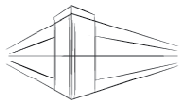


# Parking Study

**Grosse Pointe, MI**  
**Draft Report Presentation**  
**Rich & Associates**



# Parking Supply

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

# Parking Supply



**PARKING STUDY**  
FOR  
**GROSSE POINTE MICHIGAN**

**RICH & ASSOCIATES**  
PLANNERS & ARCHITECTS

**LEGEND**

- ⊙ BLOCK NUMBER
- ▭ STUDY AREA

**OFF-STREET PARKING**

- ▭ 2 HOUR METER
- ▭ PUBLIC
- ▭ PERMIT
- ▭ PRIVATE

**ON-STREET PARKING**

- ▭ 2 HOUR METER
- ▭ RESIDENTIAL PERMIT

**BLOCK FACE SIGNAGE**

**SCALE**

**PARKING SUPPLY**

|          |           |  |
|----------|-----------|--|
| DATE     | 1/17      |  |
| SCALE    | 1" = 100' |  |
| DESIGNER | RTKL      |  |
| CLIENT   | RTKL      |  |

**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 9<sup>th</sup>)
    - Lot 3 – 83% single destination (Tuesday, May 9<sup>th</sup>)
  - 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**

**RIDING ASSOCIATES**  
PLANNERS ARCHITECTS ENGINEERS

**LEGEND:**

- ① BLOCK NUMBER
- ▭ STUDY AREA

**PARKING OCCUPANCY:**

- Red: 80% through 100%
- Yellow: 70% through 89%
- Green: 60% through 69%
- Blue: 0 through 49%

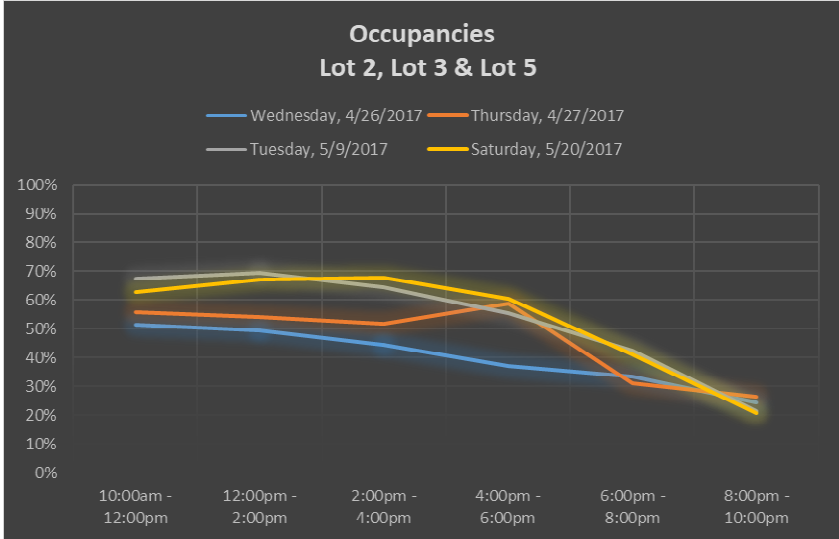
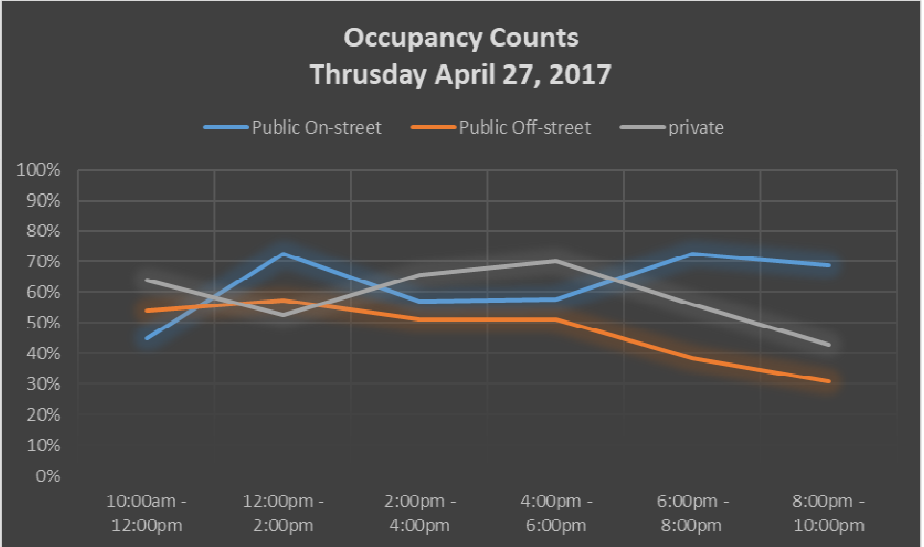
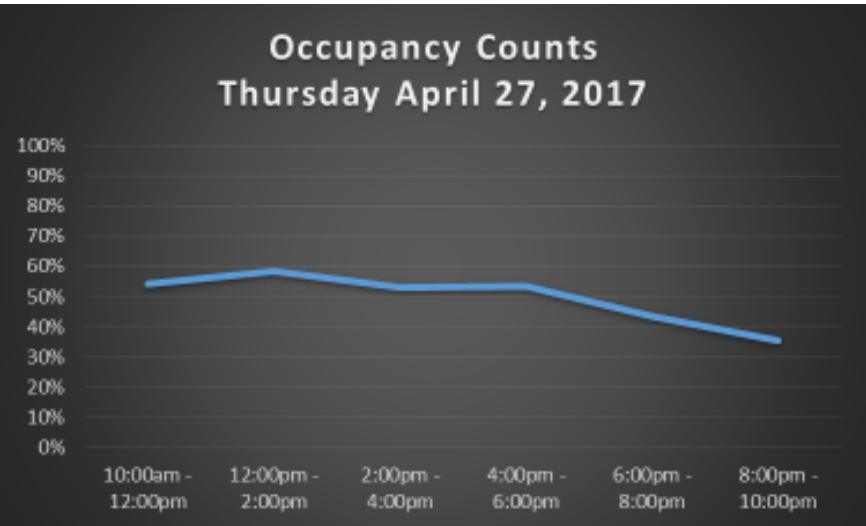
**BOOKFACE KEY PLAN**

