

From: BRIAN CHAMBERS

Sent: Thursday, May 19, 2022 6:23 PM

To: Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>

Subject: Parking Regulation Amendments and Comprehensive LandUse Update

Brett and Planning Commission:

Thank you for the in-depth discussion on my comments to your Parking Regulation Amendment regarding TC1 parking structures.

While it is after the fact, I'd like to provide a recent research article, 'Comparative Case Studies of Parking Reduction at Transit-Oriented Developments in the USA' - Transportation Research Record - 2021 - Vol 2675 - National Academy of Sciences - Transportation Research Board. See attached.

Bottom Line Upfront :

This study addresses the question of parking supply and demand at transit-oriented developments (TODs) through comparative case studies of seven TODs in the U.S.A.

As far as the authors can determine, this is one of the first studies to estimate peak parking generation rates for TODs.

This paper estimates vehicle parking reductions associated with TODs, defined as dense, mixed-use developments proximate to high-quality transit, as compared with conventional suburban development.

The results indicate that, in almost all cases, the TODs in the sample supply much less parking than is called for in ITE guidelines. Despite these supply restrictions, demand for parking at TODs is well below the supply. That is to say, TODs are generally over-parked.

The operative phrase is: 'proximate to high-quality transit'. AAATA's upcoming millage request is therefore on the critical path.

Having listened to your discussion on the '3 cars / 1,000 SF of building floor space' it is still unclear to me where how this maximum standard was determined. Presuming the targeted housing densities are in the 3,500 - 5,500 unit range for the State and Eisenhower parcels (see my previous email on TOD best practices for 'village' scale bus-line transit), there are many mixed use TOD style developments around the nation from which lessons learned and best practices can be extracted.

I will share this concern and paper with City Council when the proposed ordinance changes are on their agenda.

Also, regarding your proposed resolution on the Comprehensive Land Use Update, I found the scope and basis for the resolution phenomenal! The elements that addressed equity, climate and sustainability, as well as affordability were all entirely in-line with my professional and personal beliefs and values.

One might even call it 'aggressive' (ha!) - BRAVO !

On that basis I am looking forward to being an enthusiastic supporter and advocate for it as it goes to Council

Thank you for your great work on these challenging Ann Arbor land use and development policy issues.

Yours for equity-based sustainable development,

Brian Chambers, Ph.D.
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