

**BIRMINGHAM CITY COMMISSION
MUNICIPAL BUILDING, 151 MARTIN
MONDAY, DECEMBER 4, 2023
6:15 P.M.
SPECIAL MEETING
(WORKSHOP)**

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to participate in a discussion regarding the public parking system.

I. CALL TO ORDER

Elaine McLain, Mayor

II. ROLL CALL

Alexandria Bingham, City Clerk

III. PRESENTATION & DISCUSSION

A. Introduction

B. Presentation

1. Parking Operations
2. Parking Garage Repairs
3. On-Street Parking Changes
4. EV Charging – RFP Update

C. City Commission Discussion and Comment

IV. PUBLIC COMMENT

V. ADJOURN

Should you wish to participate in this meeting, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760

You may also present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance. Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).



Parking Update

City Commission Workshop

Parking Department

Date: December 4, 2023



Parking Update

Introduction

- Parking Operations
- Parking Garage Repairs
 - Update
 - Signage
- On-Street Parking Changes
 - Removal of 1 Hour Zones
 - Expansion of 15 Minute Parking
 - Dynamic Pricing
- EV Charging
 - Locations
 - City's 1st fully EV vehicle



Parking Operations

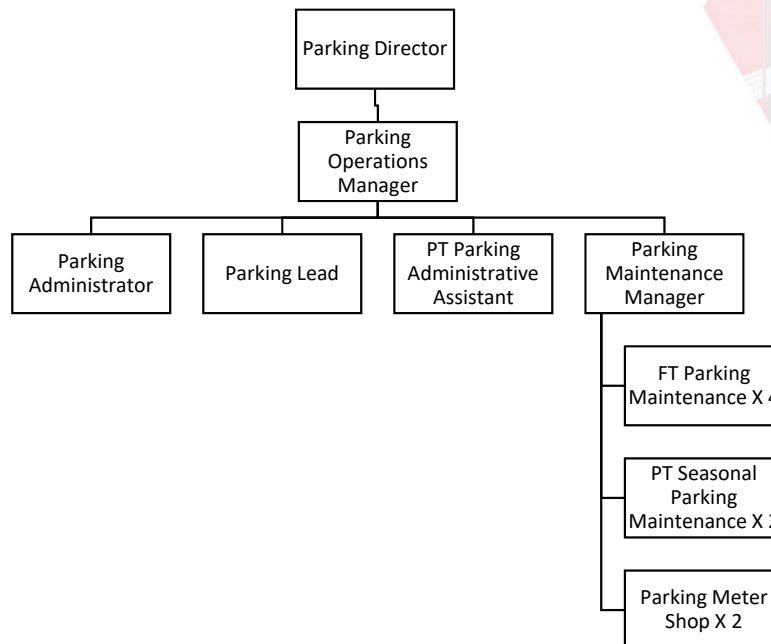
Transitioning from SP+ to City operated

- The City began collecting the daily revenue from the parking garages on October 1, 2023
- Written notice of termination was issued to SP+ on November 27, 2023
- SP+ has acknowledged the termination of our agreement and has agreed to work amicably with the City during the transition
- Proposed transition is January 8, 2024



Parking Operations - Staffing

- Proposing a department of approximately 11 people
- Some staff will transition from SP+

