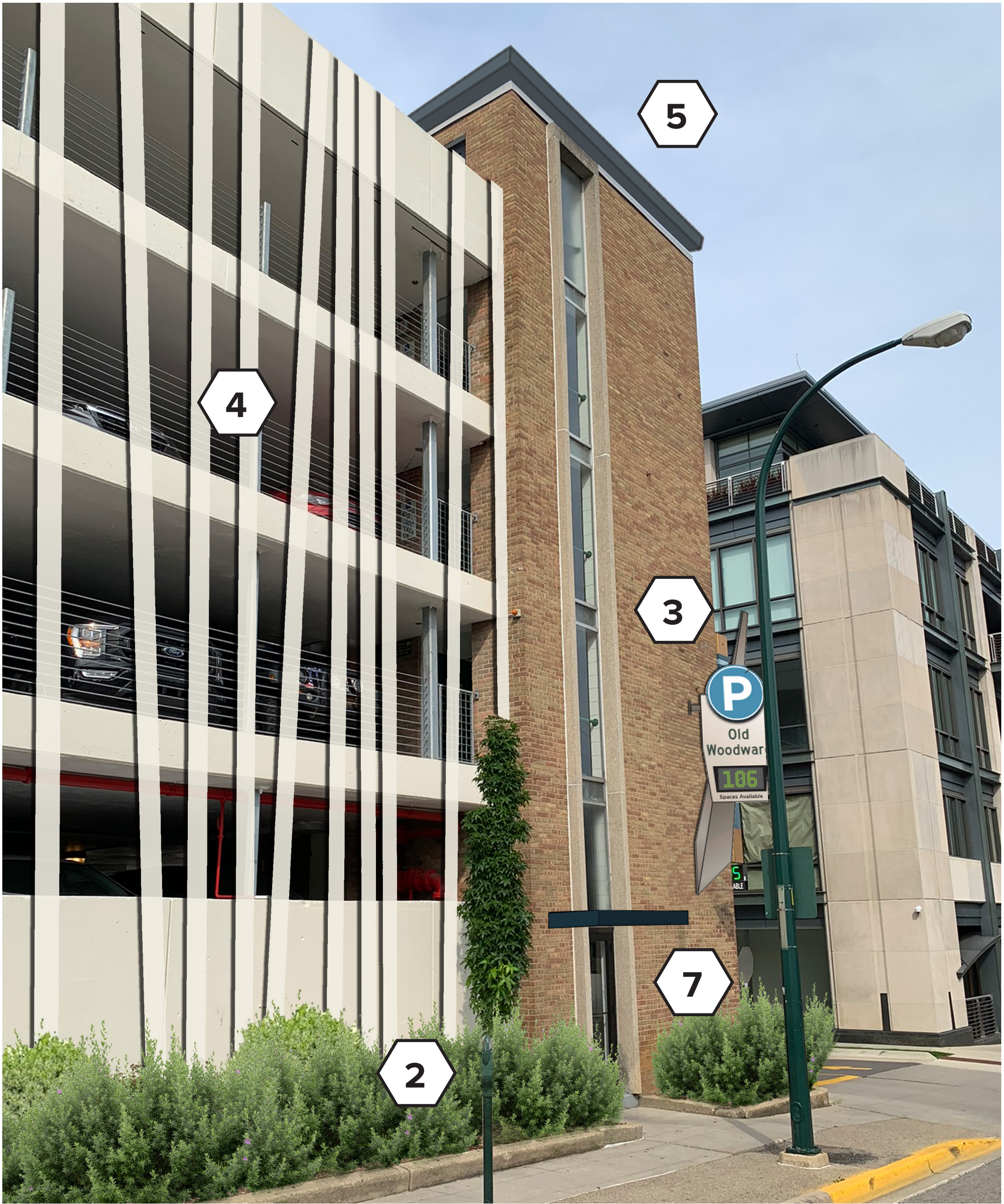
REGULAR LOUVERED FACADE SYSTEM PROVIDES CLEAN & EVEN TEXTURE



MESH/METAL FACADE SPANNING MULTIPLE DECKS

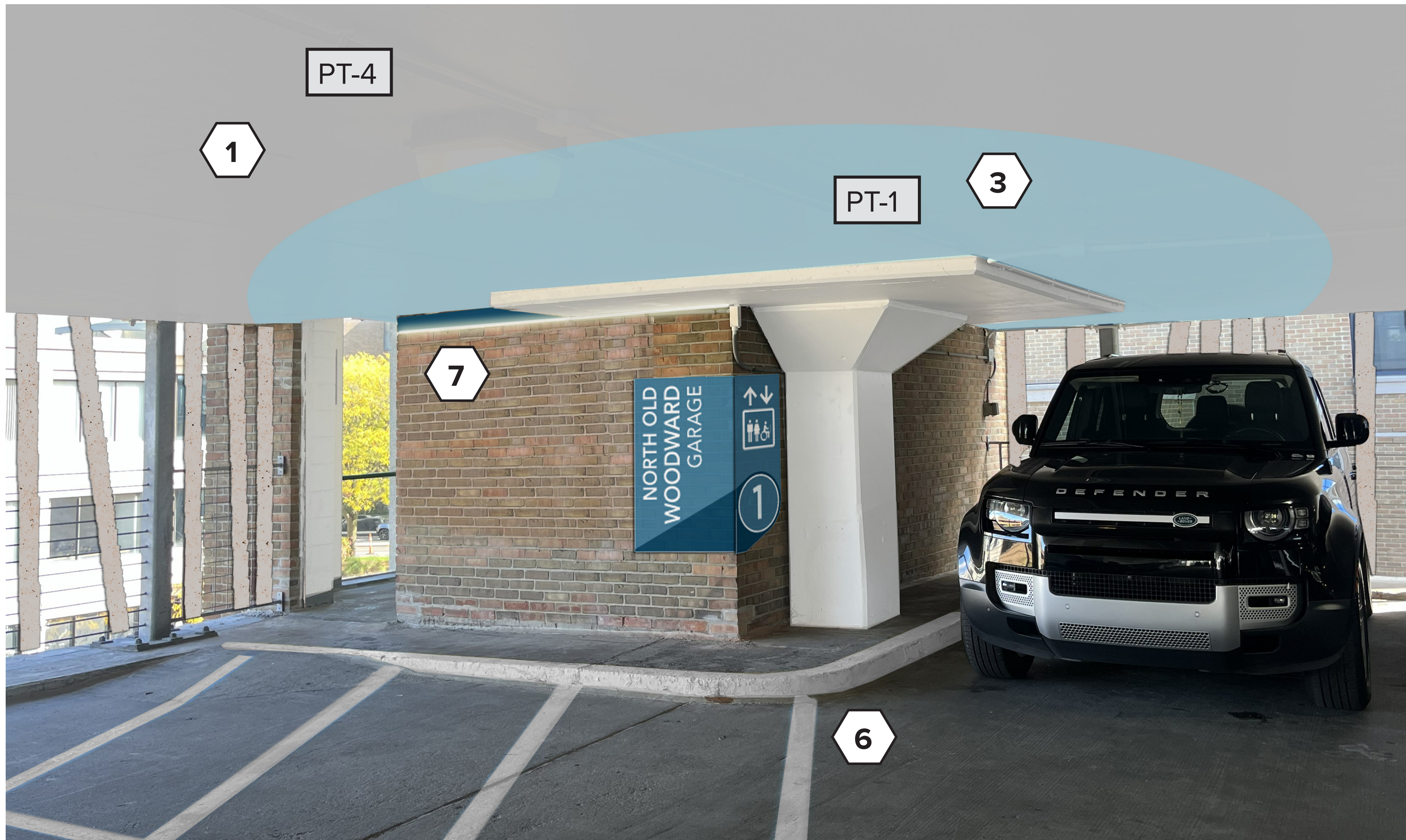


PROPOSED EXTERIOR VIEW OF VEHICULAR ENTRY



PROPOSED EXTERIOR VIEW OF VEHICULAR DRIVEWAY ENTRY FROM OLD WOODWARD AVE

- KEY NOTES:**
- 1. TWO (2) NEW METAL CANOPIES WITH PIN LETTER SIGNAGE ABOVE EACH VEHICULAR ENTRY/EXIT.
 - 2. NEW LANDSCAPING & VEGETATION ALONG EXISTING SIDEWALK & PLANTERS.
 - 3. NEW BLADE SIGNAGE PER CORBIN DESIGN APPLIED TO BRICK FACADE.
 - 4. NEW SCREENED FACADE SYSTEM. FINAL DESIGN DECISION OPEN TO DISCUSSION. SEE OPTIONS UNDER FACADE INSPIRATION.
 - 5. NEW BUILDING CAPS ATTACHED TO ROOF OF STAIR TOWERS.
 - 6. CEILING PAINTED AT LEVELS 1 & 2 WITH CORBIN COLORS TO HIGHLIGHT ENTRY WAYFINDING AT EACH VEHICULAR ENTRY.
 - 7. NEW METAL CANOPY ABOVE STAIR ENTRY.



