

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF GROSSE POINTE PARK
INFORMATIONAL AND SPECIAL MEETING

December 8, 2021; 7:00 pm

CALL TO ORDER

An informational meeting of the Grosse Pointe Park Downtown Development Authority (“DDA”) was called to order by Chairman Phillip Hessburg.

ROLL CALL

Present: Board Members Assaf, Corbin, Farhat, Kilgus, Ochab, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

Also Present: Nick Sizeland, DDA Director/City Manager; Jake Howlett, City Attorney; and Courtney Delmege, Deputy Clerk.

MOMENT OF SILENCE

Chairman Hessburg held a moment of silence for the passing of Vice Chair Allene Carlile.

OVERVIEW OF ANNUAL ACTIVITIES

Director Sizeland provided the following summary of activities undertaken by the DDA since June 9, 2021:

- MKSK Parking Study Completed
- Adoption of FY2021-2022 Budget
- Safety Enhancement of Traffic Islands on Jefferson by Department of Public Works removing shrubs
- City Master Plan Ongoing
- DDA Business Improvement Grant
- Grosse Pointe Park Business Association Established
- Public Safety Assisting Crossing Guard Responsibilities

PUBLIC COMMENT - INFORMATIONAL MEETING

Director Sizeland stated that no written comments were received.

There were no verbal public comments made.

ADJOURNMENT OF INFORMATIONAL MEETING

Motion by Mayor Hodges, supported by Board Member Kilgus, to adjourn the informational session.

AYES: Board Members Assaf, Corbin, Farhat, Kilgus, Ochab, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

NAYS: None

With no further business, Director Sizeland closed the informational session at 7:09 pm.

CALL TO ORDER – SPECIAL MEETING

A special meeting of the Grosse Pointe Park Downtown Development Authority (“DDA”) was called to order by Chairman Phillip Hessburg.

ROLL CALL

Present: Board Members Assaf, Corbin, Farhat, Kilgus, Ochab, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

Also Present: Nick Sizeland, DDA Director/City Manager; Jake Howlett, City Attorney; and Courtney Delmege, Deputy Clerk.

APPROVAL OF NOVEMBER 17TH MEETING MINUTES

Chairman Hessburg presented the minutes from the November 17th meeting for approval.

Motion by Board Member Wixson, support by Board Member Farhat, to approve the November 17th meeting minutes with amendment to replace duplicate Board Member Richner with correct Board Member Kilgus at roll calls.

AYES: Board Members Assaf, Corbin, Farhat, Kilgus, Ochab, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

NAYS: None

PUBLIC COMMENT – AGENDA ITEMS

Director Sizeland stated that no written comments were received.

One verbal public comment was made.

PARKING STUDY REVIEW

MKSK, the City Master Plan consultant conducted a parking study of the DDA District on Jefferson. The consultants with volunteer assistance conducted parking counts on different days and times to measure level of impact. The study provides the City and Public Safety Department ways to consider improvement of meter options, enforcement, rates, transit options, electric vehicle charging stations, loading and flexible zones and parking policies. Chairman Hessburg asked Director Sizeland to present the topic for council consideration.

MEMORANDUM OF UNDERSTANDING DDA/URIF

**MEMORANDUM OF
UNDERSTANDING BETWEEN
THE URBAN RENEWAL INITIATIVE FOUNDATION
AND
THE DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE CITY OF GROSSE POINTE PARK**

This binding Memorandum of Understanding (“MOU”) is entered into between the Urban Renewal Initiative Foundation (“URIF”), a Michigan non-profit corporation, on the one hand, and the Downtown Development Authority for the City of Grosse Pointe Park (“DDA”), a Michigan municipal corporation, on the other hand, in order to cooperate and coordinate their respective activities in furtherance of the construction and operation of a non-profit center for the arts (the “The A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art

Gallery” referred to herein as the Schaap Center). The URIF and DDA each may be referred to herein as a “Party” or, collectively, as the “Parties,” as applicable.

RECITALS:

