

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Forest Avenue Parking Structure  
City of Ann Arbor/University of Michigan Partnership

Action  
Requested: Approval to Proceed with Design

Background:

In 1989, our parking consultant, BRW, completed the Central Campus Parking Study and recommended 1000 additional parking spaces be provided to meet the parking demand for Central Campus. Since that time the number of faculty and staff working on Central Campus has increased and surface parking spaces have been reduced due to Wyly Hall and the School of Social Work. In recent years, Central Campus has experienced a shortage of parking for faculty and staff.

The City of Ann Arbor and the South University Merchants have determined that in order to maintain and enhance the vitality of the South University business area, additional parking is required. City staff have determined the existing Forest Avenue parking structure cannot be cost effectively repaired and must be demolished.

In August 1998, the University agreed to assist in determining the feasibility of a shared parking structure at the corner of Forest Avenue/Willard. A feasibility team was formed, with representatives from the City of Ann Arbor, the Downtown Development Authority, and the University. The team determined that:

- A joint structure can be constructed and operated for the benefit of both the City and the University of Michigan.
- Based on current design estimates, the structure will accommodate approximately 867 parking spaces utilizing 7 levels above grade. The University would have the use of 32 percent, or approximately 277 parking spaces, and the City would have the use of 68 percent, or approximately 590 parking spaces. The exact number of spaces will depend upon the final approved design of the structure. All construction costs, including existing land value, property acquisition, maintenance and operating costs, will be shared proportionally to the agreed upon percentages. The City will own all land and the University of Michigan will fund equity in the property based on the agreed upon percentages.

APPROVED BY THE REGENTS ON

SEP 17 1999

- The City will direct the design and construction to meet University standards. The City has selected Luckenbach Ziegelman Architects, as project architect, and Carl Walker, Inc. as parking consultant. The University has successfully worked with these firms in the design of parking structures.

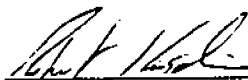
The Feasibility Team also determined that a shared Forest Avenue parking structure is in the best interests of both the City and the University of Michigan. Our master planning firm, Venturi, Scott Brown and Associates, Inc. concurs that the location of this parking structure is consistent with the developing master plan. City Council approved the project April 20, 1999, per the attached Resolution and design schematics.

We will return to the Regents with detailed budget information. If the costs and terms of the agreement appear satisfactory, we will seek approval from the Regents for the Executive Vice President and Chief Financial Officer to enter into an agreement to jointly develop and operate a Forest Avenue parking structure with the City of Ann Arbor.

The University will fund its share of the project from Parking Services' revenues. The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the \$120 million program, secured by a pledge of General Revenues, and authorized by the Regents.

We recommend the Regents approve proceeding with design of the Forest Avenue parking structure pursuant to a potential joint venture agreement with the City of Ann Arbor.

Respectfully submitted,



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Robert Kasdin  
Executive Vice President

September 1999  
attachments

**R-274-5-99**

**RESOLUTION TO APPROVE THE  
FOREST AVENUE PARKING STRUCTURE PROJECT**

Whereas, Pursuant to Council Resolution No. R-159-3-89, it is the City's Policy to have its own major projects reviewed by appropriate City departments to ensure that they adhere to relevant private development standards to the extent possible;

Whereas, On July 2, 1998 the Downtown Development Authority reaffirmed their commitment to construct a new parking structure on the S. Forest Avenue and Willard Street site and approved design scheme "F", which proposes utilizing all of the existing site, as well as three adjacent properties;

Whereas, On October 5, 1998 the City Council approved design scheme "F" for the footprint of the new Forest Avenue Parking Structure;

Whereas, The Public Services Department submitted plans to the Planning Department for an internal review of the plans, for the purpose of reporting to the City Administrator if the Forest Avenue Parking Structure project adhered to applicable City private development standards; and

