

City of Birmingham
AD HOC PARKING DEVELOPMENT COMMITTEE
TUESDAY, OCTOBER 20, 2015
8:00 AM
ROOM 205

A. Roll Call

Present: Ad Hoc Committee Members:

Richard Astrein (PSD)
Rackeline Hoff (City Commissioner)
Mike Kennedy (Developer Representative)
Terry Lang (Finance Representative)
Mark Nickita (City Commissioner)
Judy Paskiewicz (Advisory Parking Committee)

Absent: Scott Clein (Planning Board)

Administration: Joe Valentine, City Manager
Paul O'Meara, City Engineer
Jana Ecker, Planning Director
Oren Brandvain, Assistant City Planner
Bruce Johnson, Building Official

B. APPROVAL OF MINUTES

Motion by Mr. Lang, to approve the minutes of the meeting of Wed, Oct 7th.

Seconded by Ms. Paskiewicz

Motion Carried, 6-0

C. INTRODUCTIONS

Members and guests introduced themselves.

D. CONSULTANT INTERVIEWS

a. Kahn/Walker

Those present for the presentation and interview included Stephen White, Jeff Gaines, and Alan Cobb from Kahn Associates, as well as Rick Clein from Walker Parking Consultants.

Kahn/Walker presented their credentials, some initial ideas, and the process they employ for all their projects. The committee asked questions.

Mr. O'Meara informed the committee of the process suggesting that all members fill out the evaluation forms and then move on to the next presentation. The committee filled out evaluation/scoring sheets.

b. Saroki/Carl Walker/LSL Planning

Those present for the presentation and interview included Victor Saroki and Jim DiMercurio from Saroki Architects, and Mike Ortlieb and Russ Randall from Carl Walker Parking Consultants.

Saroki/Carl Walker/LSL Planning presented their credentials, some initial ideas, and the process they might employ for this project. The committee asked questions. The committee filled out evaluation/scoring sheets.

E. CONSULTANT RECOMMENDATIONS

A discussion was held regarding the ultimate goal of this committee regarding additional parking versus real estate development.

Ms. Ecker presented the score averages for the two firms. The firms came in nearly a tie with one point difference, when rounded. Kahn's score was 89, while Saroki was 88.

Each member of the committee expressed their preferences. Three members of the committee preferred the Kahn team, based on their large portfolio of projects in many other cities that were similar in context or complexity. The three other members present preferred the Saroki team, largely citing that they are based in Birmingham, use these facilities regularly, and considered their proven ability to be successful in the local market.

A discussion regarding the importance of local knowledge/sensitivity to community concerns vs. design prowess with the importance of ability to get things done.

Mr. Nikita suggested we frame this as a question of local sensitivity vs. national qualifications.

Ms. Hoff asked about the abilities of the parking consultants.

Mr. O'Meara indicated that they were both competent and well established.

Mr. Valentine recommended that the committee be firm in their recommendation to have a strong design firm that the committee can get behind.

Mr. Nikita suggested that the committee utilize the pre-conversation scoring as the decision criteria. Committee members agreed to this as the best option for moving forward.

Motion by Mr. Lang,

The Ad Hoc Parking Development Committee recommends that the City Commission authorize the agreement between the City of Birmingham and Kahn/Walker to assist the committee in their task of studying the redevelopment of the Pierce St. and N. Old Woodward Ave. Parking Structure properties.

Seconded by Mr. Kennedy.

Motion carried 6-0.

F. ADJOURNMENT

Mr. O'Meara noted that he is not sure if the consultant will be ready to meet as soon as the next regularly scheduled meeting (November 4). It was recommended that the members keep the meeting date on their calendars for now, and once this has been confirmed, staff will advise.

No further business being evident, committee members motioned to adjourn at 10:25 AM.

Sincerely,
Paul T. O'Meara,
City Engineer