- A. URIF was formed to, among other things, support and promote the visual and performing arts and to promote, sponsor, develop, instruct, and educate the public about, encourage public understanding and appreciation of, and increase public interest in the visual and performing arts in general and specifically by the display of paintings, sculptures, and other visual arts; performance of plays, musicals, concerts, and other performing arts; and publications, seminars, and exploratory and instructive materials.
- B. URIF, either on its own behalf or on behalf of a successor or assignee, plans to develop, construct, and operate a non-profit center for the arts in the City of Grosse Pointe Park (“City”), described herein as the Schaap Center, on a site on Jefferson Avenue between Alter Road and Maryland Avenue, within, in part, the DDA development area.
- C. Towards that goal, URIF has raised funds from A. Paul and Carol C. Schaap to purchase and otherwise acquire certain properties.
- D. The DDA has determined that the Schaap Center will act as an economic development catalyst for the City of Grosse Pointe Park, in general, and the DDA, in particular, will have a beneficial effect on the property values of property within the DDA’s development area, and will create and enhance economic growth within the development area.
- E. The DDA has also determined that there is a public purpose to incorporate and include the construction and operation of the Schaap Center into the DDA development area.
- F. The DDA has determined that the Schaap Center and the DDA’s financial commitments and contributions to the Schaap Center, as described herein, are within the powers of a Downtown Development Authority under the provisions of Act 450, Public Acts of Michigan, 1980, as amended, now Part 2 of Act 57, Public Acts of Michigan, 2018 (the “Act”), MCL §125.4201 *et. seq.*
- G. URIF has estimated that the cost of construction of the Schaap Center to be approximately Thirty Three Million (\$33,000,000) Dollars.
- H. URIF has reached a tentative understanding, subject to a written agreement, with the Grosse Pointe Theater, Inc. (“GPT”), a Michigan non-profit cultural arts organization, for the GPT to be the primary tenant for the Schaap Center’s planned theater (of approximately 400 seats) space.
- I. URIF has also reached a tentative understanding, subject to a written agreement with the Grosse Pointe Symphony Orchestra, a Michigan nonprofit cultural arts organization to be an additional tenant for the Schaap Center.

- J. By way of background, on May 8, 2020, A. Paul Schaap initially submitted a contingent pledge to donate \$410,016 for the benefit of Grosse Pointe Park in exchange for: (1) the DDA making an ongoing financial commitment of \$75,000 per year to the URIF for the operation of the Schaap Center, (2) the DDA making all properties on the site of the Schaap Center pad ready for construction (including building demolition and environmental testing and remediation) and (3) the DDA removing and replacing sidewalks along Jefferson and Maryland Streets. After subsequent discussions and negotiations, and in exchange for the DDA's reduced financial commitment, the parties mutually agreed to adjust the terms of the pledge as set forth herein. The pledge is now \$200,000 subject to the terms of this Memorandum of Understanding and DDA is no longer obligated to perform the 3 tasks listed above.

- K. As mutually executed on October 29, 2019, URIF and the City entered into a certain Purchase Agreement under which, among other things, described in Section 6(B) and (C) certain activities that the City and the URIF will engage in connection with regard to the Schaap Center. Nothing in this MOU shall affect, revise, or otherwise amend any of those provisions.

- L. The Parties hereto desire to memorialize their mutual understanding and agreement relative to the terms and conditions, operation, and funding of the: (1) construction of the Schaap Center; (2) the intended roles of each party to the successful completion and operation of the Schaap Center; and (3) the respective contributions toward the cost and development of the Schaap Center.

ACCORDINGLY, URIF and the DDA mutually agree to and acknowledge the following:

Section 1 – Purpose. The purpose of this MOU is to set forth the terms and conditions of the Parties in furtherance of the construction and operation of the non-profit Schaap Center. The Parties agree and acknowledge that the recitals are incorporated herein and constitute a material inducement to enter into this MOU.

Section 2 - Activities of DDA. To induce URIF, or its successor or assign, to construct and operate the Schaap Center and in exchange for the mutual promises and covenants contained in this MOU, the DDA agrees to perform the following activities during construction of the Schaap Center and during the post construction operation of the Schaap Center and any necessary appurtenances thereto, but in no event shall the DDA be required to perform such activities after the expiration of the remainder of the currently authorized term of the DDA, which expires June 30, 2026:

- A. Prior to the issuance of a certificate of occupancy, the DDA will complete construction of, at the DDA's expense and pursuant to the DDA's design, a surface parking lot for approximately 50 parking spaces between the Grosse Pointe Public Library, Ewald Branch, and Jefferson Avenue (as indicated in the attached report of the parking study by MKSK,

Inc.). The DDA and/or the City will provide all necessary services for the design and construction of the parking lot. The surface parking lot shall be owned and maintained by the DDA and/or the City. The City Manager shall approve the layout and design of the surface parking lot prior to the start of construction. All meetings of the DDA regarding the design of the surface lot shall be subject to the Michigan Open Meetings Act, MCL §15.261 *et. seq.*

- B. The DDA's obligations under Section 2A above are contingent on the donation to the DDA of \$200,000 by A. Paul Schaap or URIF, which donation is to occur upon the issuance of all necessary municipal approvals for the parking lot.

Section 3 - Activities of URIF. In furtherance of the construction and operation of the non-profit Schaap Center, URIF agrees to perform the following activities related to the Schaap Center (and any related parking lot):

- A. URIF will design and construct the Schaap Center, subject to all necessary permits and ordinances of the City and in accordance with its already obtained site plan approval from the City's Planning Commission. All meetings of the DDA and Planning Commission regarding the proposed design of the Schaap Center shall be subject to the Michigan Open Meetings Act, MCL §15.261 *et. seq.*
- B. URIF will operate the Schaap Center and any necessary appurtenances thereto in conformance with all laws, regulations, codes and City requirements.
- C. URIF has paid \$9,000 to MKSK, Inc., for a parking study as to the need for the surface parking lot described in Section 2A above. The report of the parking study by MKSK, Inc., is attached hereto.
- D. URIF will pay to the DDA \$200,000 in accordance with section 2(B) above.