PROPOSED ELEVATOR / STAIR LOBBY

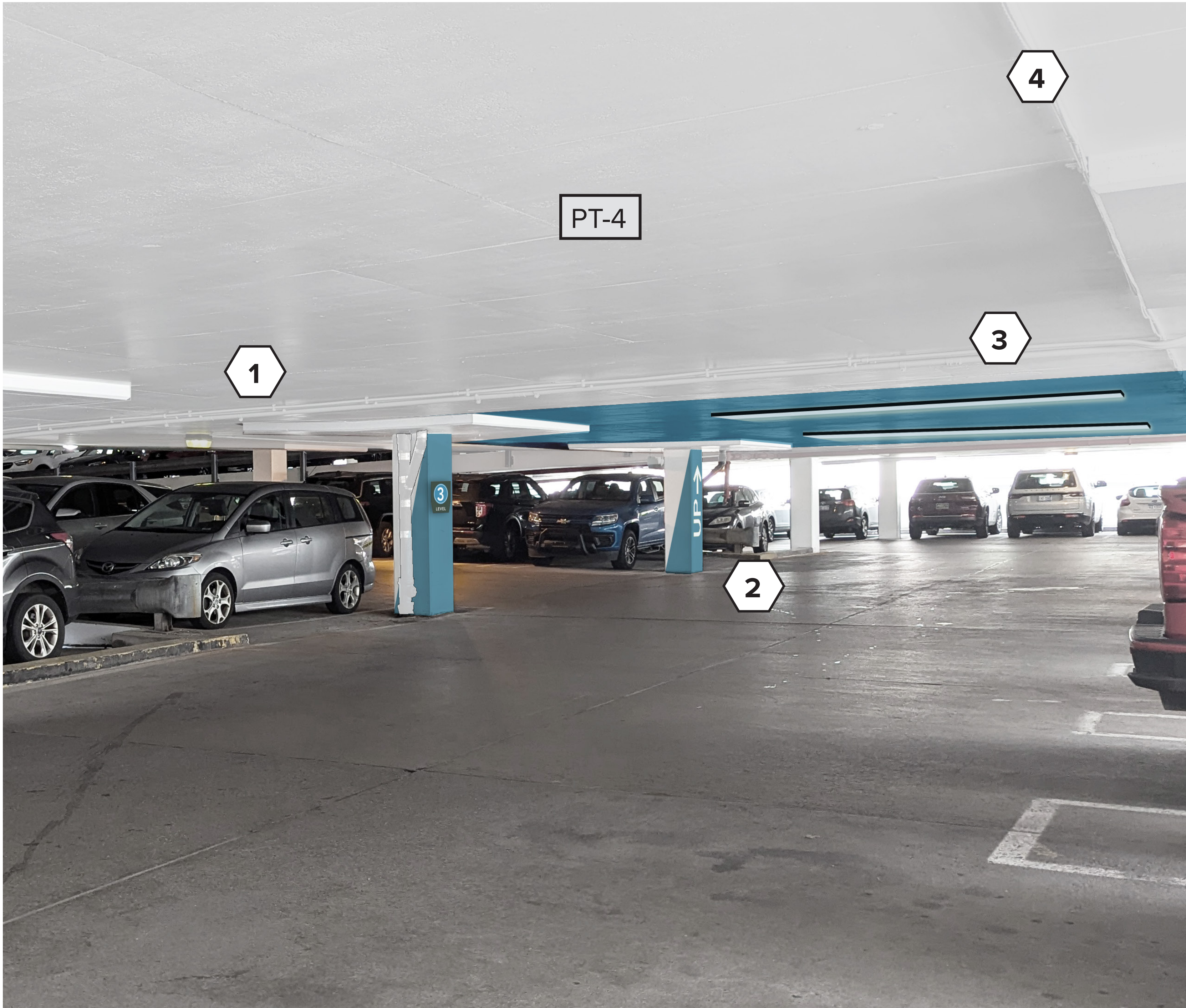
- KEY NOTES:**
1. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS "WHITE" TO BRIGHTEN THE INTERIOR SPACE.
 2. ILLUMINATE THE INTERIOR WALLS INSIDE THE STAIRCASE.
 3. PAINT CEILING WITH CORBIN COLORS & GRAPHICS FOR WAYFINDING.
 4. PAINT ALL RAILINGS BLACK, TYP.
 5. DARK BLUE VINYL BASEBOARD ALONG STAIRWELL INTERIOR.
 6. RE-STRIPE PARKING SPACES & CURBS WITH PT-4 FOR SAFETY & IMPROVED APPEARANCE.
 7. APPLY LINEAR LIGHT ALONG BRICK FACE W/ PAINTED METAL TRIM TO CONCEAL BRICK FACE ADJACENT TO COLUMN CAP.



PROPOSED L1 ELEVATOR STAIR LOBBY



STAIR A INTERIOR

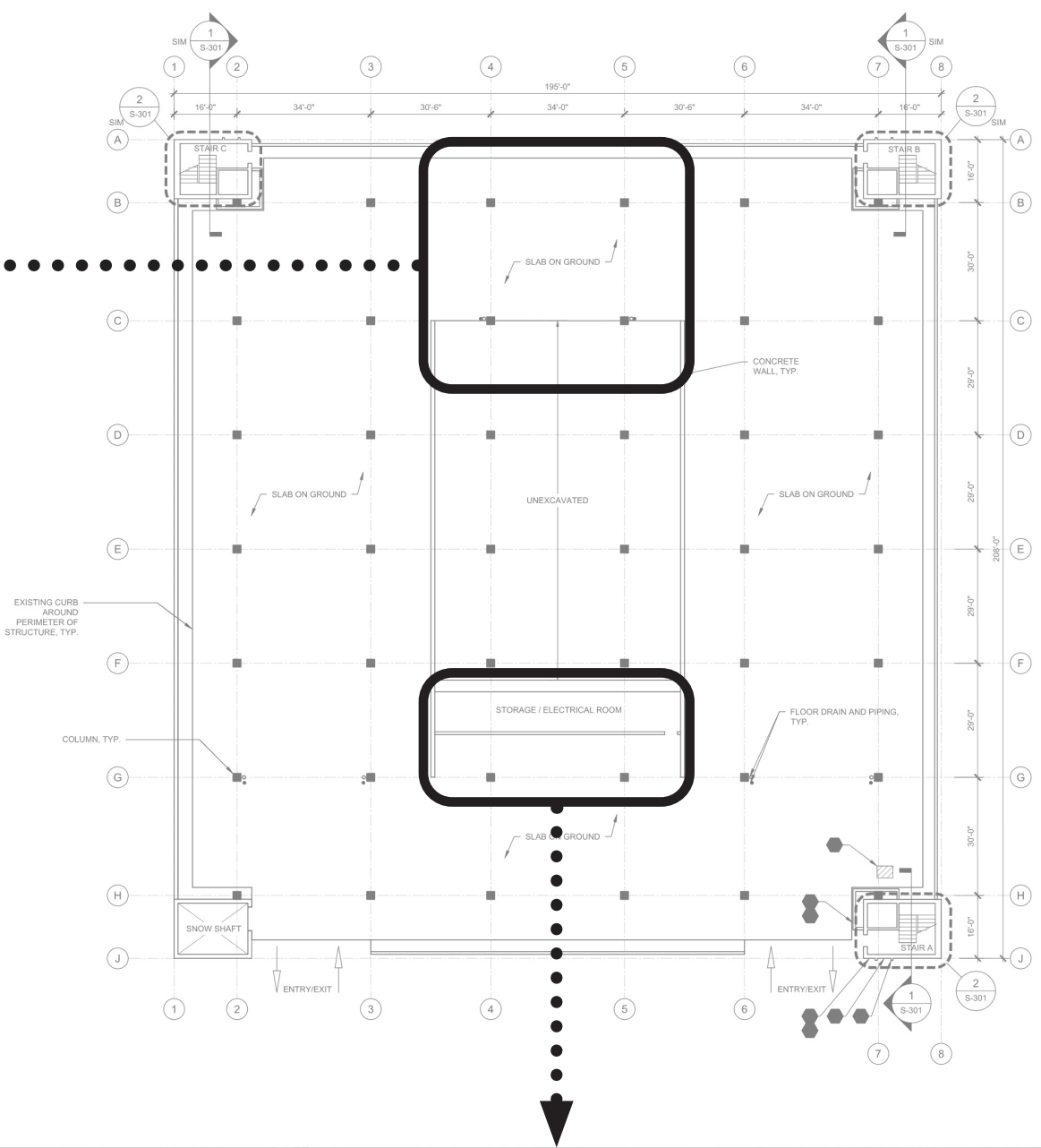


TYPICAL END BAY AT GARAGE INTERIOR

KEY NOTES:

1. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS “WHITE” TO BRIGHTEN THE INTERIOR SPACE.
2. PAINT CEILING & BEAMS AT INTERSECTION NODES WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
3. APPLY SURFACE MOUNTED LINEAR DIRECTIONAL LIGHTING TO ILLUMINATE BAY & IMPROVE WAYFINDING.
4. PAINT PLUMBING COMPONENTS AT THE CEILING TO MATCH CEILING COLOR TO HELP CONCEAL EXISTING PIPING.
5. PAINT LEVEL 1 WALL SURFACE PT-1.