Whereas, On April 20, 1999 the City Planning Commission met for the purpose of considering the Forest Avenue Parking Structure project and affirmed by resolution that the project does adhere to City private development standards, with the following eight exceptions: the front setback for the Willard Street frontage has been reduced to 1 foot (10 feet minimum required); the non-window wall side setback requirement along the C1A/R portion of the west property line has been reduced to 0 feet (17 feet, 6 inches minimum required); the width of the Willard drive opening has been reduced to 11 feet (15 feet minimum required); the width of the Forest Avenue drive opening has been expanded to 41 feet (30 feet maximum allowed); the parking aisle width has been reduced to 25 feet (26 minimum required); the parking stall sizes have been reduced to 8.5 feet by 17 feet for 90 degree parking and 8.5 feet by 17 feet for 70 degree parking (9 feet by 18 feet, and 9 feet by 20 feet are the minimums required, respectively); the amount of bicycle parking has been reduced to 32 Class B and 24 Class C spaces (27 Class A and 63 Class B spaces are required); and storm water retention will not be provided for the new impervious area being added to the site;

**RESOLVED**, The City Council approve the Forest Avenue Parking Structure project as submitted to and reviewed by the Planning Commission on April 20, 1999.

Presented to the Council on May 17, 1999  
by the Public Services Department

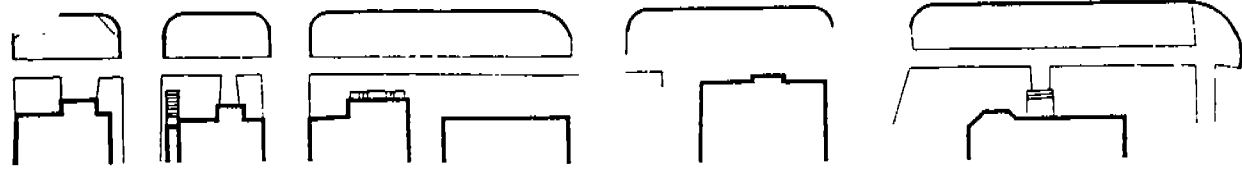
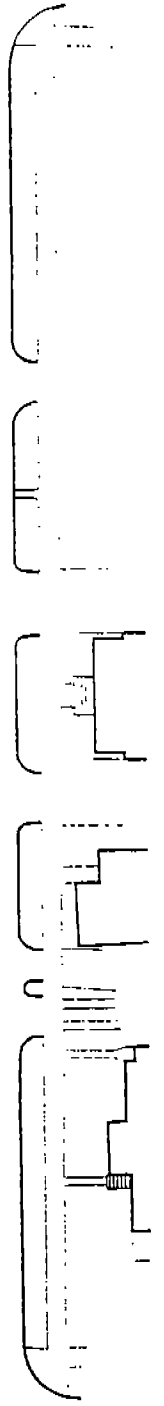
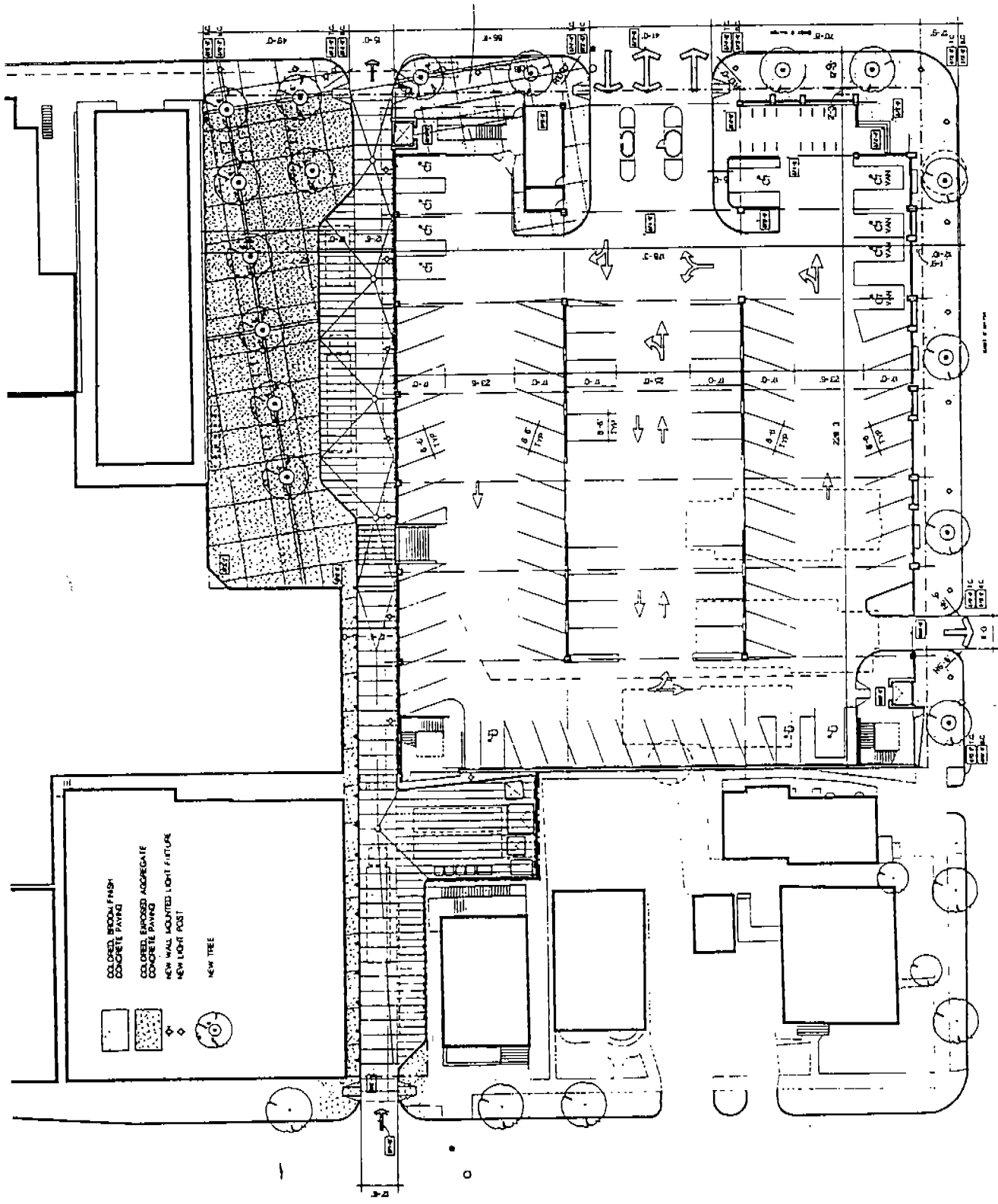
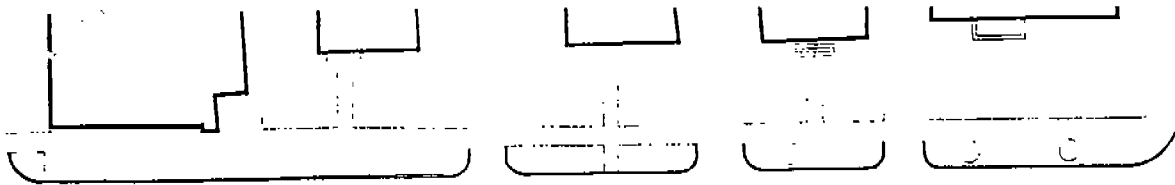
WRW:Al:sa (98015.20/forest6.wpd)