Section 4 – Assignment by URIF. The Parties hereto agree that URIF may assign its rights under this MOU to a separate tax-exempt non-profit entity provided such entity agrees to assume the obligations of URIF, in which case the Parties agree that URIF shall be released of its obligations under this MOU and the non-profit assignee shall be treated as a Party to this MOU for all purposes. Any such assignment shall be subject to the DDA's consent to any such assignment, which consent shall not be unreasonably withheld.

Section 5 - Effective Date and Termination. This MOU will be effective as of the date upon which it has been signed by an authorized representative of each of the Parties hereto (the "Effective Date"). This agreement shall be terminated if activities to construct the Schaap Center have not started within two years of the effective date of this agreement.

Section 6 – Notices. Notices, requests, notifications, and other communications (collectively, "Notices") related to this MOU by either Party will be given in writing, signed by an authorized representative of the Party, and hand-delivered, mailed by first-class mail or by overnight courier, or emailed with receipt confirmation enabled, and addressed as follows:

If to URIF: Urban Renewal Initiative Foundation

President

A. Paul Schaap
c/o Fildew Hinks, PLLC
26622 Woodward Avenue
Suite 225
Royal Oak, Michigan 48067

-and-

Stephen J. Pokoj, Esq.
Fildew Hinks, PLLC
26622 Woodward Avenue
Suite 225
Royal Oak, Michigan 48067
Email:
spokoj@fildewhinks.com

If to DDA: City of Grosse Pointe Park
Attention: City Manager
15115 East Jefferson
Avenue
Grosse Pointe Park, Michigan
48230 Email:
sizelandn@grossepointepark.org

-and-

Bodman PLC
Attention: Thomas J. Howlett,
Esq. 6th Floor at Ford Field
1901 Saint Antoine
Street Detroit, Michigan
48226
Email:
jhowlett@bodmanlaw.com

Section 7 – Miscellaneous.

- A. **Relationship of the Parties.** Each Party hereto acknowledges that the Parties hereto are independent of each other and do not intend, as a result of this MOU or otherwise, to become joint venturers, partners, employees, employers, servants, agents, representatives, contractors, and/or any type of related business entities to one another with respect to the subject matter of this MOU. Each Party hereto acknowledges that it is individually responsible for maintaining compliance in all respects with all applicable federal, state, and local laws, rules, regulations, and orders to which it is subject.

- B. **Assignment.** Except as otherwise provided in this MOU, this MOU sets forth each Parties' intended activities and no Party hereto intends to delegate or assign this MOU, or any portion of or responsibility under this MOU, without the prior written notice to and consent of the other Parties, which consent shall not be unreasonably withheld.

- C. **Amendments.** No amendment to this MOU will be effective unless it is in writing, expressly refers to this MOU, and is executed by a duly authorized representative of each Party hereto.

- D. **Counterparts.** This MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute but one document. Each counterpart may be executed by facsimile or electronic signature, which will be deemed an original signature, to the extent permitted by applicable law.

- E. **Entire Agreement.** This Agreement constitutes the entire contemplated agreement between the parties hereto with respect to the rights and obligations contemplated herein, and it supersedes all prior oral and written understandings or agreements between the parties.

- F. **Waiver; Modifications.** Failure by Purchaser or Seller to insist upon or enforce any of its rights shall not constitute a waiver thereof. Either party hereto may waive the benefit of any provision or condition for its benefit contained in this Agreement, provided such waiver is in writing. No oral modification hereof shall be binding upon the parties, and any modification shall be in writing and signed by the parties.

IN WITNESS WHEREOF, the Parties have executed this MOU as of the dates shown below, to be effective as of the Effective Date.

URBAN RENEWAL INITIATIVE FOUNDATION,
a Michigan non-profit corporation

By: _____

Print: _____

Its: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2021 by _____, the _____ of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.

Print: _____
Notary Public, _____ County,
Michigan My commission expires: _____
Acting in the County of _____

**DOWNTOWN DEVELOPMENT AUTHORITY FOR
THE CITY OF GROSSE POINTE PARK,**
a Michigan municipal corporation

By: _____
Print: _____
Its: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on _____, 2021 by _____, the Director of the Downtown Development Authority for the City of Grosse Pointe Park, a Michigan public body corporate.

Print: _____

Notary Public, Wayne County, Michigan
My commission expires:

Acting in the County of _____

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REVISED 10-08-2021.docx

Motion by Board Member Wixson, supported by Mayor Hodges, to approve the Memorandum of Understanding Between the Urban Renewal Initiative Foundation and the Downtown Development Authority for the City of Grosse Pointe Park.

AYES: Board Members Assaf, Corbin, Farhat, Kilgus, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

NAYS: Board Member Ochab

NEW/OLD BUSINESS

Director Sizeland stated interviews will be setup after the new year for the DDA/TIFA Director position.