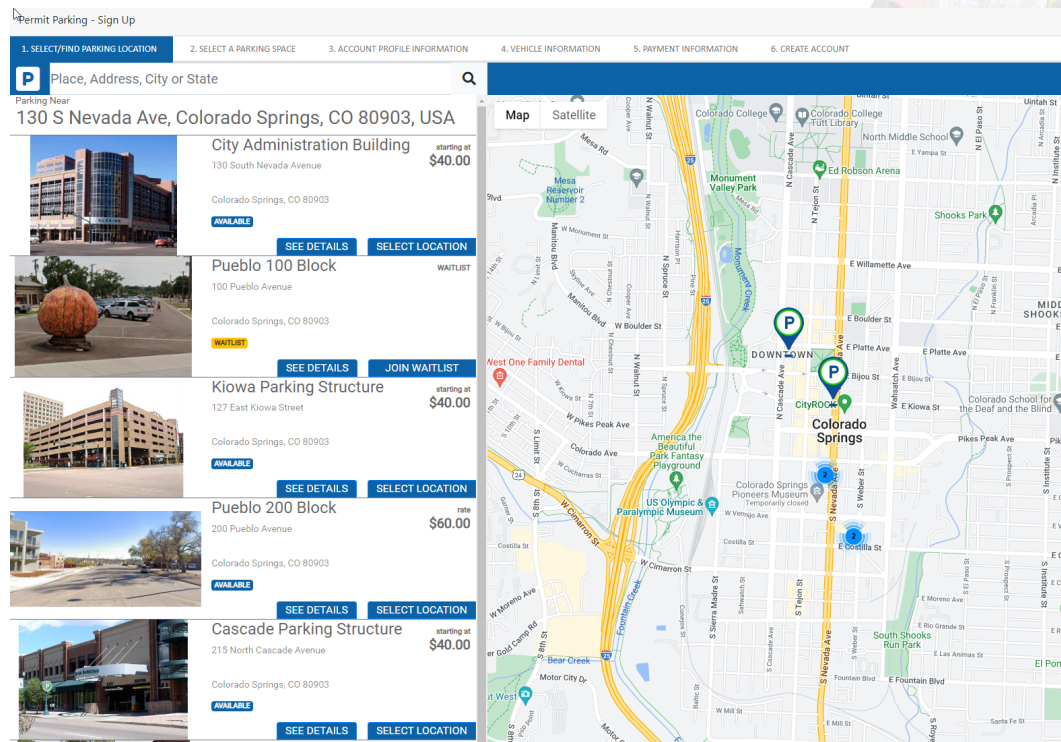


Parking Operations – Monthly Parking

- New TIBA parking equipment has been working well
 - Increased speed of entrance and exit
 - Positive feedback from users
- The City purchased Zephire monthly parking software with the purchase of the new TIBA parking equipment
 - The new monthly parking software will allow the department to manage all monthly parking
 - Parkers will be able to manage their own account
- Intercom calls
 - Will go to local parking office during business hours
 - Will go to a call center during off-hours
 - Call Center is located in Indianapolis
 - Is a parking specific call center
 - Estimated savings of 78% per month from the current call center

Parking Operations – Monthly Parking

- Example of what the monthly parking platform could look like



Parking Garage Repairs

- The parking system is in the middle of a multi-year repair project for all five parking garages
- Wiss, Janney, Elstner (WJE) is the engineering consultant selected by the City
- WJE provided assessments for all five garages in 2020-21
- Structural and aesthetic repairs have been planned and budgeted at all five garages
 - Structural – façade, concrete, stairwells, hand rails, waterproofing, mechanical, electrical, plumbing
 - Aesthetic – painting, LED lighting
- Immediate repairs were completed at N. Old Woodward, Park St., and Peabody garages in 2021-22



Parking Garage Repairs

- Schedule for garage repairs
 - N. Old Woodward – 2022-23
 - Chester & Peabody – 2024
 - Pierce & Park St. – 2025
- Park St. roof repair
 - Birmingham Fire & Building Department closed the roof of the Park St. garage roof due to interior railing not meeting current Building Code
 - Belfor Restoration will be installing a temporary plywood railing that meets the current Building Code
 - A permanent replacement will be implemented with the long-term repairs by WJE



Parking Garage Repairs – Lot 5

- Lot 5 (surface lot portion of N. Old Woodward)
- Repaved and restriped in summer of 2023
- New island installed at the Woodward entry/exit
- New drive lanes installed at the Bates entry/exit



Parking Garage Signage

Signage

- All exterior garage signs are included as part of the City's Wayfinding Signage Project. This includes blade signs, space counters, and garage identifiers (i.e. color coordinating)
- The Parking Department recently requested proposals for the replacement of all interior parking garage signage
- Included in this scope were the following signage types:
 - Directional
 - Pedestrian
 - Elevator
 - Level indicators
- Proposals are due December 1, 2023



On-Street Parking - Current Meter Program

- The City is currently using CivicSmart LNG Smart Meters. Guests can pay for parking at the meters in one of three different ways:
 - Coins – least popular form of payment
 - Credit Card (All four major cc's accepted) – 2nd most popular form of payment
 - ParkMobile (Mobile App) – Most popular form of payment
- The City currently has four different time zones that restrict the maximum time a person can park at a meter
 - 1 hour
 - 2 hours
 - 4 hours
 - 12 hours
- Patrons can park in a metered parking space for one of the 4 time frames from 9 a.m. – 5 p.m. From 5 p.m. – 9 p.m. the time limits at the 1 hour and 2 hour zones extend to 4 hours so patrons are not forced to move their vehicles during that time frame
- Currently, parameters are in place that prevent a patron from being able to pay by credit card or ParkMobile after the max time (1, 2, 4, 12 hours) has been reached (a patron must move their vehicle to another zone or receive a citation)

