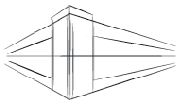


Parking Study

Grosse Pointe, MI
Draft Report Presentation
Rich & Associates



Parking Supply

Public Parking Supply			
	On-Street Totals	97	8%
	<u>Off-Street Totals</u>	<u>979</u>	<u>81%</u>
	Public Parking Total	1,076	89%
Private Parking Supply			
	<u>Private Parking Total</u>	<u>133</u>	<u>11%</u>
TOTAL PARKING SUPPLY		1,209	

Parking Supply



PARKING STUDY
FOR
GROSSE POINTE MICHIGAN

RICHS & ASSOCIATES
PLANNERS & ARCHITECTS

LEGEND

BLOCK NUMBER
①

STUDY AREA
[Orange dashed line]

OFF-STREET PARKING

- 2 HOUR METER [Pink box]
- PUBLIC [Green box]
- PERMIT [Blue box]
- PRIVATE [Red box]

ON-STREET PARKING

- 2 HOUR METER [Yellow line]
- RESIDENTIAL PERMIT [Blue line]

BLOCK FACE SIGNAGE

SCALE

PARKING SUPPLY

DATE	1/17
SCALE	AS SHOWN
PROJECT	GROSSE POINTE
CLIENT	THE CITY OF GROSSE POINTE
PROJECT NO.	1000000000

MAP 2 Pg. 5

Surveys

- Pedestrian Surveys in lots 2 & 3
 - What is your destination?
 - Lot 2 – Starbucks, Kroger & TCBY
 - Lot 3 – Top destinations Neighborhood club, Kercheval Dance & Beaumont
 - Are you visiting multiple destinations?
 - Lot 2 - 69% single destination (Tuesday, May 9th)
 - Lot 3 – 83% single destination (Tuesday, May 9th)
 - How long do you anticipate your stay?
 - Lot 2 – 10min - 20min (top answer)
 - Lot 3 – 50min – 1 hr (top answer)

Occupancy



PARKING STUDY FOR GROSSE POINTE MICHIGAN

RIORDAN ASSOCIATES
PLANNERS ARCHITECTS ENGINEERS

LEGEND:

- ① BLOCK NUMBER
- ▭ STUDY AREA

PARKING OCCUPANCY:

- 100% through 100%
- 75% through 99%
- 50% through 74%
- 0 through 49%

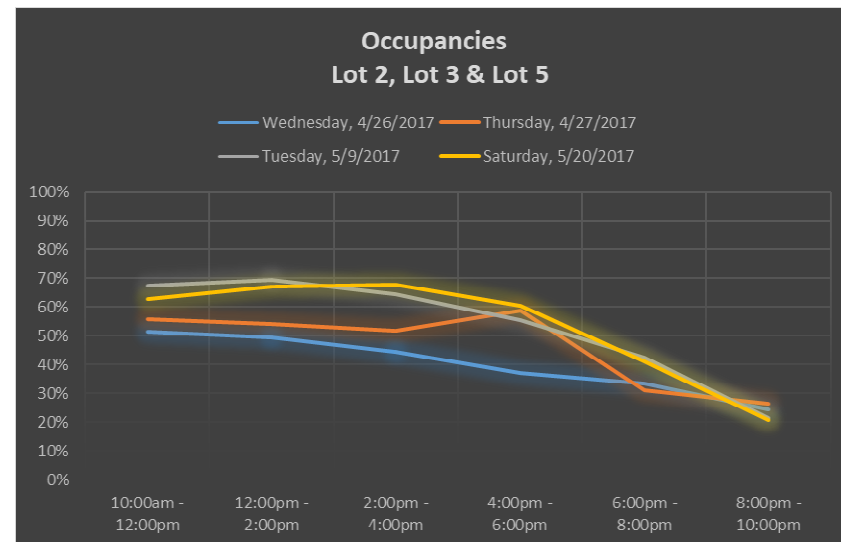
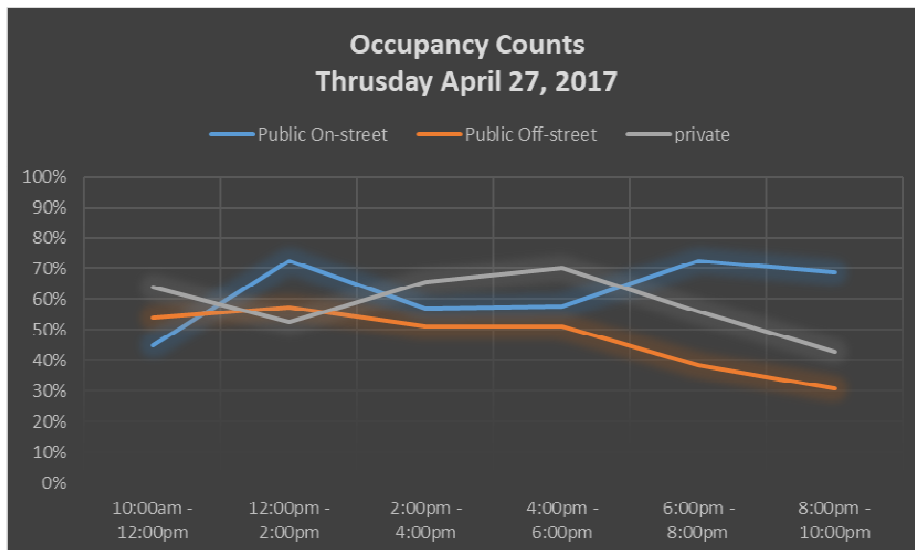
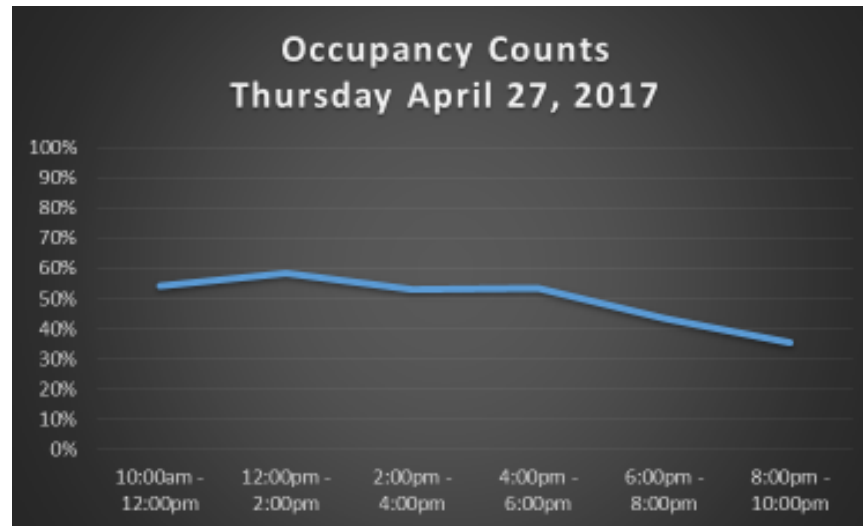
BOOKFACE KEY PLAN