PUBLIC COMMENT NON-AGENDA ITEMS

Director Sizeland stated that no written comments were received.

One verbal public comment was made.

ADJOURNMENT

Motion by Board Member Richner, supported by Board Member Farhat, to adjourn the meeting.

AYES: Board Members Assaf, Corbin, Farhat, Kilgus, Ochab, Richner, and Wixson; Mayor Hodges, and Chairman Hessburg.

NAYS: None

With no further business, the meeting adjourned at 8:15 pm.



CITY AND SCHAAP CENTER AREA PARKING STUDY

JULY 8, 2021

This parking study evaluates the expected conditions for parking and changes to the design and management of the area to reduce negative impacts. Our report reviews information provided by the Schaap Center team, City staff, and our observations from a review of the data. The study area, which generally includes Alter to Lakepointe and Jefferson to Hampton, includes City Hall, St. Ambrose and the ARK, Ewald Public Library and the future Schaap Theater. Our findings and recommendations are shown below, along with a series of maps with illustrations of our recommendations for parking, pedestrian connectivity, and signs or wayfinding.

The expectation is that the Schaap Center Team and City will coordinate to implement the recommendations that are noted. In addition, future coordination on events will be needed between the Center, the City, the church and others who share parking in the area.

Purpose of the Study

Both the Schaap Center team and the City of Grosse Pointe Park agreed that an independent parking study was needed to evaluate the potential impacts, needs for more parking, and to offer other recommendations to deal with parking

impacts. MKSK was selected because we are currently working with the City on its Master Plan update and parking study for the City's business districts.

The key tasks of the study were to:

1. Evaluate the existing conditions and use of parking by different organizations (this includes the City, Ewald Public Library, St Ambrose, and the ARK).
2. Estimate the parking impacts of the Schaap Center given its size as well as the information provided on the types of events, employees, and time of events.
3. Identify if a new parking area is needed in the vicinity.
4. Provide recommendations on the size, design, and management of a new parking lot.
5. Input on the Center's Site Plan to improve pedestrian access and parking management.
6. Outline ways the various entities can coordinate in the future to avoid having multiple peak parking demands and to minimize the City's time to enforce parking regulations.

Credentials

MKSK was selected in part because we have worked with many other communities and institutions in Michigan and other places. Examples include parking studies in Birmingham, Kalamazoo, Downtown Detroit, East Riverfront in Detroit, Downtown Traverse City, East Grand Rapids, Downtown Monroe, and Midland. A number of those projects have dealt with the management of parking demand through fees, regulations, permits and other methods. We also have prepared traffic and parking studies for malls, schools, universities and hospital campuses.

Methodology

This report is intended to provide suggestions based on our expertise, observations, and analysis. The parking demand analysis and recommendations are meant to be estimates and are not intended to be an exact representation of the number of users at any given time. Rather, the analysis is in part observational as well as an estimate based on the information that was provided to MKSK through correspondence and conversations with the Schaap Center Team, the City of Grosse Pointe Park, and the Ewald Public Library.

Parking Demand Analysis

Below is a brief description of the uses in the Study Area, general peak operating hours, and other information that influences parking demand.

St. Ambrose

Typical Mass Schedule:

- Tuesday and Friday Mornings
- Thursday Evening
- Saturday and Sunday Mornings

Peak Hours: Sundays between 8:00 A.M. – 1:00 P.M.

Parking lot on site: 63 parking spaces and an overflow parking area (this portion will be removed once the Schaap Center is constructed)

Parking Demand Assumption: Reach capacity in the church parking lot, with overflow into the street and City Hall lot, during Sunday morning mass

It is also our understanding that the Schaap Center has a letter of intent from St. Ambrose to share parking where visitors of the Schaap Center can utilize St. Ambrose's parking lot if it is not being used during church and other special events that take place at the ARK.

The ARK

The ARK is an event center connected to St. Ambrose church that hosts many different special events throughout the year during the week and on the weekends, including weddings, showers, luncheons, graduations, etc.

Table Seating: 160-person capacity

Lecture Style Seating: 360-person capacity

Peak Operation Days/Hours Assumption:

Friday evenings, Saturday and Sundays

Parking Demand Assumption: 2 persons per vehicle for events at full capacity = 72 parking spaces (table seating); 162 parking spaces (lecture style seating)

Through conversations with the City of Grosse Pointe Park, it was noted that during the week, St. Ambrose and ARK patrons typically do not use the City Hall public lot, but on Sundays and during special events, the public lot is utilized by church and event goers. Additionally, it was noted by the City that Hampton, Maryland, and Wayburn are all parked at capacity during these times as well.

City Hall

Typical Number of Employees at City Hall: 30
Operating Hours: Monday – Friday from 8:00 A.M. – 5:00 P.M.