*WRW*  
**APPROVED  
BY COUNCIL**

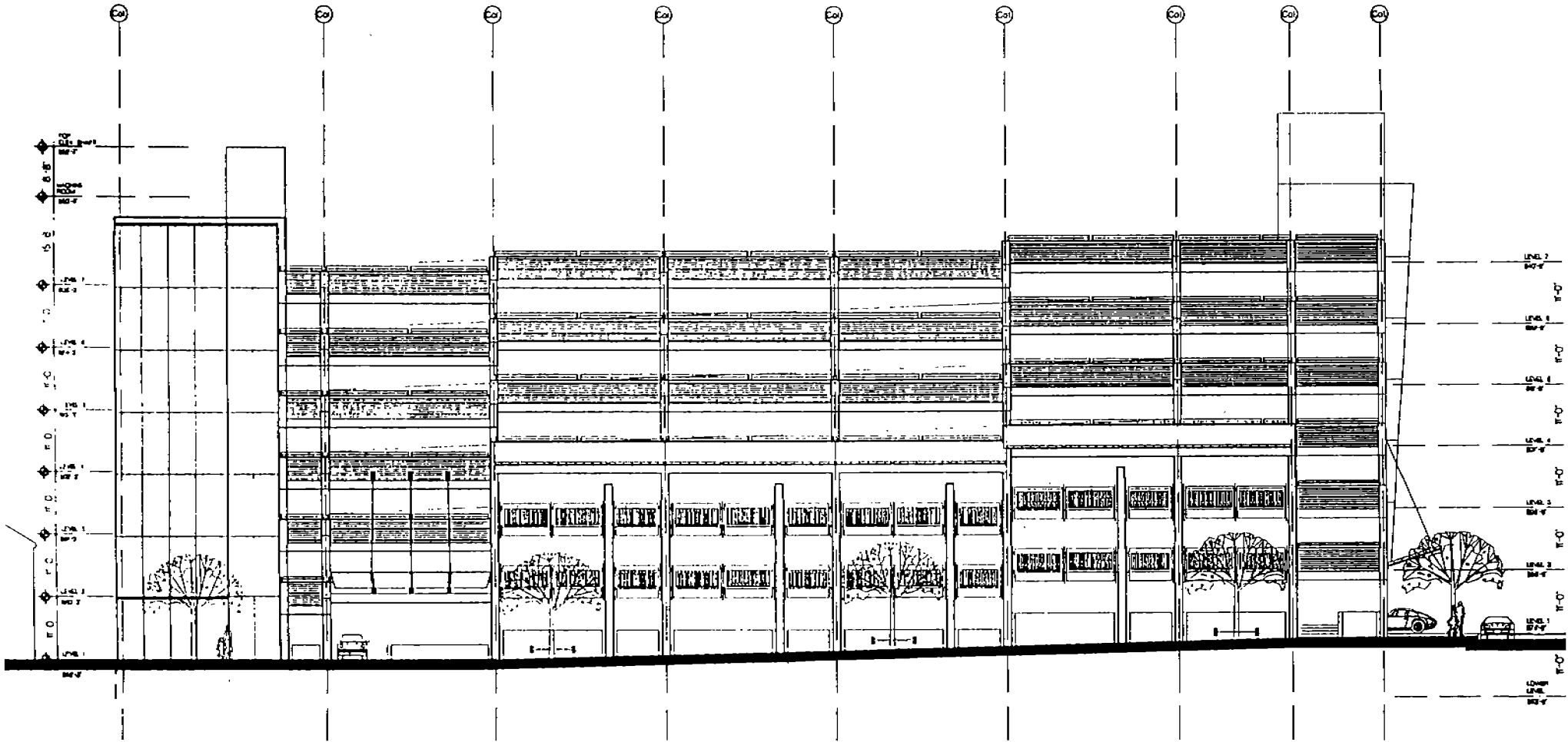
**MAY 17 1999**

**W. NORTHCROSS  
CITY CLERK**

**D-6**, 55  
TOTAL P.02



**Site Plan**



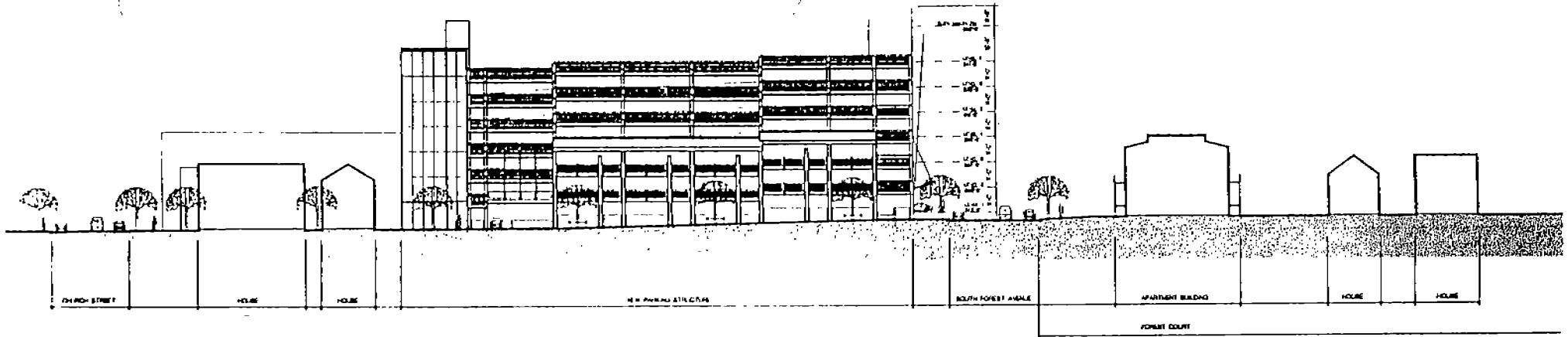