KEY PLAN



LOWER LEVEL MURAL WALL

BIRMINGHAM PARKING GARAGES

PARK STREET GARAGE - SCHEMATIC DESIGN

December 15, 2025



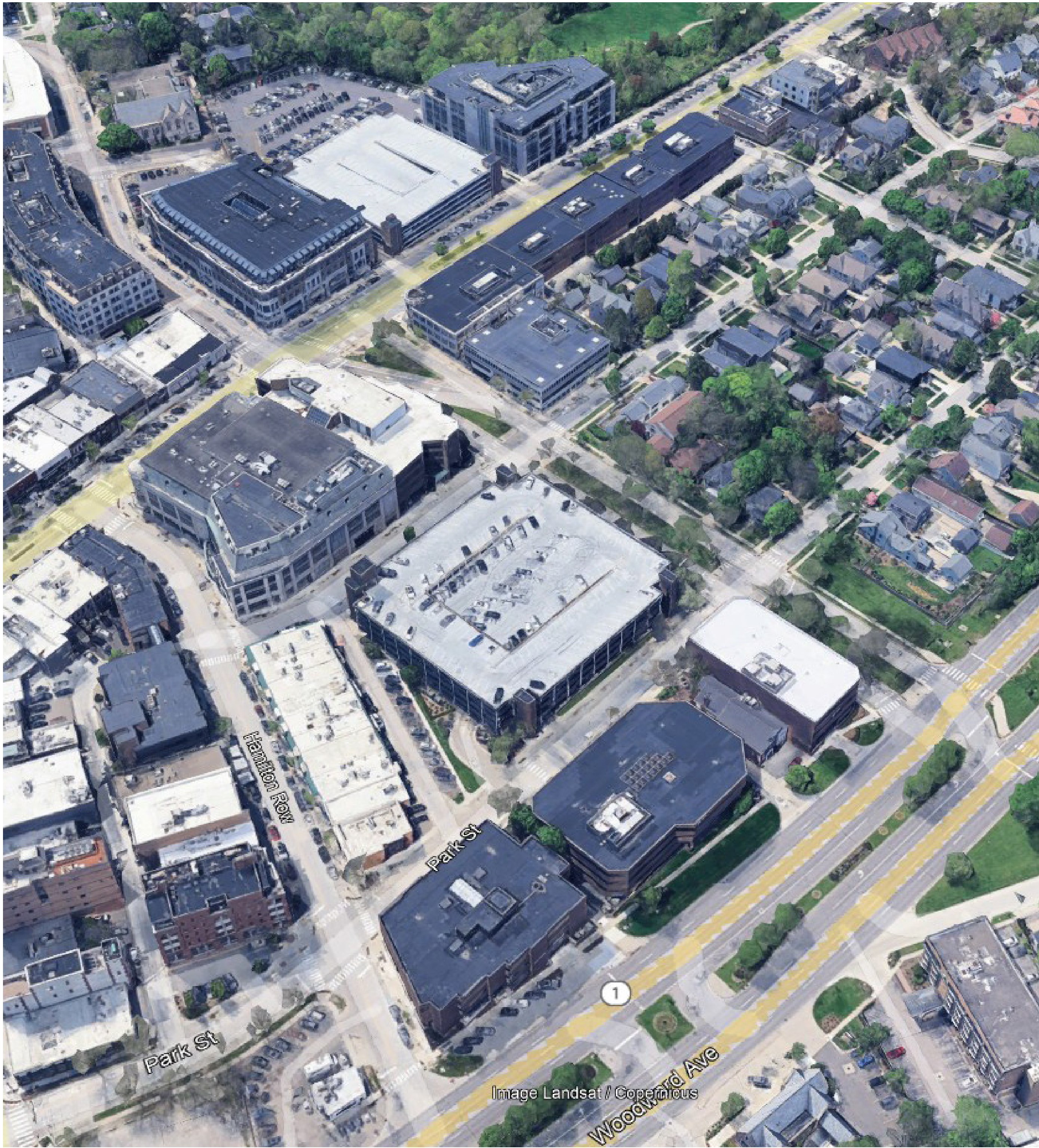
PROJECT NARRATIVE

This schematic design package focuses on the scope of work for the Park Street Parking Garage located at 333 Park Street in Birmingham, MI. This package takes in consideration improvements made by WJE & the graphics/signage package put together by Corbin. The primary focus is to improve the overall experience for garage users through small architectural interventions, paint / graphics, and improved lighting.

To improve wayfinding of garage entry for pedestrians & motorists, canopies at pedestrian and vehicle entries will be added. The soffit of the canopies will continue into the interior, setting a theme for ceiling finish at every stair / elevator lobby.

Walls, ceilings, and beams to be painted with Corbin selected colors & graphics at busy areas of the garage, such as: stair / elevator lobbies and intersections. Wayfinding graphics shown in this package are suggestive and final selections are to be made by Corbin. Murals will be incorporated in selected areas to utilize blank walls and improve aesthetics of the interiors. All murals shown in the set are suggestive, final selection are to be done by Public Arts Board. Other parts of the garage interior to be painted white to brighten up the interior space. See Illuminart drawings for new lighting layout. New lighting fixtures throughout the interior will brighten the space with proper temperature of light.

Proposed exterior scope of work includes a new metal screened facade system to add visual opacity between the garage and its adjacent residential neighborhood, wall-mounted banners on brick face of stair towers, and metal canopies above vehicular and sidewalk entries. New lighting design will illuminate entries, exterior banners, and improved wayfinding at both interior and exterior of the garage. The interior of the stair and elevator towers will be painted, decorated, and better illuminated according to Corbin’s color scheme to create a focal point for improved wayfinding within the garage.





FACADE 1 - VERTICAL FINNED FACADE W/ LASER CUT METAL PANELS

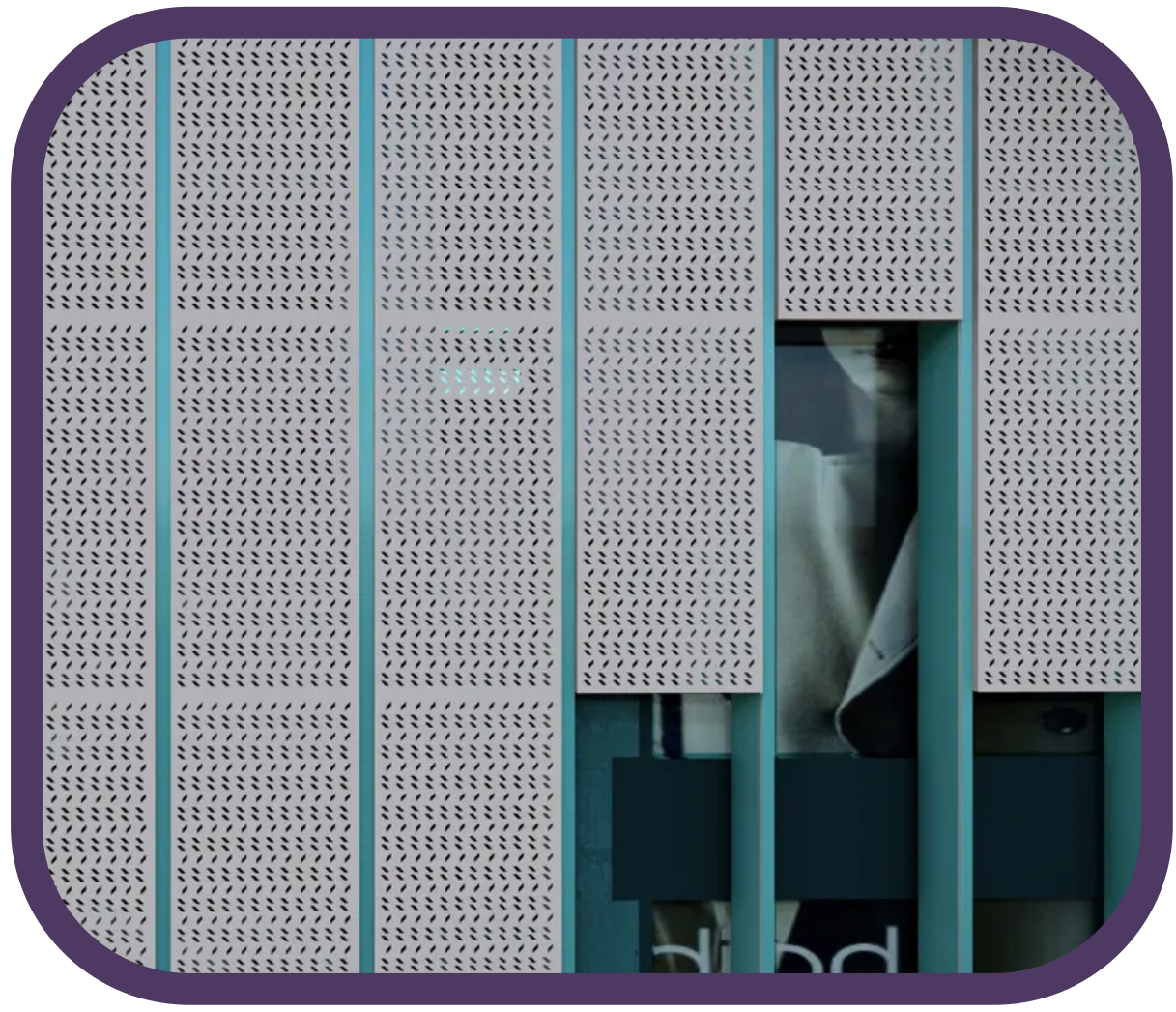


FACADE 2 - REPLACED ALUMINUM PANELS W/ PATTERNED SCREENING

FACADE INSPIRATION



TEXTURED FACADE UTILIZING CORTEN SCREENING & FIXED LOUVERED PANELS CREATES VARIED OPACITY INTO GARAGE



FINNED FACADE CREATES OPACITY ALONG WITH ALUMINUM LASER CUT PANELS FOR OPACITY



JUXTAPOSED PATTERNED SCREEN & OPAQUE PANELED FACADE SYSTEMS

KEY NOTES:

- 1. NEW SCREEN FACADE SYSTEM APPLIED TO ALL FOUR SIDES OF BUILDING. FINAL DESIGN DECISION OPEN TO DISCUSSION. SEE OPTIONS UNDER FACADE INSPIRATION.
- 2. PAINT LEVEL 2 CEILING ABOVE VEHICULAR ENTRIES PT-1 TO HIGHLIGHT ENTRANCE - SEE PAINTING PLAN.
- 3. NEW METAL CANOPY WITH PIN LETTER SIGNAGE & INTEGRATED LINEAR LIGHTING.
- 4. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS “WHITE” TO BRIGHTEN THE INTERIOR SPACE.
- 5. PAINT OR REPLACE EXISTING BOLLARDS. PAINT PT-2, TYP.
- 6. REMOVE EXISTING SIDING; REPLACE WITH CABLE RAILS, TYP.