City Hall Public Parking Spaces: 80 metered parking spaces

City/Police Vehicles: 8-10 vehicles park in the City Hall public parking spaces

Parking Demand:

- 50 parking spaces during typical operational hours (employees, City vehicles, and about 12 visitors per hour)
- 80-100 parking spaces on Wednesdays (City Court is in session)
- 60 parking spaces on Monday evenings (when City Council is in session)

Ewald Public Library

Library Parking Spaces (along west side of building): 10 parking spaces

Dedicated Parking Spaces in the City Hall Public Lot: 10 parking spaces

Peak Operating Hours: Monday and Tuesday between 10:00 A.M. – 3:00 P.M.; Mondays – Thursdays between 7:00 P.M. – 9:00 P.M.

Walk/Bike Assumptions:

- On average, two employees walk to work
- On average, about 30% of patrons walk or bike to the library (this varies depending on the time of year and weather)

Parking Demand during Peak Hours: 34 parking spaces

Schaap Center

Proposed Theater Capacity: 424 seats, (estimate two persons per vehicle)

Theater Employees, Performers, Others: 83 during peak hours (estimate one person per vehicle)

Parking Lot Sizes: West Lot (for employees and performers) is 44 spaces; East Lot (for patrons and valet drop off) is 44 spaces

Hours of Operation: Six to seven days per week, with practices and performances occurring Monday – Thursday at 1:00 P.M. – 11:00 P.M. Events will primarily take place on Fridays – Sundays from 12:00 P.M. – 4:00 P.M. and 7:00 P.M. – 11:00 P.M.

Anticipated Walkers/Bikers: 5% of total patrons

Anticipated Valet Parking Users: 10% of total patrons

Parking Demand During Typical Peak Hours: 265 parking spaces

Overall Observational Conclusions

Through our analysis, it is apparent that the Study Area already experiences an influx of parking demand with just the current operating uses, not including the theater itself. The proposed Schaap Theater and Gallery will add significantly to that existing parking demand.

It is estimated that the parking demand could be between 350-400 parking spaces during peak times (this number does not include valet parking which is estimated to account for about 30-40 additional spaces) for the entire Study Area. The parking demand varies as it depends on the types of events being held, and if there are multiple events occurring at different facilities within the Study Area at the same time.

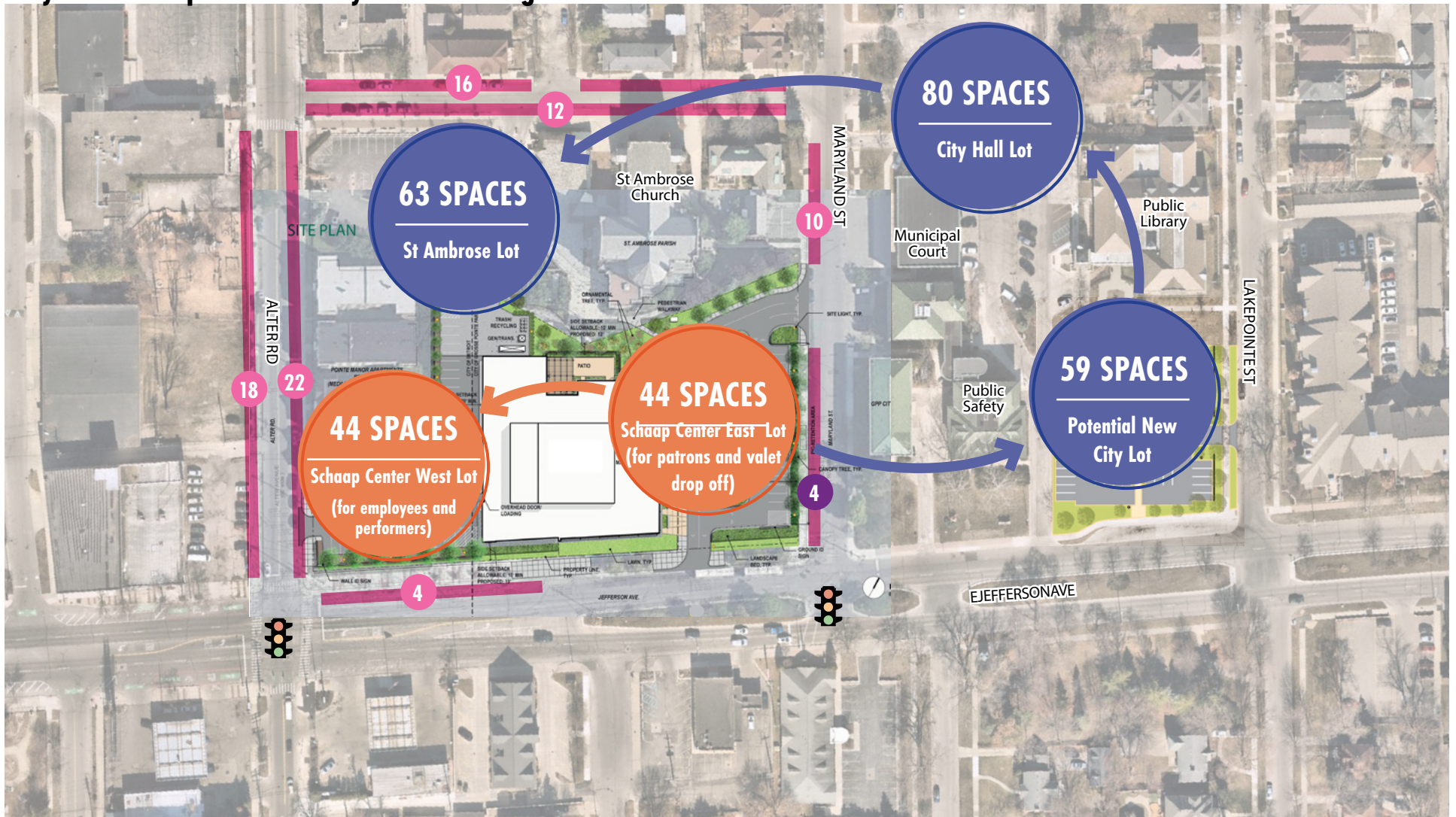
With the existing lots available in the area as well as factoring in on-street parking along Alter, Maryland, and Hampton that is directly adjacent to the Schaap Center, **there are only 317 parking spaces available. This means the existing available number of parking spaces in the area will not meet the current parking demand** (this number is likely a little less as on-street parking is in part utilized by nearby residents along these blocks – so it is probably closer to 300 parking spaces that would be available).