On-Street Program – Recommended Changes

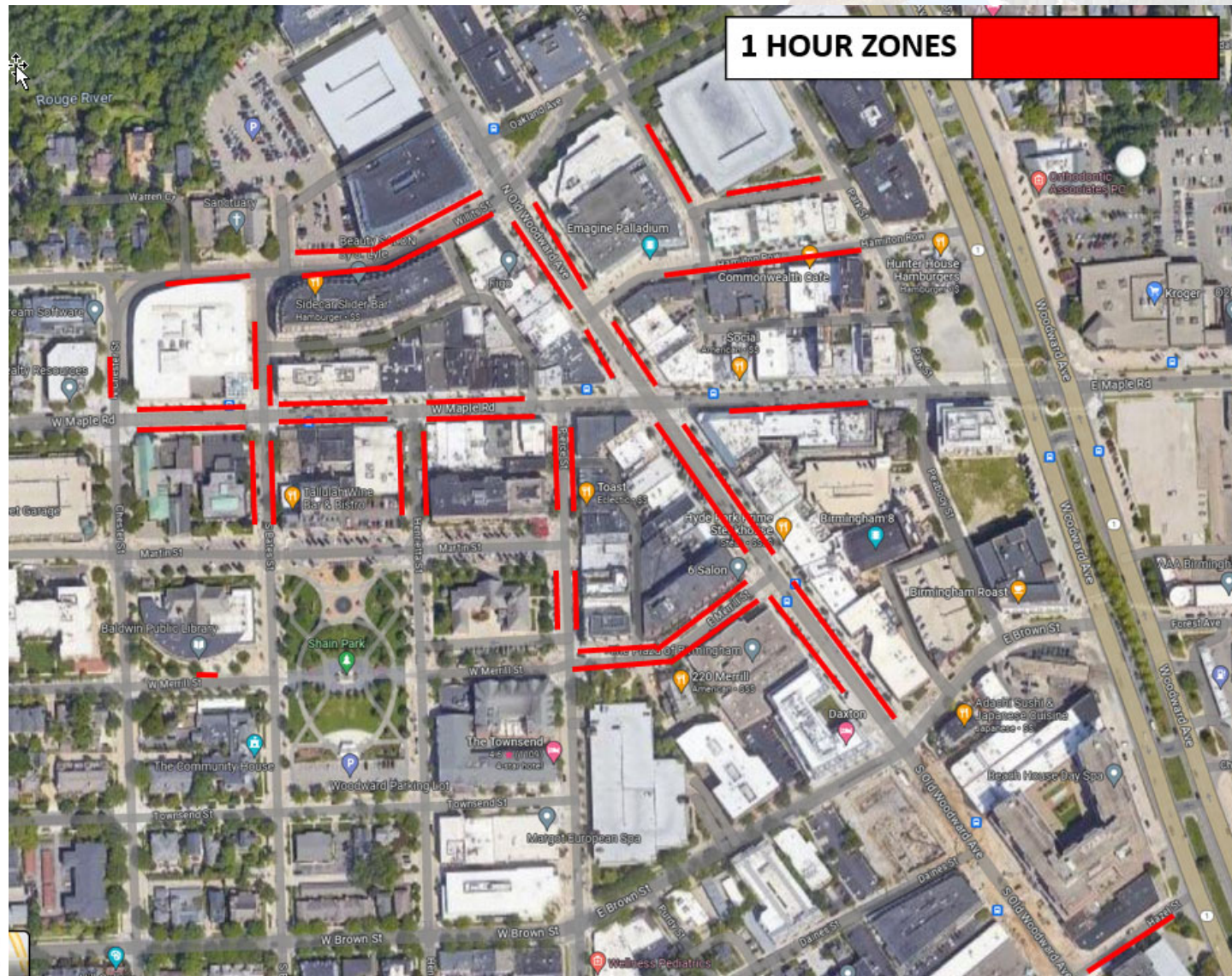
- City staff is proposing to make the following changes to enhance the on-street parking experience
 1. Convert all 1 hour zones to 2 hour zones
 2. Identify specific parking spaces to convert to short-term parking
 3. Implement “Dynamic Pricing”

On-Street Program – Recommended Changes

1. Convert all 1 hour zones to 2 hour zones

- According to the BSD (Birmingham Shopping District) the average length of stay for a visiting patron is 2 hours
- One of the more common complaints is that it takes longer than 1 hour to go out to eat, get your hair done, or complete a workout/yoga class

1 HOUR ZONES



On-Street Program

2. Expand Short-Term Parking (15 Minute) Program

- Expand 15 minute pilot program to 16 spaces throughout downtown to provide locations for deliveries (FedEx & UPS), DoorDash, & GrubHub, etc.
- Providing spaces for these services will hopefully decrease the current offenses of those parking in the left-hand turn lanes, in ADA spots, and hashed off areas next to ADA spaces
- Having a reliable sensor program that will alert Parking Enforcement Officers of offenders is the key a successful program



On-Street Program

3. Dynamic Pricing

- Strategically charge higher rates at select meters at specific times of day
- Charging higher rates will incentivize parking in spaces further away from the most popular zones, spreading out parking and making the structures more appealing to use
- Current meters have the ability to communicate variable rates and hours