VEHICULAR ENTRY AT FERNDALE STREET



VEHICULAR ENTRY AT PARK STREET



VEHICULAR EXIT AT PARKING LOT



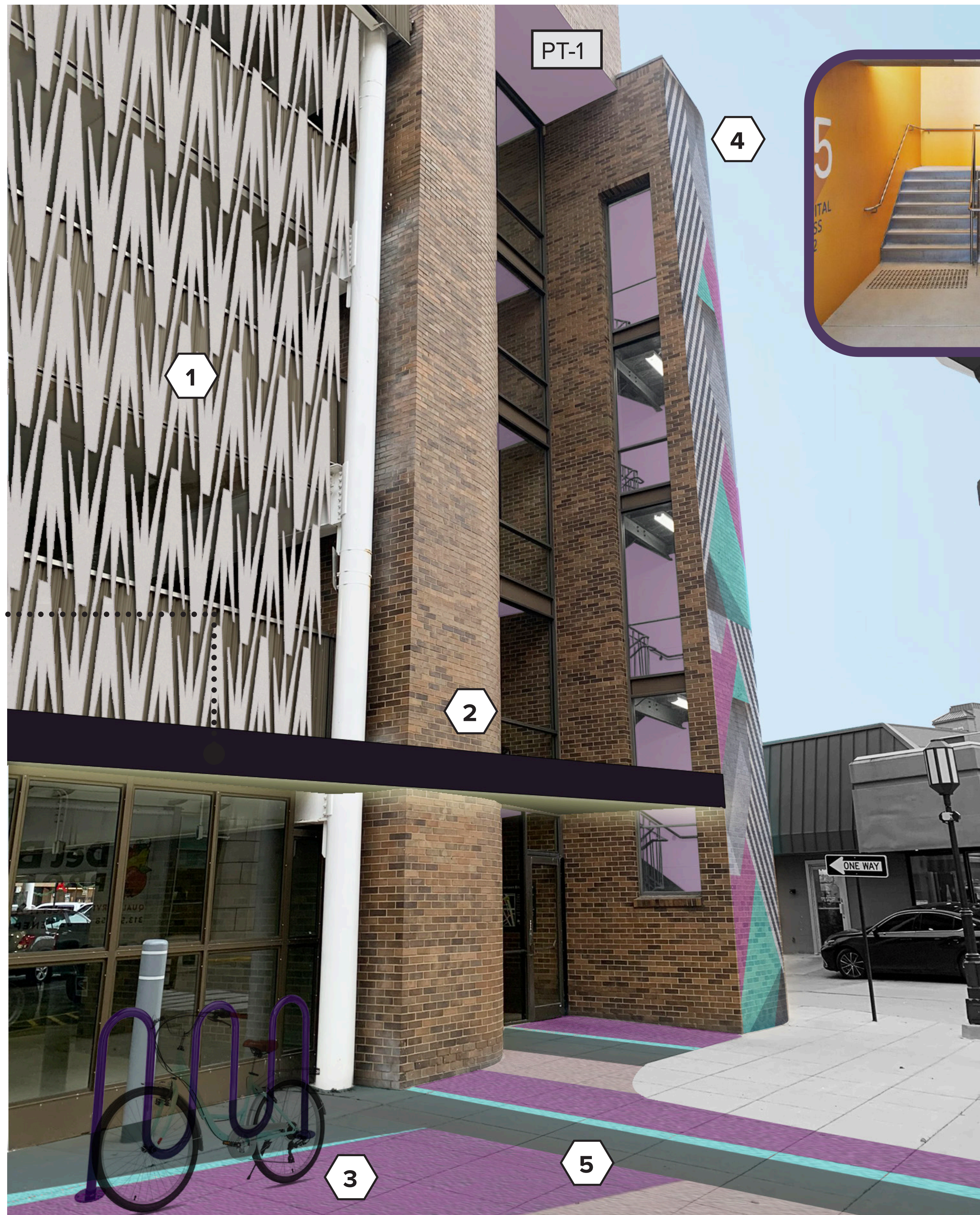
LINEAR LIGHTING EMBEDDED
IN METAL/WOOD CANOPY
UNDERSIDE



FLEXIBLE SEATING FOR
PEDESTRIANS USE



ART ON THE GROUND & WALLS
TO ENCOURAGE PEDESTRIAN
INTERACTION



EXTERIOR VIEW OF STAIR CORE



KEY NOTES:

1. NEW SCREEN FACADE SYSTEM
2. NEW METAL CANOPY WITH INTEGRATED LINEAR LIGHTING.
3. APPLY NEW BIKE RACKS FOR BICYCLE PARKING.
4. EXTERIOR WALL-MOUNTED MURAL OR BANNER. PROVIDE LIGHTING FOR ILLUMINATION.
5. PAINTED SIDEWALK TO CREATE EXTERIOR SPACE FOR SOCIAL ACTIVATION.
6. ILLUMINATE THE INTERIOR WALLS INSIDE THE STAIRCASE.
7. PAINT ALL STAIR TREADS, GUARDRAILS & BALUSTERS NEUTRAL OFF-WHITE. PAINT HANDRAILS BLACK.