If a new parking lot is built in this area, this would raise the number of available spaces to approximately 350-375 parking spaces to help meet the peak demand threshold.

The adjacent diagram illustrates the number of parking spaces that are available within the Study Area that would reasonably be utilized for all of these facilities. This includes

the Schaap Center's proposed parking lots, St. Ambrose's parking lot, the City Hall public lot, immediate on-street parking, and the potential new parking lot at Lakepointe and Jefferson.

City and Schaap Center Study Area: Parking Areas



-  Schaap Center Parking
-  City and Schaap Center Study Area Overflow Parking
-  On-Street Parking
-  Existing Metered Parking Spaces

Parking Recommendations

Based on the parking demand analysis and our understanding of existing uses in the Study Area and the proposed theater, we suggest the following:

- An additional parking lot in this vicinity would serve not only the theater use, but also the surrounding uses in the area including City Hall, the Ewald Public Library, and St. Ambrose Church and the Ark which all generate varying levels of parking demand throughout the week. Overflow parking in this area would be beneficial to help lessen the need for patrons of these facilities to circle around attempting to find a parking space which can increase the potential for vehicular conflicts to take place as drivers are searching for an open parking spot. An additional parking lot would also lessen the need for patrons to park on the residential streets surrounding this area.
- A proposal for a parking lot was previously made for the vacant City-owned land in front of the Ewald Public Library along Jefferson and Lakepointe. Our accompanying exhibits show what our recommendations are for the design of a potential parking lot of 59 spaces on this site which includes an internal

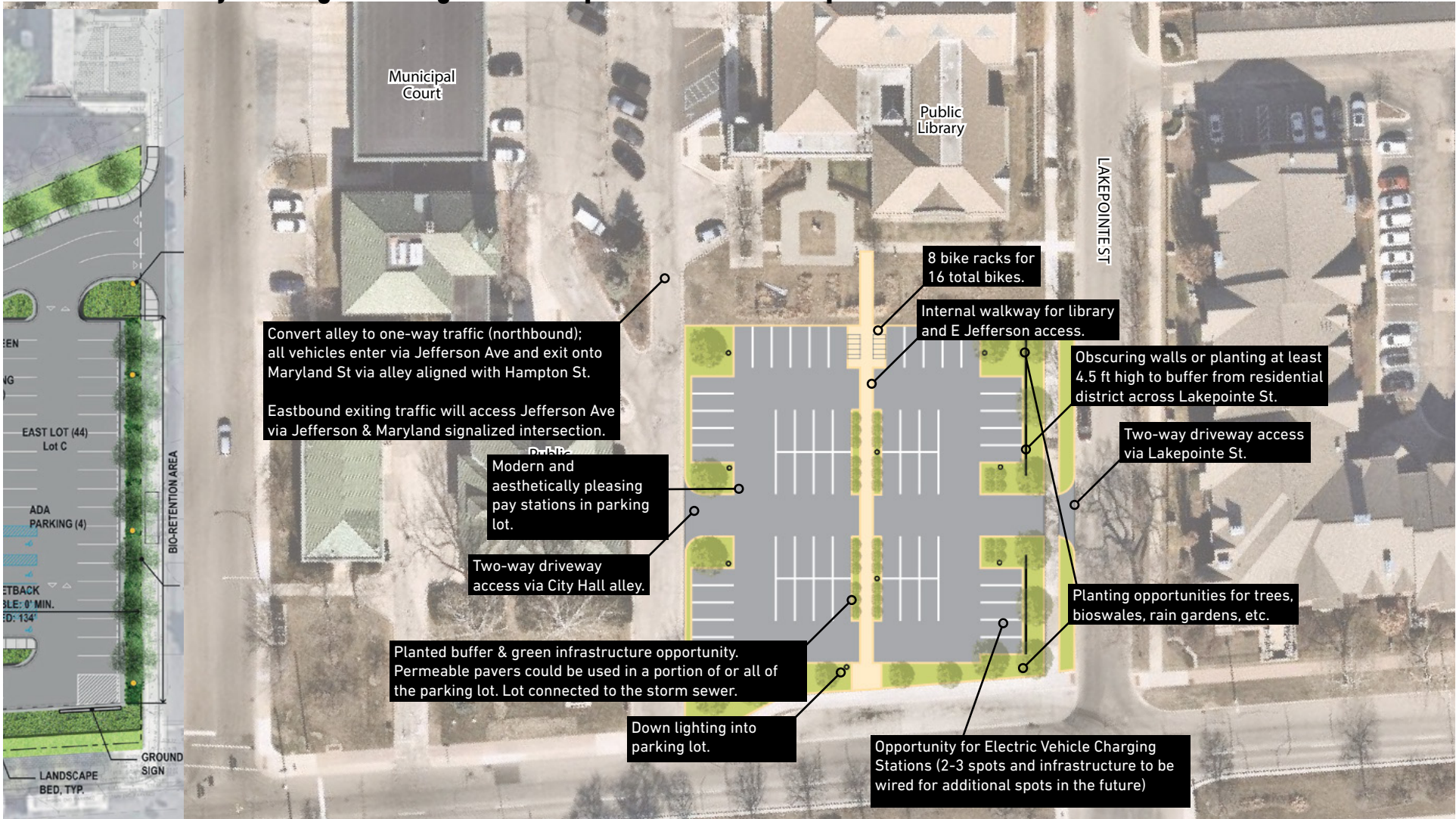
walkway to ensure access from the sidewalk along Jefferson to the library, bike racks, and buffers and green infrastructure opportunities. This site is a logical location for additional parking given its proximity to the surrounding uses that generate higher parking demand.