Luckenbach  
 Zigelman  
 Architects  
 PLLC

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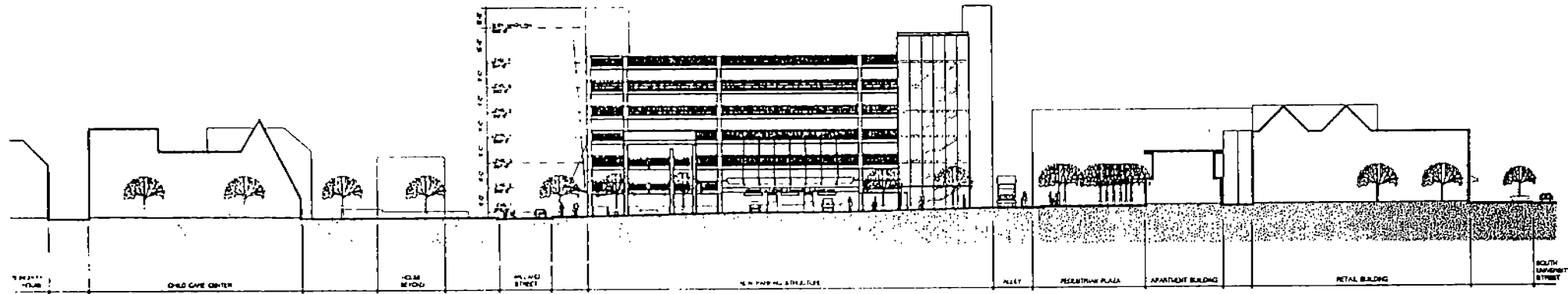
FOREST AVENUE PARKING  
 STRUCTURE - South Elevation

