RESOLUTION TO RECOMMEND A PAYMENT IN LIEU OF REQUIRED PARKING POLICY TO THE CITY OF ANN ARBOR AS PART OF THE 2009 DOWNTOWN ZONING AMENDMENTS

Whereas, It is the intent of the City and DDA to promote a full range of development choices and flexibility in the downtown;

Whereas, Section 5:169 of Chapter 59 of Ann Arbor City Code allows for payment in lieu of required premium parking;

Whereas, Individual site and economic factors may make the development of on-site parking infeasible or less desirable;

Whereas, The purpose of a Payment In Lieu of Parking (PILOP) contribution is to establish a per-space amount that would be accepted by City Council in lieu of providing onsite required parking as part of a downtown development;

Whereas, The PILOP contribution is a per-space payment that serves to meet the intent of providing adequate transportation facilities in the downtown; and

Whereas, The DDA Operations and Partnerships Committees have reviewed research about PILOP practices around the country and recommend the following as elements that could become part of the City of Ann Arbor's PILOP policy:

· The PILOP policy would provide that the developer and the DDA will work together to formulate a long-term parking contract that at minimum will satisfy the City's requirements under Chapter 59.
· This PILOP would provide for a one-to-one exchange for required parking
· The length of the contract should be for as long as is needed by the City using contract renewals so that the developer and the City can revisit this arrangement throughout its duration to ensure that needs on both sides are being met.
· This PILOP would work with a monthly 20% surcharge on top of the standard monthly parking permit rate.
· As managers of the public parking system, the DDA recommends that it be asked by City Council to work with developers to determine where in the public parking system the parking spaces provided under this PILOP would be located to serve the development.
· If additional parking above what is required under City regulations is requested by the developer, the DDA would manage this request under a separate arrangement or contract.
· The DDA will enter into PILOP parking contracts if it is able to, but there may be circumstances where this is not possible.
· Funds generated by this PILOP would be directed to the DDA for use constructing new downtown public parking, maintaining existing public parking, or supporting enhancements of the transportation system including facilities and transit service that benefit the downtown.

RESOLVED, The DDA recommends to City Council that a downtown development petition that proposes to provide required project parking offsite in accordance with the requirements of Section 5:169 Chapter 59 of Ann Arbor City Code may request that the City and DDA accept a payment in lieu of the required onsite parking consistent with the PILOP elements highlighted above.

A vote on the motion to approve the amended resolution showed:
AYES: Boren, Clark, Collins, Gunn, Hall, Hewitt, Hieftje, Lowenstein, Mouat, Orr, Smith, Splitt
NAYS: None
Absent: None
The motion carried.
July 7, 2010

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