- We recommend that this City-owned parking lot be available to the public to use so that this can serve as overflow parking for multiple different uses. Recognizing typical parking behavior, we also recommend that this parking lot be paid parking during the daytime, but be free during the evenings (and potentially also on weekends during the day) to encourage patrons of the theater or ARK to park here rather than on the street in the residential neighborhood where parking is already free.
- Management of parking in the Study Area will be a key component to ensure that patrons of the facilities in the area, particularly the Schaap Center, will be aware of where the primary parking lots are located. The initial year that the Schaap Center is open will be an opportune time to educate patrons about where to find parking and encourage them to park in particular areas. We

suggest the Schaap Center create a map that is available on their website, social media, and could also be e-mailed out to patrons after they have purchased a ticket to an event. The map should clearly indicate where parking is available and heavily encourage visitors to use certain lots and discourage parking in the neighborhoods. Additionally, there needs to be effective management of where employees and performers park - ideally during peak times, they would park in more remote locations.

- Parking use along on-street spaces should be monitored. The City should post signs indicating where people can and cannot park as well. If parking is a frequent issue, a residential parking permit program could be considered for specific streets near the Study Area. However, a residential parking permit program also affects guests to those nearby homes who would not be able to park along the street (unless a guest pass program was implemented as part of the overall residential parking permits). This also creates an additional cost for the City. Overall, the pros and cons of implementing a residential permit parking program would need to be considered by the City.

Potential New City Parking Lot Design (59 Car Spaces and 16 Bike Spaces)