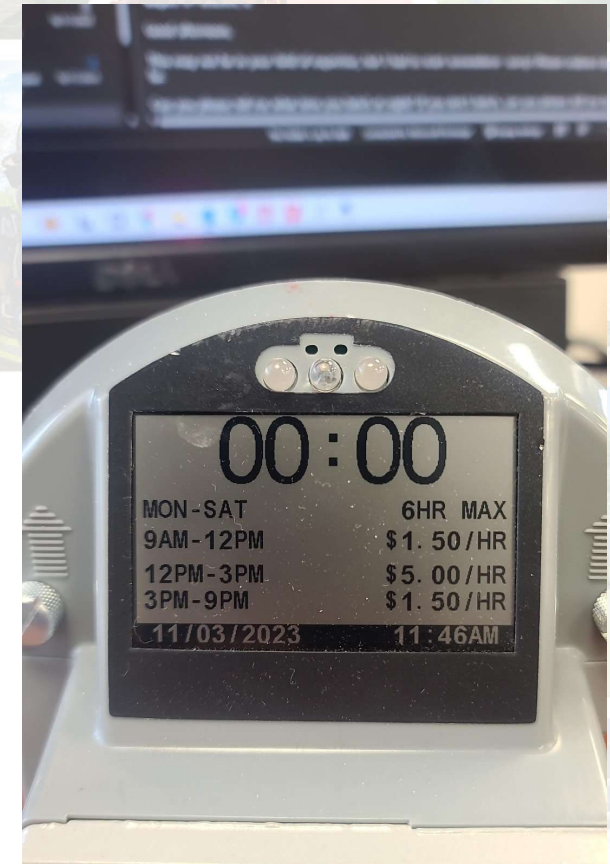


On-Street Program

3. Dynamic Pricing - Continued

- Propose to flex rates based on the popularity of peak demand

TIME	RATE
9 A.M. – 12 P.M.	\$1.50
12 P.M. – 3 P.M.	\$3.00
3 P.M. – 6 P.M.	\$1.50
6 P.M. – 9 P.M.	\$3.00



Public Electric Vehicle Charging

- The City submitted an Invitation to Bid for EV charging stations at the following locations:
 - 5 dual port stations (10 parking spaces) in Lot 7 (Shain Park lot)
 - 5 dual port stations (10 parking spaces) in the Chester St. Garage
- Contractors are responsible for all costs associated with the deployment of EV charging station infrastructure, shall collect revenue for providing EV charging services, and shall share a percentage of that revenue with the City
- The City is responsible for upgrading the electrical panels at both locations to support EV charging. Contractors are responsible from the panel out
- There were seven (7) respondents to the ITB (Dec 1 deadline)

Electric Vehicle Added to Fleet

- The City just purchased it's first full EV vehicle, a F-150 Lightning
- Vehicle will be used by the Parking Department



Table 14

ADEQUACY OF FUTURE
PARKING SPACES

(At FAR Equivalent to 2.00)

Parking Spaces Remaining after Proposed Development, plus Spaces
from Construction of Additional Parking Facilities

	<u>Number of Spaces</u>	<u>Percent of Need</u>
Northwest Quadrant	1,896	142.2
Northeast Quadrant	1,302	118.0
Southwest Quadrant	2,373	105.6
Southeast Quadrant	<u>977</u>	76.0
TOTAL	6,548	109.7

Parking Spaces Remaining after Proposed and Potential Development, plus
Spaces from Construction of Additional Parking Facilities

	<u>Number of Spaces</u>	<u>Percent of Need</u>
Northwest Quadrant	1,792	97.7
Northeast Quadrant	1,282	78.2
Southwest Quadrant	2,081	70.2
Southeast Quadrant	<u>907</u>	41.6
TOTAL	6,062	70.4

Table 8
EXISTING, PROPOSED AND POTENTIAL BUILDING AREA
AND PARKING NEEDS
(At FAR Equivalent to 4.00)

	Total of Existing, Proposed and Potential Development In Square Feet	Parking Needs ¹	Percent of Needs Met by Spaces Remaining after Proposed and Potential Development
Northwest Quadrant	968,225	3,227	25.3
Northeast Quadrant	679,996	2,267	42.3
Southwest Quadrant	1,122,069	3,740	33.3
Southeast Quadrant	950,250	3,168	3.4
TOTAL	3,720,540	12,402	25.2

¹ Existing parking needs base on one parking space per 300 square feet of building area in the CBD. The Birmingham Zoning Ordinance currently requires retail uses outside established parking assessment districts to provide one space per 300 square of building area. Other uses must provide parking spaces in the following ratios:

furniture and appliance stores: 1 space/1,000 square feet
general office establishments: 1 space/300 square feet
medical office establishments: 1 space/150 square feet
restaurants: 1 space/75 square feet