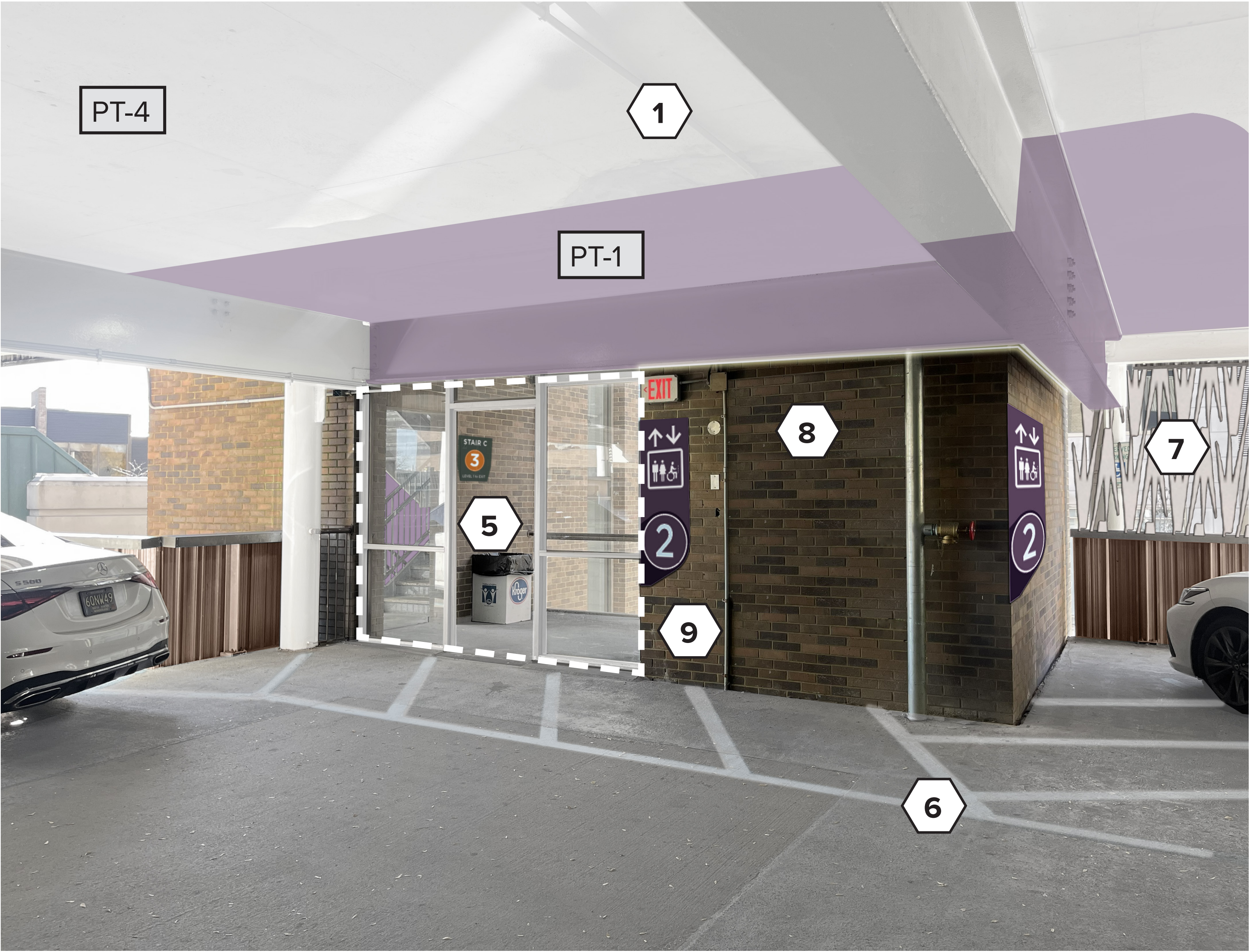
STAIR A INTERIOR



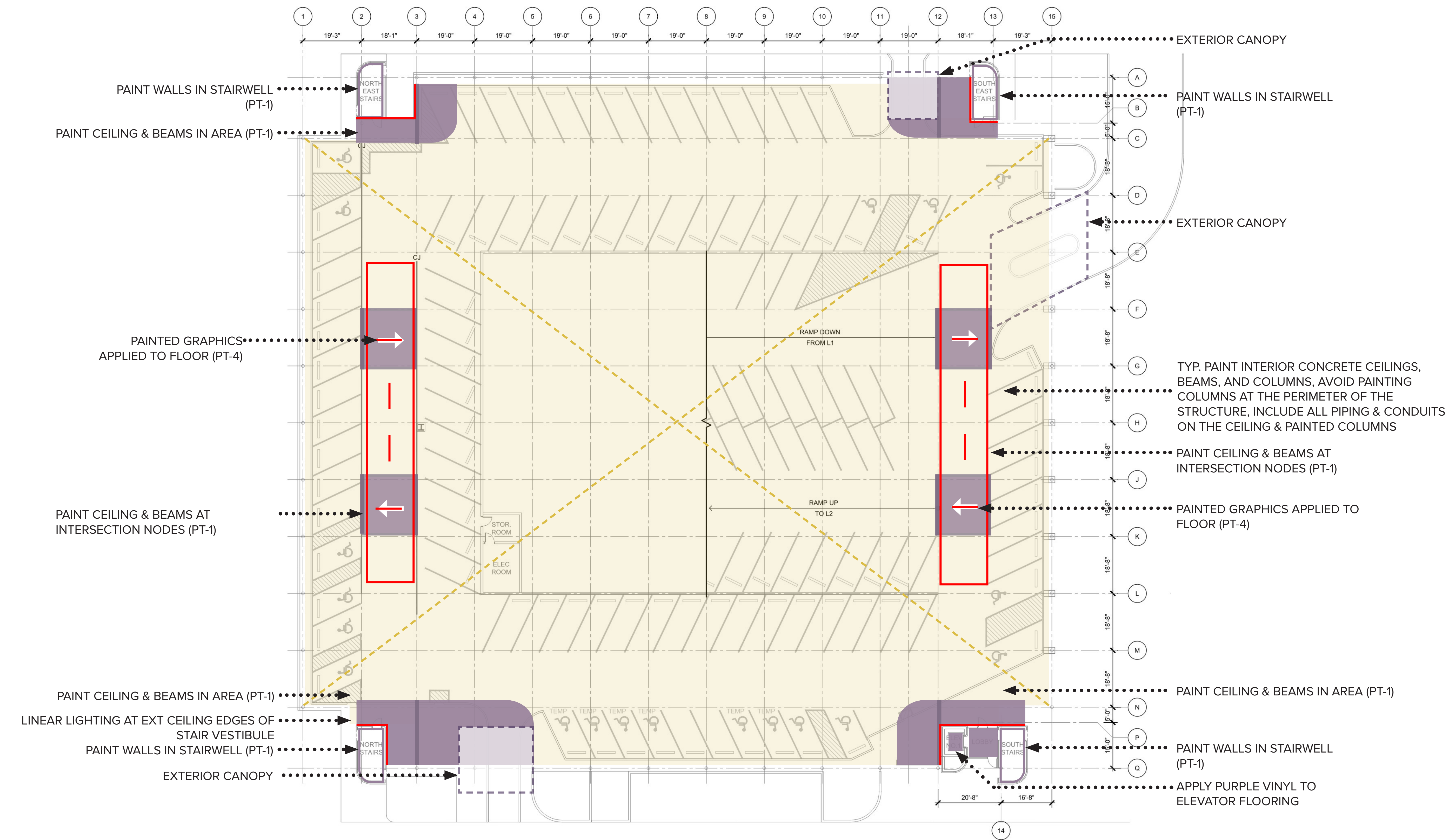
TYPICAL MIDDLE BAY AT GARAGE INTERIOR

KEY NOTES:

- 1. PAINT CEILING & BEAMS WITH CORBIN COLOR SCHEME & WAYFINDING GRAPHICS.
- 2. ILLUMINATE BAY WITH LINEAR LIGHTING AT BEAM EDGES.
- 3. PAINT CEILINGS, BEAMS, AND INTERIOR COLUMNS "WHITE" TO BRIGHTEN THE INTERIOR SPACE.
- 4. PAINT NEW WAYFINDING ARROWS ON THE FLOOR. COORDINATE GRAPHICS WITH CORBIN.
- 5. REMOVE EXISTING STOREFRONT SYSTEM. CLEAN & REPAIR BRICK AT ATTACHMENTS.
- 6. RESTRIPE ALL PARKING AREAS.
- 7. FACADE SCREENING SYSTEM. SEE EXTERIOR RENDERINGS.
- 8. ILLUMINATE EXTERIOR OF ENTRY VESTIBULE WITH LINEAR LIGHTING ALONG BEAM / BRICK EDGE.
- 9. WAYFINDING SIGNAGE - REFER TO CORBIN SIGNAGE PLANS



PROPOSED ELEVATOR / STAIR LOBBY



LEVEL 1 PAINT FLOOR PLAN

1/16" = 1'-0"

GENERAL NOTE:
PRESSURE CLEAN PARKING GARAGE INTERIOR.
PREP & CLEAN EXPOSED CONCRETE COLUMNS,
CEILINGS, BEAMS, & FLOOR SLAB.

PAINT WALL, COLUMN, AND BEAM AREAS WITH
CORBIN GRAPHICS. INCORPORATE SIGNAGE
FOR WAYFINDING.

PAINT WALL, COLUMN, AND BEAM AREAS WITH
PARK PURPLE

PAINT INTERIOR OF GARAGE WHITE, COLUMNS,
WALLS, AND CEILINGS

PROPOSED LIGHTING - COORDINATED W/
ILLUMINART

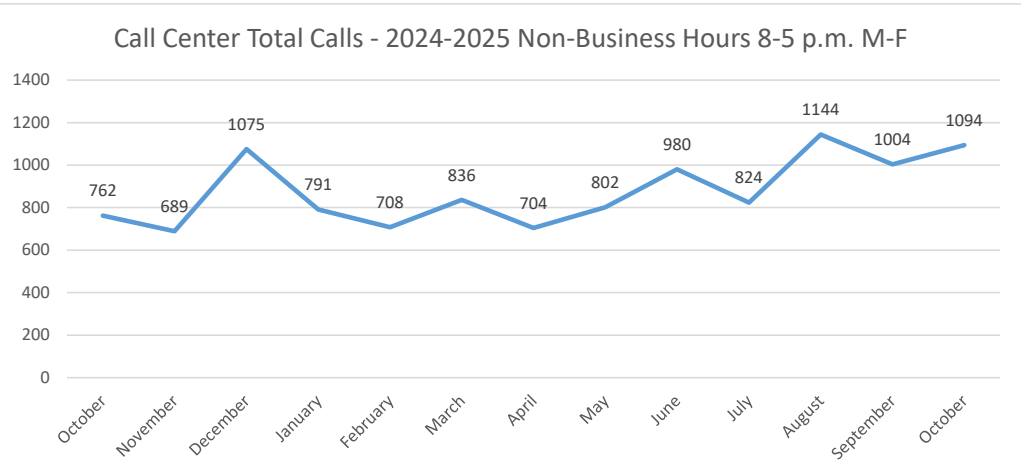
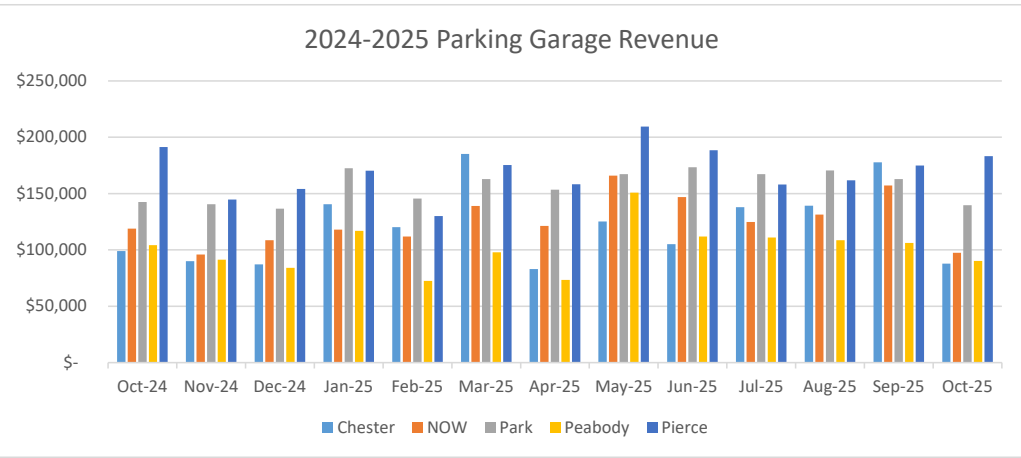
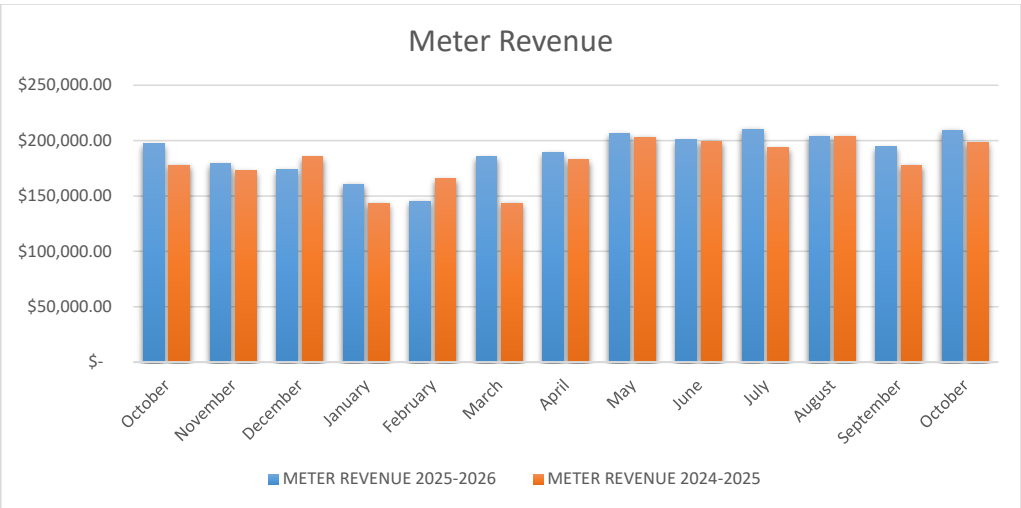
LOWER LEVEL 1 PAINT FLOOR PLAN

BIRMINGHAM PARKING GARAGES INTERIOR / EXTERIOR DESIGN | PARK STREET SCHEMATIC DESIGN | December 15, 2025

THANK YOU

100 N. Charles Street, Baltimore, Maryland 21201





MONTHLY PARKING PERMITS SOLD					
	Chester	N. Old Woodward	Park	Peabody	Pierce
Unreserved	1171	978	1007	539	866
Evening	10	17	11	11	24
Total	1181	995	1018	550	890

NOVEMBER 2025

Row Labels	All Facilities
City of Birmingham Michigan - Chester St Garage	107
City of Birmingham Michigan - Old North Woodward	166
City of Birmingham Michigan - Park St. Garage	193
City of Birmingham Michigan - Peabody Garage	339
City of Birmingham Michigan - Pierce Garage	630
Grand Total	1435

Facility	City of Birmingham Michigan - Chester St Garage
Row Labels	Count of Start
02-Credit Card Payment	7
04-Invalid Ticket / Ticketless Options	3
05-Invalid Validation	1
06-Assistance On Site	1
08-Ghost Call	33
11-Equipment Issue	26
13-Monthly	13
16-Network - Audio/Video Issue	9
24-General Information	4
CSR Transfer	9
Grand Total	106