Internal Parking Lot Walkway



Parking Lot Planting Buffer



Permeable Pavement; Doubles as Traffic Calming



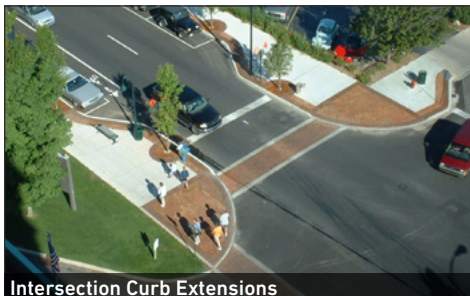
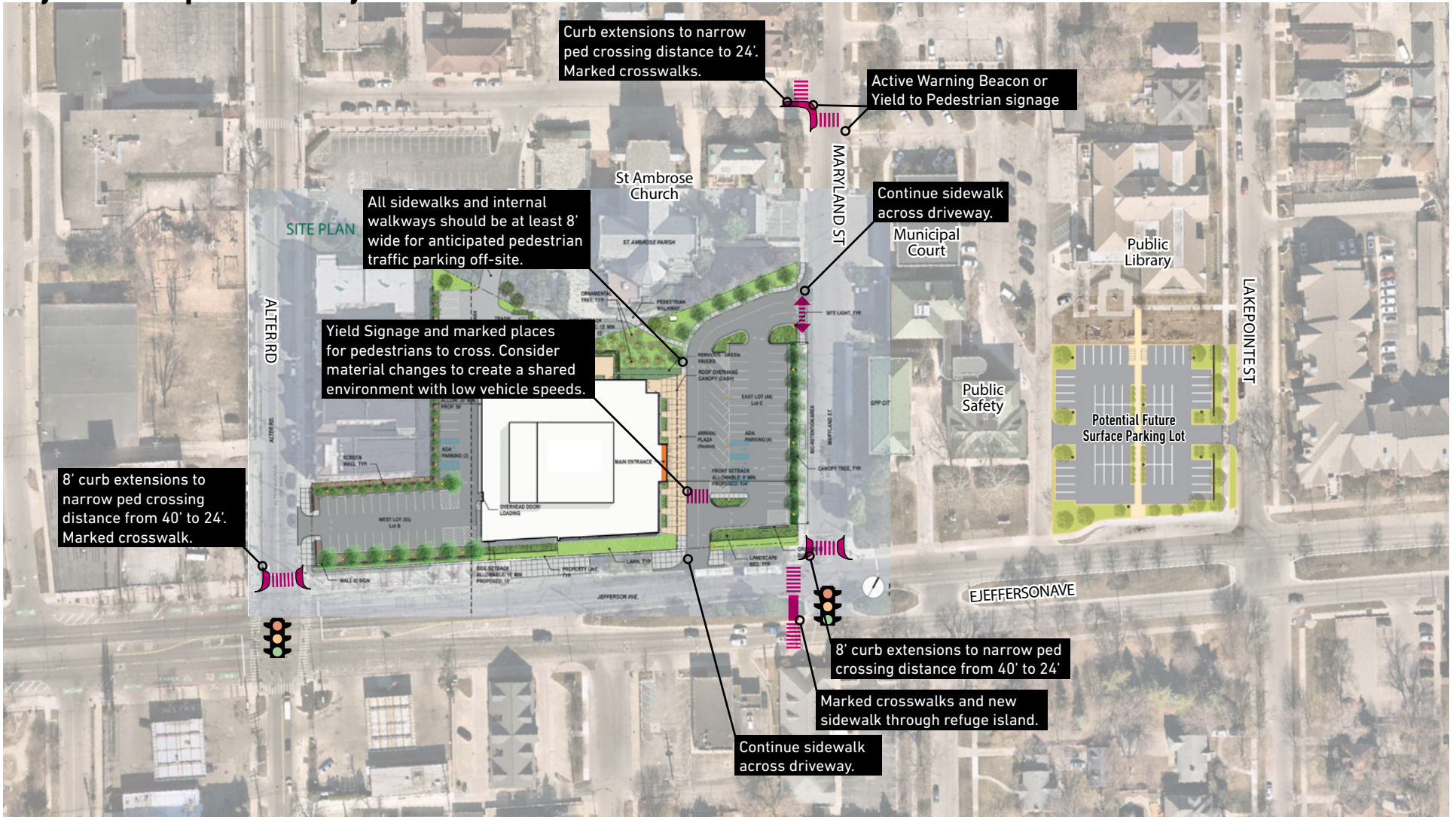
Parking Lot Screening Wall

Pedestrian Connectivity Recommendations

An important component of this Schaap Center site and surrounding area is ensuring that there are safe pedestrian connections provided. This will be especially critical during peak days/hours that experience higher volumes of vehicular traffic in this area due to multiple events overlapping with each other. The following diagram shows where we have proposed enhancing pedestrian connections, including adding four marked crosswalks surrounding the site (across Alter, Maryland, and Jefferson) to ensure pedestrians are prioritized and are highly visible to vehicular traffic. We also recommend continuing the sidewalk across the access drives along Maryland Street and Jefferson Avenue.

In terms of internal pedestrian connectivity on the site, we recommend that all sidewalks and internal walkways should be at least 8 feet wide for anticipated pedestrian traffic parking off-site. Yield signage and marked places for pedestrians to cross should be considered near the main entrance to the building. We also suggest that pavement material changes be implemented here to encourage lower vehicular speeds in the parking lot and create increased visibility for pedestrians.

City and Schaap Center Study Area: Pedestrian Recommendations



Intersection Curb Extensions



Pedestrian Refuge Island



Permeable Pavement; Doubles as Traffic Calming



Rectangular Rapid Flash Beacon (RRFB)

Wayfinding Recommendations

Wayfinding will be a critical element of directing users to the Schaap Center as well as to the appropriate parking areas that are available. The accompanying diagram provides suggestions for enhancing the wayfinding signage for drivers and pedestrians and also includes examples of different types of signage could be incorporated into the final design.

For pedestrian wayfinding signage, we recommend that there be at least one sign directing pedestrians from adjacent parking to the Schaap Center at the edge of the Schaap Center site. Additional pedestrian wayfinding signage could be off site and include multiple destinations (i.e. the Schaap Center, City Hall, etc.) on the signs or kiosks. If the City elects to implement a City-wide wayfinding system in the future, then signs off site should be consistent and aligned with that future system.

City and Schaap Center Study Area: Wayfinding Recommendations