Date: 10/04  
 Scale: 1/8" = 1'-0"  
 4-14-99 AJM



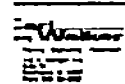
**Elevation at Willard Street**

1 0 0



**Elevation at South Forest Avenue**

1 0 0

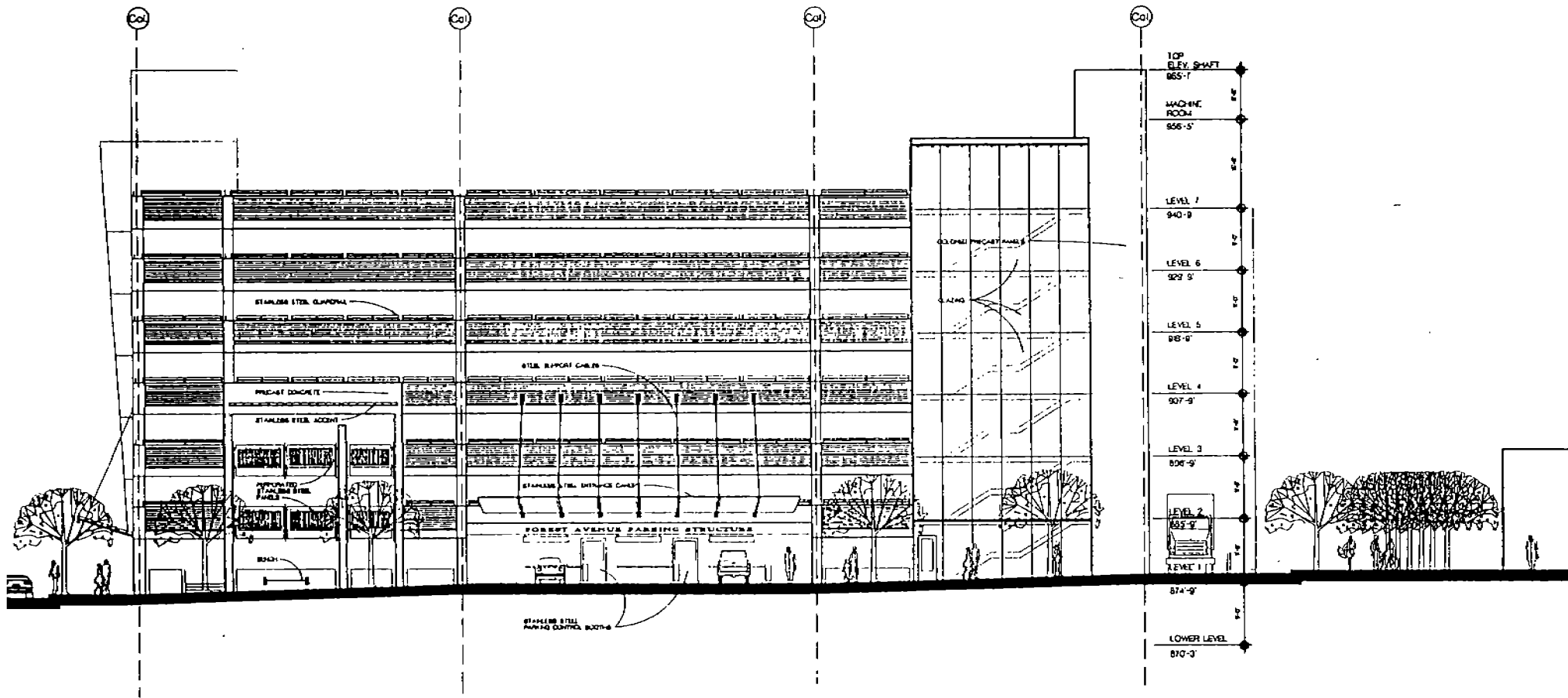


Luckenbach  
Zieglerman  
Architects  
PLLC

541 East Liberty, Suite 277  
New York, New York 10028  
212 691-9944

FOREST AVENUE PARKING  
STRUCTURE - Site Elevation

DATE	2006
SCALE	AS SHOWN
PROJECT NO.	4-14-99
ARCHITECT	AJ



Luckenbach  
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 Architects  
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FOREST AVENUE PARKING  
 STRUCTURE - East Elevation

DATE	NO. 10
4-16-99	1006
	1007
	1008