

Meeting notes: Farmington Parking Advisory Committee Meeting

Nov 28, 2018

Attendees

Bill Galvin <bgalving@farmgov.com>
Kenneth Crutcher <crutcherk@crutcherstudio.com>,
David Murphy <DMurphy@farmgov.com>,
Frank Demers <FDemers@farmgov.com>,
Chris Halas <ch.halas@gmail.com>,
Joe Mantey <cheeseladyfarmington@gmail.com>

Agenda

1. Roll call - 7 p.m.
2. Approval of the agenda - Approved
3. Approval of the September 2018 Parking Advisory Committee Minutes — Approved
4. Public Comment — No Public Comments
5. Discussion on list of parking committee accomplishments —

Chief Demers presented an extensive, detailed list of accomplishments by the Parking Committee since its formation in 2015.

Galvin asked for clarification and more specifics regarding some of the items on Chief Demer's list. Chief Demers clarified many of Galvin's comments in the course of the meeting, but also agreed to revise the list with a greater level of detail for inclusion within these minutes. The following is the revised list submitted by Cheif Demers on Friday, 11/30/18:

TIMELINE OF FARMINGTON PARKING ADVISORY COMMITTEE ACCOMPLISHMENTS

June 16, 2015 – First official meeting of the Farmington Parking Advisory Committee (FPAC). Outcome: Short term and long term goals were set and a plan was put into place to direct enforcement of parking ordinances.

July 2015 – Former FPAC Chair Elizabeth Turton made the first presentation to Council recommending 3 hour time limited parking and increasing parking fees from \$10 to \$25. Additional signage identifying time-limited parking was also recommended. Outcome: These recommendations were fully supported by Council.

July 2015 – Created color-coded map of Downtown Farmington to identify untimed and timed lots.

July 2015 – Organized a presentation from parking Kiosk and metered parking vendors.
August 2015 - Article in Main Street Messenger regarding changes to downtown parking.

January 2016 – Recommended two (2) 15 minute Loading Zone in North Lot which were approved by City Council. A recommendation was also submitted to change the time limited parking on Grand River Avenue from 2 hours to 30 minutes. Outcome: Council approved the plan to implement the loading zones, but did not approve that request to change time limited parking on Grand River Avenue.

February 2016 – Researched and recommended Permit parking for Cook Building apartment residents. Outcome: Approved by Council

February 2016 - Identified additional time limited parking spaces along the west side of the Village Shoe Inn (previously thought to be private property). Outcome: 3 hour time limited parking signage was installed in this area and enforcement of those signs was initiated.

February 2016 – Engaged with Salem Church and Masonic Temple to use their lots for additional untimed parking. Outcome: Masonic Temple agreed to open up their parking lot for untimed parking. This lot is mainly used by North Lot employees. The PAC decided not to move forward with further engagement with Salem Church as their terms were not feasible.

February 2016 – Recommended ordinance prohibiting overnight parking in the State Street lot. Outcome: Approved by Council.

March – 2016 Identified and recommended additional untimed parking spaces on Thomas Street, School Street, Mayfield Street and State Street. Outcome: Approved by Council. Traffic Control Orders were amended to include additional street side parking in these areas.

March 2016 – Organized a discussion on financing of a public parking deck. This discussion included a presentation from a specialist in venture capital financing.

November 2016 – Identified additional public parking spaces in the South Lot behind the Vines and Clappison Building. These spaces were previously thought to be private. Outcome: Time limited parking signs were installed in these area and enforcement is ongoing.

January 2017 – Research to determine the economic value of parking spaces in downtown Farmington.

June 2017 – Consulted with OHM to research plans to redesign the striping in the South Lot to increase parking capacity. Outcome: Plans to restripe the South Lot to add additional parking are on hold until funding becomes available for this project.

June 2017 – Worked with the DDA to commission an updated parking analysis conducted by Walker Parking Consultants. Outcome: Walker study confirmed that parking enforcement is working.

July 2017 - Networking meeting with the City of Birmingham parking department.

August 2017 - Provided recommendations to Council to implement an ordinance prohibited Re-Parking in the downtown time-limited lots as well as an ordinance prohibiting the removal of the parking enforcement officers chalk mark. Outcome: Approved by Council.

October 2017 - Work with DDA to improve signage to better direct people to untimed lots. Outcome: New signage has been installed. Discussions are ongoing to further

improve wayfinding signage.

January 2018 - Created the Farmington Parking Matrix, a working document that identifies all of the private and public lots in the downtown Farmington area, the parking capacity of those lots and the owner information associated with those lots.

June 2018 – Reached an agreement with Chemical Bank to allow public parking in their lot after business hours. Outcome: Signage was installed permitting untimed parking in this lot after bank business hours.