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

|            |            |
|------------|------------|
| Client     | PGHW       |
| Site       | 411        |
| Date       | 02/22/2017 |
| Checked by | W          |
| Scale      |            |

**MAP 3** Pg. 11

# Occupancy



# Turnover

| Parking Turnover Summary<br>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



**PARKING STUDY FOR GROSSE POINTE MICHIGAN**

**RION & ASSOCIATES**  
PLANNERS & DESIGNERS

PROJECT: GROSSE POINTE PLANNING

**CODE**

- Block Number
- Study Area

**SURPLUS OF PARKING**

- +33
- 0 through 30

**DEFICIT OF PARKING**

- 33 through -1
- 33 +

**SURPLUS/DEFICIT**

**CURRENT**

**MAP 4** Pg. 31



# 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**

Block 1: 1  
Block 2: 2  
Block 3: 3  
Block 4: 4  
Block 5: 5  
Block 6: 6

Sheet: **PARKING SURPLUS/DEFICIT FUTURE**

|       |            |
|-------|------------|
| DATE: | 07/11      |
| DATE: | 07/11      |
| DATE: | 07/11/2011 |
| DATE: | 07/11/2011 |
| DATE: | 07/11/2011 |
| DATE: | 07/11/2011 |

**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           |
| <b>Total Current Parking Demand</b> |                     |  | <b>173</b>   |

| 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            |
| <b>Total Parking Demand for New Development</b> |                     |  | <b>107</b>   |

## New Parking Demand for Block 2

|                                       |            |
|---------------------------------------|------------|
| New Development                       | 107        |
| Existing Development                  | 173        |
| <b>Total Parking Demand for Block</b> | <b>280</b> |

## 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         |
| <b>Total New</b>                   | <b>281</b> |
| Remaining public spaces in Block 2 | 39         |
| <b>Block 2 Total</b>               | <b>320</b> |

## New Block 2 Surplus Deficit

|                                      |           |
|--------------------------------------|-----------|
| Parking Demand including development | 280       |
| New parking supply                   | 320       |
| <b>Total</b>                         | <b>40</b> |

## \*Parking Displaced From Development

|                       |            |
|-----------------------|------------|
| *Lot 2 parking lot    | 114        |
| *Lot in front of bank | 26         |
| <b>Total lost</b>     | <b>140</b> |



# Block 3 Development

## Parking Demand

| Block 3 Existing Demand             | Gross Leasable Area | R&A Parking Generation Ratios (GLA/1,000 <sup>sq</sup> 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           |
| <b>Total Current Parking Demand</b> |                     |   | <b>219</b>   |

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

## New Parking Demand for Block 3

|                      |               |
|----------------------|---------------|
| New Development      | 49.50         |
| Existing Development | 219.38        |
| <b>Total</b>         | <b>268.88</b> |

## Parking Supply

### Block 3 New Parking Supply

|                                    |            |
|------------------------------------|------------|
| Spaces Proposed for Lot 3          | 176        |
| Remaining public spaces in Block 3 | 70         |
| <b>Total</b>                       | <b>246</b> |

## New Block 3

|                                      |            |
|--------------------------------------|------------|
| Parking Demand including development | 269        |
| New parking supply                   | 246        |
| <b>Surplus/Deficit</b>               | <b>-23</b> |

## \* Parking Displaced From Development

|   |     |
|---|-----|
| *Lot 3 parking lost from development (all but 17 along the north edge of the lot) | 203 |
|---|-----|



# Issues Related to Construction

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

# Questions