Sheet No. **PARKING OCCUPANCY**
Thursday, April 27, 2017
PGM: 10:00AM - 2:00 PM

Client	PGM
Site	411
Date	02/22/2017
Checked by	PGM
Scale	As Shown

MAP 3 Pg. 11

Occupancy



Turnover

Parking Turnover Summary of 2 hour or less on-street spaces	
Vehicles that remained less than 2 hours	508 (95.4%)
Vehicles that remained between 2 and 4 hours	20 (3.7%)
Vehicles that remained between 4 and 6 hours	4 (less than 1%)
Vehicles that remained between 6 and 8 hours	0 (0%)
Vehicles that remained between 8 and 10 hours	0 (0%)
Total number of vehicles observed	532
Total number of stalls analyzed for turnover	109
Turnover Rate	4.8
Source: Rich and Associates Field Observations	

Surplus/Deficit



Surplus/Deficit



PARKING STUDY FOR GROSSE POINTE MICHIGAN

RIEM & ASSOCIATES
PLANNERS & ARCHITECTS

PROJECT: GROSSE POINTE PLANNING

CODE:

- ⊙ BLOCK NUMBER
- ▭ STUDY AREA

SURPLUS OF PARKING

- +100
- 0 through 99

DEFICIT OF PARKING

- 99 through -1
- 100 +

BLOCK FACE KEY PLAN

Sheet:

PARKING SURPLUS/DEFICIT FUTURE

DATE:	1/17
DATE:	1/17
DATE:	1/17/2017
DATE:	1/17

MAP 5 Pg. 36

Block 2 Development

Parking Demand

Block 2 Current Demand	Gross Leasable Area	RSA Parking Generation Ratio (GLA/1,000*ratio)	Parking Need
Medical Office	5,479	4	22
General Office	20,243	3.00	61
Commercial	24,499	2.25	55
Restaurant	6,549	5.00	35
Total Current Parking Demand			173

Proposed Development for Lot 2	Gross Leasable Area	RSA Parking Generation Ratio (GLA/1,000*ratio)	Parking Need
Hotel	124	0.81	100
Commercial	3,000	2.25	7
Total Parking Demand for New Development			107

New Parking Demand for Block 2

New Development	107
Existing Development	173
Total Parking Demand for Block	280

Parking Supply

Block 2 New Parking Supply

Spaces proposed in structure	257
New spaces in lot in front of bank	8
New spaces in alley	16
Total New	281
Remaining public spaces in Block 2	39
Block 2 Total	320

New Block 2 Surplus Deficit

Parking Demand including development	280
New parking supply	320
Total	40

*Parking Displaced From Development

*Lot 2 parking lot	114
*Lot in front of bank	26
Total lost	140



Block 3 Development

Parking Demand

Block 3 Existing Demand	Gross Leasable Area	R&A Parking Generation Ratios (GLA/1,000 ^{sq} ratio)	Parking Need
Medical Office	21,291	4.00	85
General Office	4,430	3.00	13
Commercial	15,545	2.25	35
Restaurant	5,102	5.00	26
Health Club	20,140	3.00	60
Total Current Parking Demand			219

Proposed Development for Lot 3	Gross Leasable Area	R&A Parking Generation Ratios (GLA/1,000 ^{sq} ratio)	Parking Need
Multiple Family Residence	21	2	32
Commercial	8,000	2	16
Total Parking Demand for New Development			49.5

New Parking Demand for Block 3

New Development	49.50
Existing Development	219.38
Total	268.88

Parking Supply

Block 3 New Parking Supply

Spaces Proposed for Lot 3	176
Remaining public spaces in Block 3	70
Total	246

New Block 3

Parking Demand including development	269
New parking supply	246
Surplus/Deficit	-23

* Parking Displaced From Development

*Lot 3 parking lost from development (all but 17 along the north edge of the lot)	203
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Issues Related to Construction

- Interim Parking
 - Where
 - Employee Parking
 - Visitor Parking
 - Access During Construction
 - Marketing and a Monthly Newsletter

Questions