July 2018 – Researched and recommended an ordinance to increase fines for repeat parking offenders. Outcome: Approved by Council.

Ongoing – Work to create public/private partnerships to create additional parking.

Ongoing – Monthly meeting to identify and evaluate long term parking management solutions.

Ongoing – Listen to complaints and/or recommendations from the public regarding parking related issues in the downtown area.

Ongoing – Educate employees and business owners on untimed parking spaces.

Outcome: Parking behavior has been modified in such a way that it supports the downtown business community.

Committee discussion regarding the list supplied by Chief Demers is summarized as follows:

Dialog between public and private entitees to improve the parking scenario in downtown Farmington has in many cases been fruitful. 60-80 new public parking spaces have been put into use. The committe has made recommendations to council. Not all have been approved. But the excercise of reviewing the list by Chief Demers raised committee awareness of items that can and should be reconsidered. Motorist behavior has been modified, which has resulted in improvements for the business community.

6. Discuss providing a data driven parking solutions in the area of Warner, School and Thomas Streets —

David Murphy provided all committee members The ROWE PROFESSIONAL SERVICES COMPANY Traffic Impact Assessment and Parking Analysis for Midtown Farmington.

The full report is on file in the City Managers office and can be viewed by anyone. Halas pointed out that the survey is based on a redevelopment plan that is no longer under consideration, but that The ROWE PROFESSIONAL SERVICES COMPANY Traffic Impact Assessment and Parking Analysis for Midtown Farmington is a potentially valuable tool that can be used for further consideration of potential future redevelopment projects in the area. Galvin suggested that more research needed to be done before specific solutions can be determined and recommended. For example, some boundaries and property lines within that area are not clearly indicated in the report. Other city data needs to be considered. David Murphy agreed to research and provide more data for those areas.

Mantey acknowledged that the research could take time and would not likely be available to impact our next meeting.

7. Discussion to determine the economic value of a parking space in downtown:

Galvin provided information from the book “The High Cost of Free Parking” By Donald Shoup

Committee dialog regarding the information presented is summarized as follows: A compelling argument that free curb parking is not a public good. It's rival in consumption because only one car can occupy a parking space at a time and there are many costs for not charging or at least time-limiting curb parking: traffic congestion, air pollution, accidents, wasted time and wasted fuel. The entire book is available at some libraries and for purchase at booksellers.

8. Discuss the best practices for public/private partnerships — David Murphy provided an update regarding his continued work with both Chase and Citizens banks to allow public parking in their lots. While not an immediate parking related accomplishment, Murphy informed the committee that the rapport he is developing with Citizens Bank resulted in sidewalk improvements on their site which has improved pedestrian safety. Murphy said he will continue to update the committee on his talks with both banks in future meetings.

9. Discuss Pedestrian Access from Parkint to Shopping — Halas provided the committee with an article published in the Oakland County Times that suggested the committee has been pursuing a course of action that has improved the business climate in downtown Farmington.

The article suggests improving walkways between parking lots and businesses. This inspired Mantey to request that the city look into improve lighting and wayfinding between the North Lot and the MTC lot.

Further: the raising of parking fines for repeat offenders is a recommended tactic to improve business vitality. It's proven successful in other communities and is consistent with actions taken by this committee.

The full article can be found on this link:

<http://oaklandcounty115.com/2018/10/01/mml-1-we-need-more-parking-or-do-we/>

9. Public Safety Update — Chief Demers presented his report. The data showed that fewer tickets have been issued since the increased parking fine took effect, improving the overall atmosphere of motorist and parking compliance in Downtown Farmington.

10. Items for future discussion — Crutcher suggested that with the opening of the

Samurai restaurant the city needs to monitor how parking in the surrounding area will be impacted. Chief Demers along with the rest of the committee agreed that is a good idea.

Crutcher also asked that agenda be re-ordered to improve meeting flow and efficacy. He would like Chief Demer's monthly report to be one of the first items on the agenda. This was not a formal motion, but all committee members agreed it was a good idea.

Galvin would like to discuss a plan for examining the existing conditions and capacity levels of the downtown's current inventory of long-term parking spaces.

11. Committee comments — Mantey asked the committee for their thoughts on postponing the December meeting to January as many of the actions related to the agenda items will take time to research and prepare. For both that reason and the fact that he will be traveling in December, Halas supported the idea of postponing the meeting. Crutcher needed to consider it further and said he would get back to Mantey about his availability. Galvin said he would prefer to have the December meeting. According to the bylaws of the committee, the chair (Mantey) is authorized to make the decision. As of this writing a decision about the December meeting has not been made.

12. Adjourn 8:37 p.m.