

Whereas, The 2011 City/DDA Parking Agreement ('The Agreement') set forward that a City policy regarding the permanent removal of on-street metered parking spaces would be established;

Whereas, The Agreement provides that the DDA has the sole authority to determine the removal of parking meter spaces, subject to the administrative approval of the City;

Whereas, The DDA and City staff have considered the costs and implications of the removal of on-street metered parking spaces and agree that removal of on-street parking spaces should be minimized through collaborative efforts and consideration of alternatives;

Whereas, The availability of right-of-way is a finite resource and loss of on-street parking spaces drives the creation of public parking spaces in constructed facilities at a significant public cost; and

Whereas, The DDA has determined the cost of constructed parking facilities based on current experience;

RESOLVED, City Council adopts the following policy:

- In instances where the removal of one or more on-street parking meter spaces is not initiated by the City or DDA, or does not constitute a community benefit, but instead is of more localized benefit to a development or project, a fee is hereby established effective ~~December 16, 2013~~ January 6, 2014, as (a) \$45,000/parking meter space; and (b) Lost Revenue/parking meter space, payable to the City of Ann Arbor.

- "Lost Revenue" with regard to any parking meter space shall equal ten (10) years net present value of revenue from such space, calculated on a base equal to the average of three (3) years trailing revenue from such space.

- Monies received by the DDA pursuant to (a) above shall be accounted for as restricted funds and used only for parking system capital projects. Monies received by the DDA pursuant to (b) above shall be accounted for as parking revenue received in the ordinary course of business, subject to the terms of the City-DDA Parking Agreement.

- Given that there is a finite amount of curb area in the public right of way, space removal fees shall not be waived or offset by relocating parking meters to any other location in the City public right-of-way, unless such meters are located on the parcel(s) associated with the development or project.

- The City of Ann Arbor shall pass through space-removal fees received to the DDA for use in connection with the parking system, and as with other components of plan review, charge the project for the costs attributable to the City's implementation of this policy.

- The City Administrator shall review the DDA's determination of whether space removal would constitute a community benefit, and is authorized to reverse such determination if, in the City Administrator's reasonable discretion, the DDA has incorrectly evaluated the existence of "community benefit".

- The City Administrator shall consider the following non-exclusive factors when reviewing the DDA's determination of whether the removal of one or more on-street parking meter spaces would constitute a community benefit:

- the likely community effects of the proposed alternate usage;
- the long- and short-term effects on the parking system of the proposed removal;

- o the public health, safety or welfare effects of the proposed removal; and
- o the breadth and duration of Petitioner's activity in the community.

RESOLVED, That the City Council requests that the DDA draft and approve a policy that provides for the determination of "community benefit" based upon the non-exclusive factors articulated above;

RESOLVED, Payment would be required at the time a City permit or Traffic Control Order is issued that would include the removal of one or more parking meter spaces.

Sponsored by: Councilmember Taylor