Facility	City of Birmingham Michigan - Old North Woodward
Row Labels	Count of Start
02-Credit Card Payment	11
04-Invalid Ticket / Ticketless Options	13
05-Invalid Validation	7
07-Lost Ticket	6
08-Ghost Call	51
09-Vendor	6
11-Equipment Issue	9
13-Monthly	20
14-Test Call	3
16-Network - Audio/Video Issue	28
17-Insufficient Funds	3
24-General Information	3
25-Previous Call Vend	1
CSR Transfer	4
Grand Total	165

Facility	City of Birmingham Michigan - Park St. Garage
Row Labels	Count of Start
02-Credit Card Payment	25
03-Cash Payment	1
04-Invalid Ticket / Ticketless Options	16
05-Invalid Validation	5
07-Lost Ticket	10
08-Ghost Call	66
11-Equipment Issue	14
13-Monthly	19
16-Network - Audio/Video Issue	11
17-Insufficient Funds	3
24-General Information	15
CSR Transfer	7
Grand Total	193

Facility	City of Birmingham Michigan - Peabody Garage
Row Labels	Count of Start
02-Credit Card Payment	29
03-Cash Payment	1
04-Invalid Ticket / Ticketless Options	44
05-Invalid Validation	3
06-Assistance On Site	8
07-Lost Ticket	4
08-Ghost Call	109
11-Equipment Issue	39
13-Monthly	8
16-Network - Audio/Video Issue	41
17-Insufficient Funds	4
24-General Information	33
25-Previous Call Vend	4
CSR Transfer	12
Grand Total	339

Facility	City of Birmingham Michigan - Pierce Garage
Row Labels	Count of Start
02-Credit Card Payment	35
04-Invalid Ticket / Ticketless Options	34
05-Invalid Validation	2
06-Assistance On Site	4
07-Lost Ticket	16
08-Ghost Call	183
11-Equipment Issue	206
13-Monthly	42
16-Network - Audio/Video Issue	52
17-Insufficient Funds	7
24-General Information	21
CSR Transfer	23
Grand Total	625

FREE PARKING REPORT

September 2025

GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE VEHICLES
CHESTER	5,995	3,063	\$18,462.00	51%
OLD WOODWARD	13,302	7,197	\$39,998.00	54%
PARK	21,973	10,519	\$68,314.00	48%
PEABODY	20,666	12,312	\$45,890.00	60%
PIERCE	24,337	11,258	\$82,396.00	46%
TOTALS	86,273	44,349	\$255,060.00	51%

Paying cars	Rate per
2,932	\$6.30
6,105	\$6.55
11,454	\$5.96
8,354	\$5.49
13,079	\$6.30
	\$6.12

October 2025

GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE VEHICLES
CHESTER	4,181	2,158	\$12,462.00	52%
OLD WOODWARD	14,011	7,636	\$41,647.00	55%
PARK	23,045	11,607	\$67,950.00	50%
PEABODY	21,673	13,026	\$48,398.00	60%
PIERCE	24,077	11,035	\$83,032.00	46%
TOTALS	86,987	45,462	\$253,489.00	52%

Paying cars	Rate per
2,023	\$6.16
6,375	\$6.53
11,438	\$5.94
8,647	\$5.60
13,042	\$6.37
	\$6.12

OCTOBER 2025

REVENUE

Chester Garage		Current Month	Current Month Prior Year
Monthly (\$70.00)	\$	105,096.00	\$ 73,635.00
Transient	\$	14,136.00	\$ 15,548.00
Subtotal	\$	119,232.00	\$ 89,183.00
N. Old Woodward Garage		Current Month	Current Month Prior Year
Monthly (\$90.00)	\$	84,865.00	\$ 78,155.00
Transient	\$	41,377.00	\$ 23,036.00
Subtotal	\$	126,242.00	\$ 101,191.00
Park Garage		Current Month	Current Month Prior Year
Monthly (\$90.00)	\$	90,780.00	\$ 96,600.00
Transient	\$	67,946.00	\$ 31,970.00
Subtotal	\$	158,726.00	\$ 128,570.00
Peabody Garage		Current Month	Current Month Prior Year
Monthly (\$90.00)	\$	49,340.00	\$ 51,390.00
Transient	\$	48,376.00	\$ 29,706.00
Subtotal	\$	97,716.00	\$ 81,096.00
Pierce Garage		Current Month	Current Month Prior Year
Monthly (\$100.00)	\$	88,648.00	\$ 86,080.00
Transient	\$	83,062.00	\$ 82,742.00
Subtotal	\$	171,710.00	\$ 168,822.00
Total Garage Revenue	\$	673,626.00	\$ 568,862.00
Meters - Coins	\$	45,552.00	\$ 49,445.00
Meters - Credit Card	\$	57,878.00	\$ 55,066.00
Meters - ParkMobile	\$	96,190.00	\$ 82,142.00
Meter Revenue	\$	199,620.00	\$ 186,653.00
Hangtag Permits	\$	26,251.00	\$ 27,115.00
Total Revenue	\$	899,497.00	\$ 782,630.00
Cash and Investments (Cash on hand)	\$	43,350,149.00	\$ 36,882,217.00
APS Fund Balance	\$	64,367,969.00	\$ 55,852,020.00

Notes

Information is pulled from monthly parking software not City Finance system
Revenue from the kiosks in the garage as well as validations

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Information is pulled from monthly parking software not City Finance system
Revenue from the kiosks in the garage as well as validations

Sold quarterly.

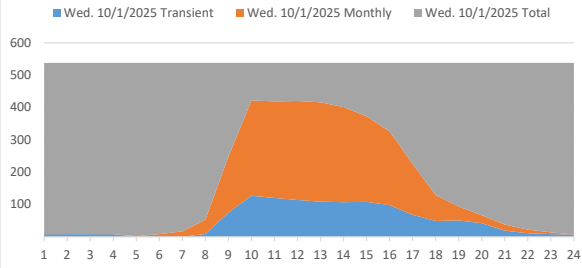
EXPENSES

	Current Month	Current Month Prior Year
Meter	\$ 13,356.00	\$ 25,993.00
General & Admin	\$ 83,733.00	\$ 115,567.00
Chester	\$ 1,520,294.00	\$ 319,784.00
N. Old Woodward	\$ 12,363.00	\$ 18,004.00
Park	\$ 18,065.00	\$ 22,396.00
Peabody	\$ 15,646.00	\$ 18,373.00
Pierce	\$ 20,996.00	\$ 79,271.00
Lot 6	\$ 1,495.00	\$ 2,020.00
Other (Lot 7, 9, 10, 11)	\$ 2,636.00	\$ 2,704.00
Total Expenses	\$ 1,688,584.00	\$ 604,112.00

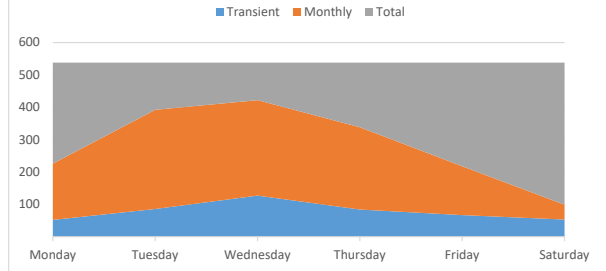
Notes

2025 didn't include monthly allocation of handheld enforcement expense
2024 included the BSD request for \$25K for holiday expense
Majority of expenses are related to capital repair project. Difference is due to timing of billing
Slightly more equipment and machinery in 2024
2024 included an additional \$2,922 in CapEx.
Slightly more equipment and machinery in 2024
2024 included \$56K for capital expense

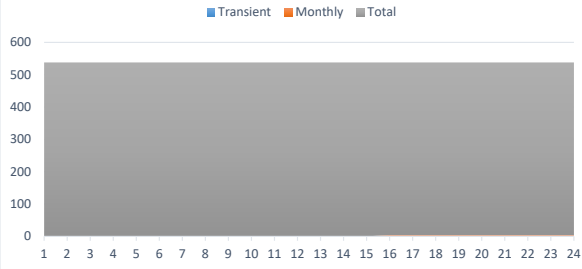
Chester Occupancy Wednesday 10/1/25



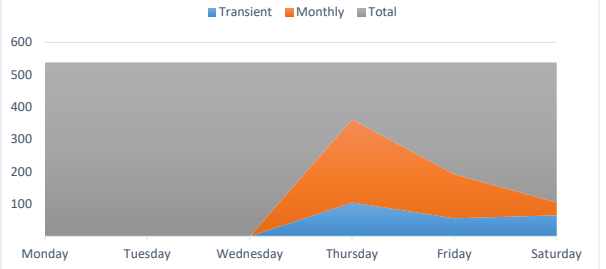
Chester Occupancy Week of 10/4/25



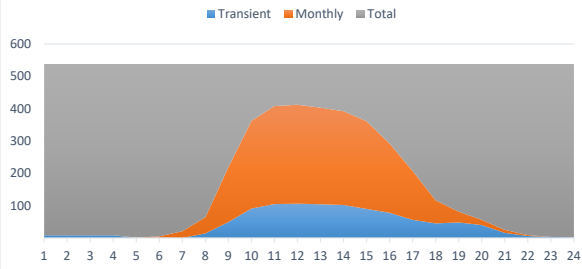
Chester Occupancy Wednesday 10/13/25



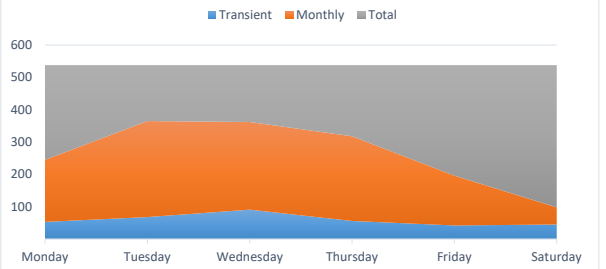
Chester Occupancy Week of 10/18/25



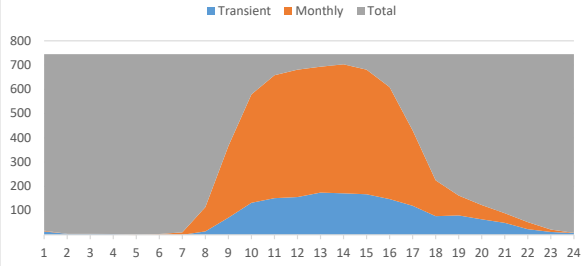
Chester Occupancy Wednesday 10/22/25



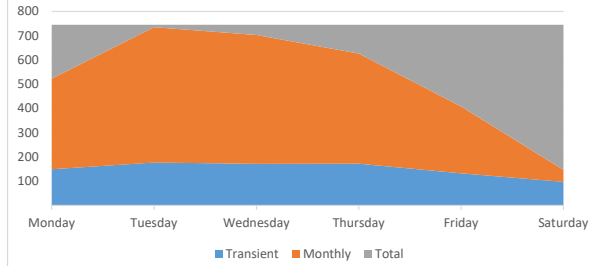
Chester Occupancy Week of 10/25/25



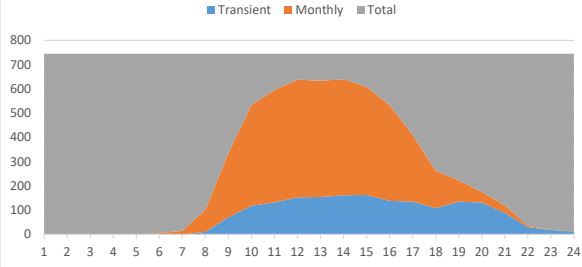
N. Old Woodward Occupancy Wednesday 10/1/25



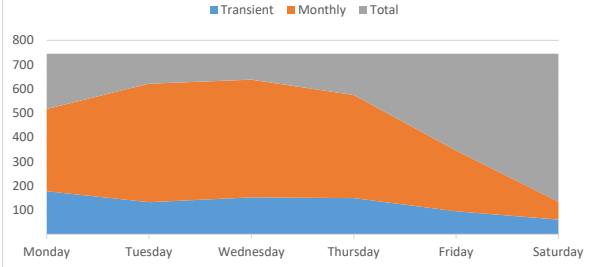
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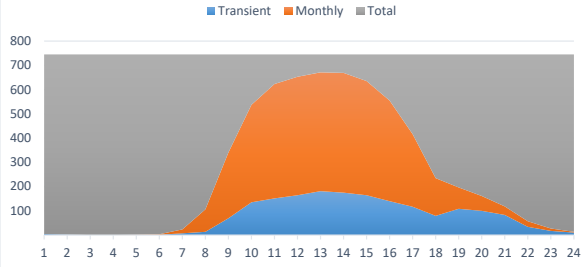
N. Old Woodward Occupancy Wednesday 10/08/25



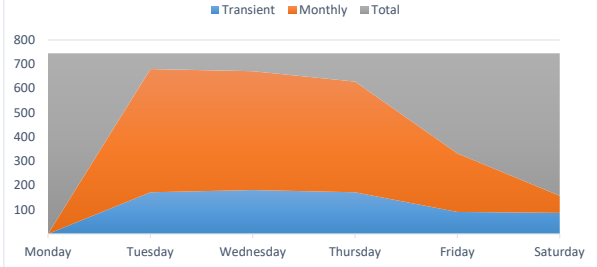
N. Old Woodward Occupancy Week of 10/11/25



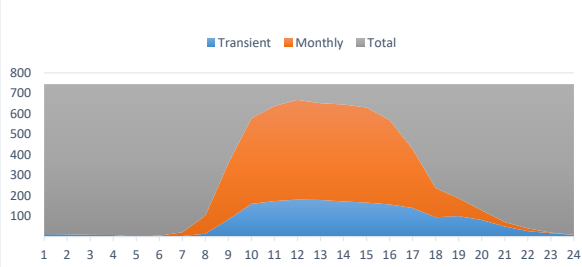
N. Old Woodward Occupancy Wednesday 10/13/25



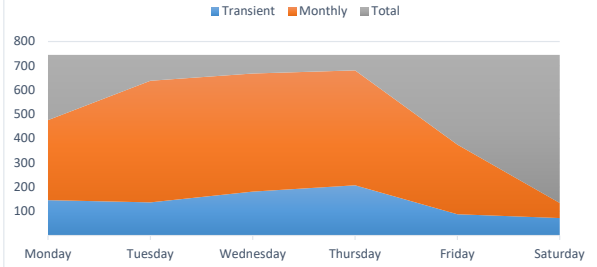
N. Old Woodward Occupancy Week of 10/18/25

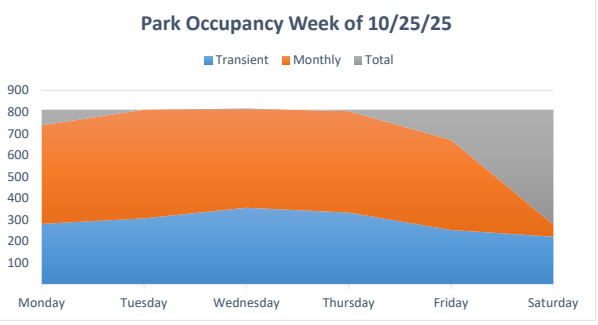
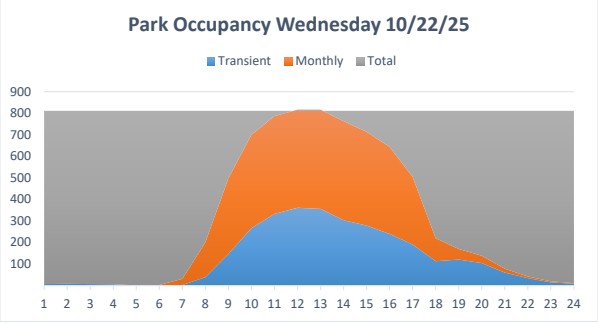
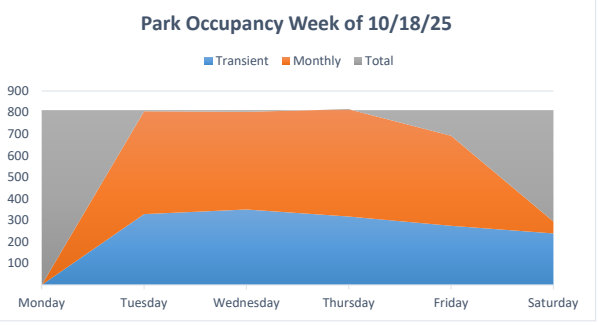
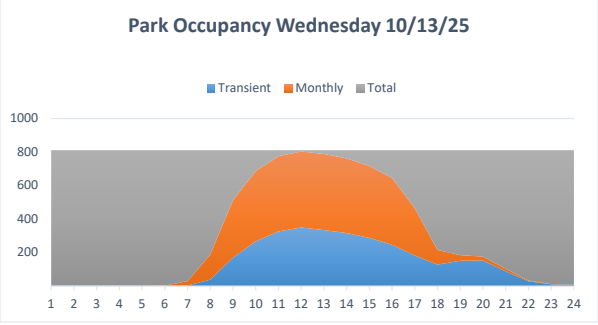
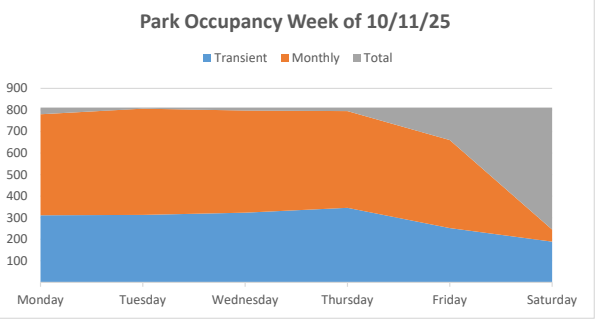
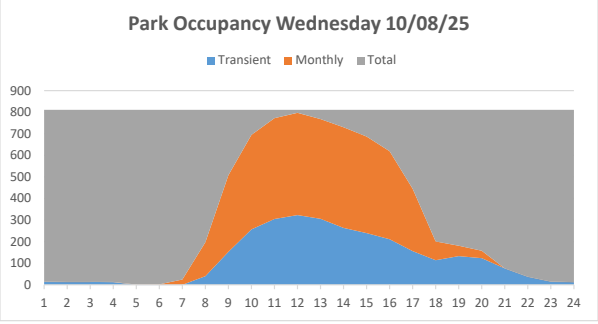
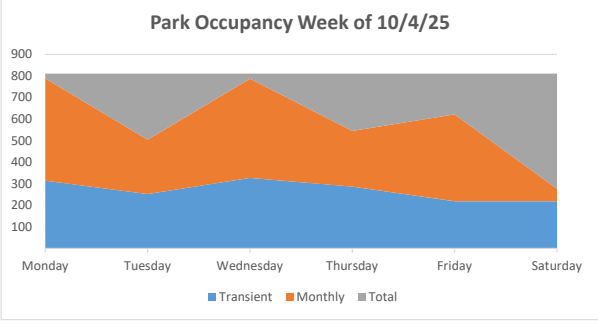
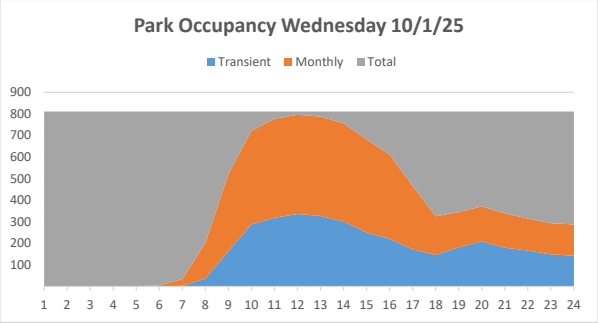


N. Old Woodward Occupancy Wednesday 10/22/25

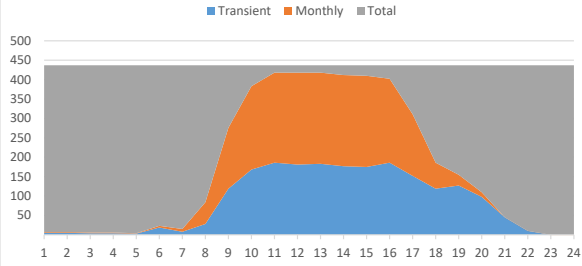


N. Old Woodward Occupancy Week of 10/25/25

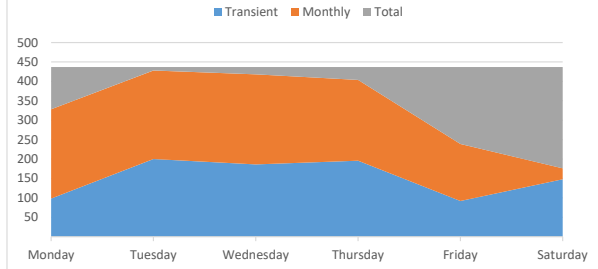




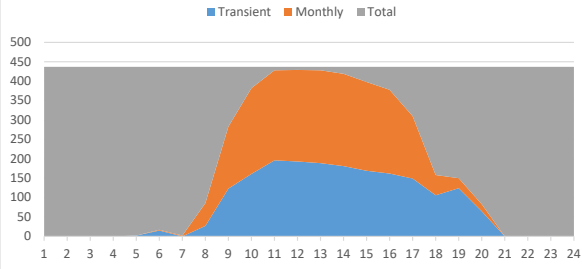
Peabody Occupancy Wednesday 10/1/25



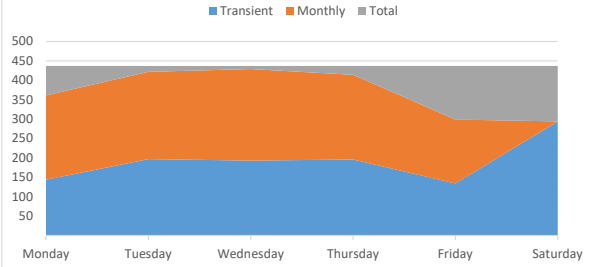
Peabody Occupancy Week of 10/4/25



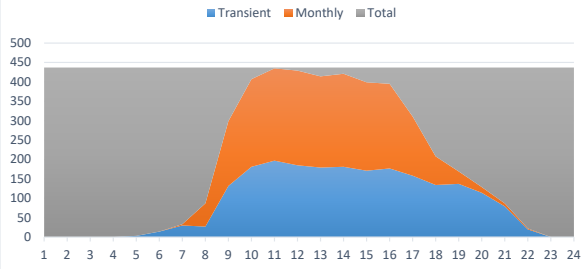
Peabody Occupancy Wednesday 10/08/25



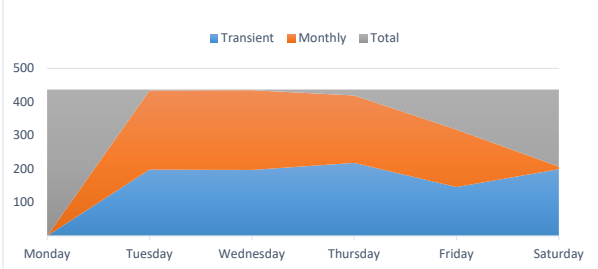
Peabody Occupancy Week of 10/11/25



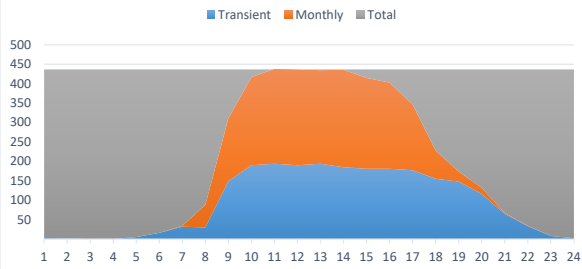
Peabody Occupancy Wednesday 10/13/25



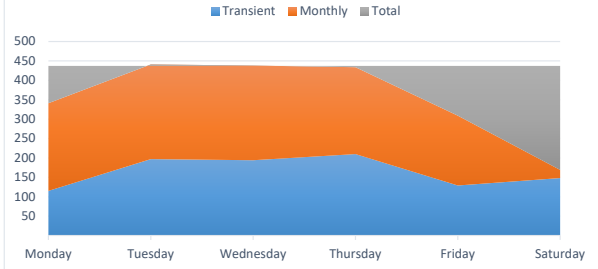
Peabody Occupancy Week of 10/18/25



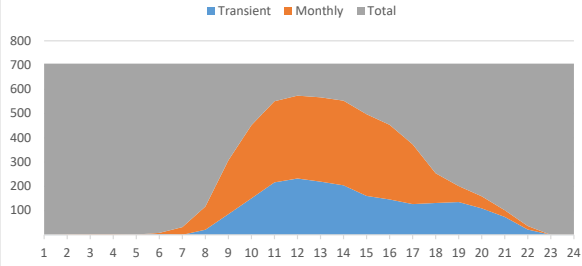
Peabody Occupancy Wednesday 10/22/25



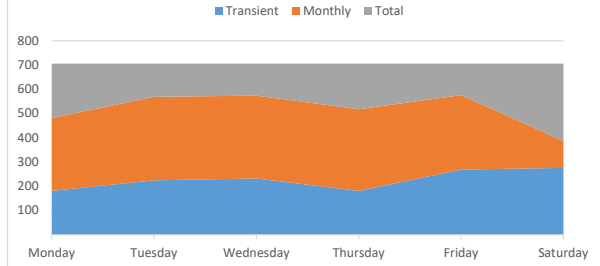
Peabody Occupancy Week of 10/25/25



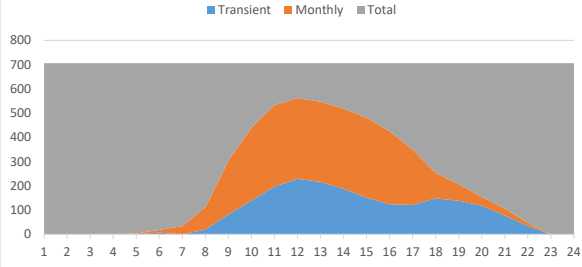
Pierce Occupancy Wednesday 10/1/25



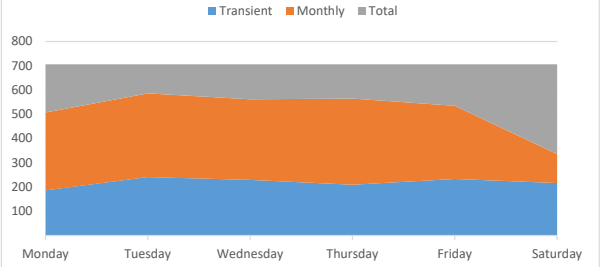
Pierce Occupancy Week of 10/4/25



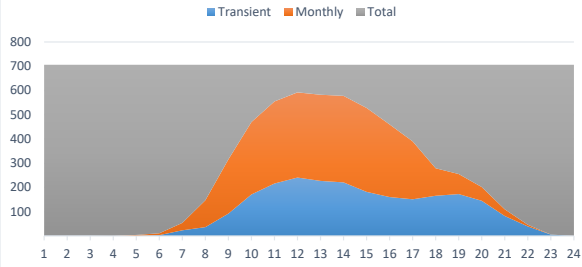
Pierce Garage Occupancy Wednesday 10/08/25



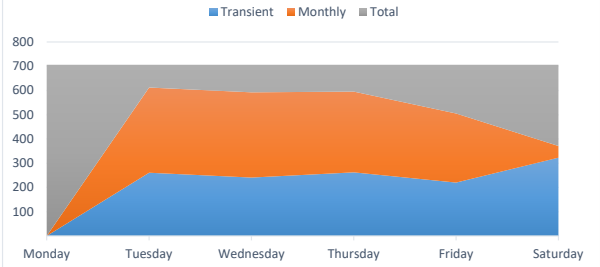
Pierce Garage Occupancy Week of 10/11/25



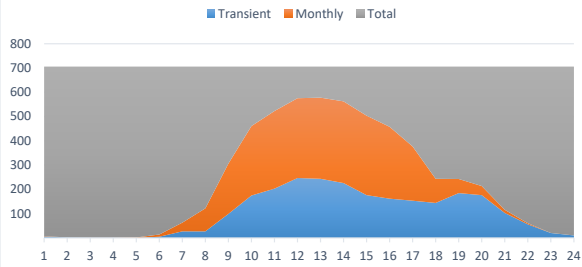
Pierce Occupancy Wednesday 10/13/25



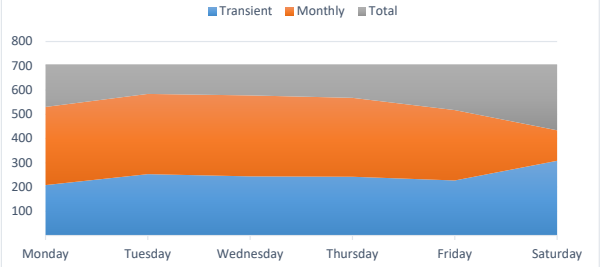
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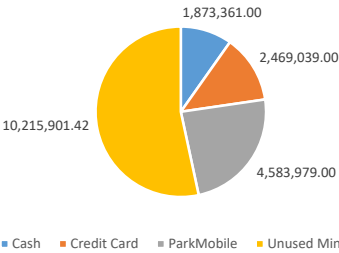
Pierce Occupancy Wednesday 10/22/25



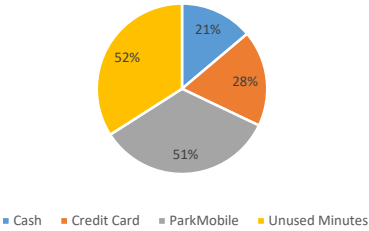
Pierce Occupancy Week of 10/25/25



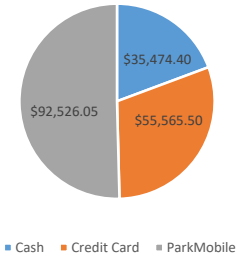
November - Total Minutes - 8,926,379 Out of 19,822,320



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November - Meter Revenue



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