

Building facilities and infrastructure committee 10.28.19

Attendance:

Doug Richstone (Chair)
Dan Rife
Michael Byers
Erik Nielsen
Steve Dolen
Hank Baier
Robert Pfaff
Marcus Bell
Adam Matzger
Jane Immonen
Jessica Pasquale
Sam Braden

The meeting was given over entirely to a discussion of parking and mobility on campus.

Looking at the Numbers.

The key element of the meeting was the provision of numbers from Steve Donlan (UM Director of Parking operations) in response to questions from the previous year. Tables are attached below. Some crucial numbers are abstracted here.

TOTAL FACULTY + STAFF (ANN ARBOR, including the hospital)

2005: 34,000

2018: 47,000

An increase of 38%

TOTAL GROSS SQUARE FEET (ANN ARBOR CAMPUS BUILDINGS)

2005: 27 Million GSF

2018: 36.5 Million GSF

An increase of 35%.

Total number of Blue spaces

2005: 9707

2018: 12,024

An increase of 24% (2317 spaces).

We believe that the NCRC lot accounts for 1403 of these new spaces and these are quite distant from the congested areas of the Central- Medical- and North Campuses.

The committee members expressed the view that the widely perceived shortfall in spaces results from a significant increase in faculty and staff without a corresponding increase in parking capacity.

The University sells roughly 40% more permits than spots – so we sell hunting licenses. Parking system is self-sustaining (pays for itself).

How do New Buildings contribution to Parking

Each project independently represents parking impacts

Complicated by underreported growth

2005 v Today - Large growth in faculty/students/staff and building footprint

Alternative Options presented

Talked thru options in place to increase alternative transportation.

Safety raised as concern in parking at remote sites adjacent to NCRC

Can we institute a UM Uber/Lyft? Why would we?

Telecommuting as an alternative

Desire to understand constraints (length of walk tolerable)

Free ride home - if emergency and don't have car on-site

Why Can't the University increase the price of parking until demand drops to the supply?

This doesn't meet the demand, it rations it.

Has particular impact on junior faculty. People who need the time.

Impact on faculty and staff with young families who have time constraints on delivery of children to school or activities.

Hidden costs of lost time, lack of ability to transport materials.

Should the cost of parking permits be scaled to the salary of the buyer?

Should Gold permits be eliminated?

Forecasting number of employees / faculty on 3 main campuses

University does NOT have a consistent policy for estimating the increase in faculty and staff (and need for add'l parking) when new buildings are built.

There are projections for the new Inpatient Tower (F&O will be working on a 5 yr plan)

Projections need to improve so better actions can be estimated

How can use home address information to forecast parking needs?

Topics for Future Meetings

- Sustainability (invite Jennifer Haverkamp)
- Conversation on Cross Campus Connector and
- Brainstorming session on Pedestrian Impacts near CCTC on N.University

Poll of Committee Sentiment on Parking Issues.

The committee was polled on two questions about parking after the meeting by email.

A. We have a significant problem with the availability of parking on Central, Medical and North Campus. **Agree 12, Undecided 0, Disagree 0.**

B. While we've been discussing a number of creative solutions, we believe that there is a need for additional physical parking spaces. **Agree 9, Undecided 2, Disagree 1.**

Committee members included the following comments.

- We should charge a subcommittee to work on this.
- Someone should do a formal review of the number of staff vs. faculty who drive to work and how far they drive.
- Hopefully they can build an 8-story lot at Fingerle with a good shuttle.
- I would expand just a bit by emphasizing that availability of parking for the central and medschool campuses is exacerbated by an issue of density of activity at the intersection between NE central campus and the medschool campus. Looking at overall parking capacity without consideration of where parking garages are located won't solve differential use of parking garages located in different areas of the campus, or the related issue of being able to find parking again if an employee needs to leave/return during the course of the workday.
- agree that more spaces are needed, don't think it's feasible to introduce new spaces in those areas - so what's the university going to do about it.
- If I were in charge I would dedicate the old Fingerle yards for parking and run a frequent van or bus from there to CC, MedSci and perhaps North Campus. I would hope that would give me enough slack capacity to add more decks to the structure on Forrest and MedSci.

Data provided by Steve Dolan

SPACES BY CAMPUS						PARKING SPACE BREAKDOWN	
SEPTEMBER 2010						SEPTEMBER 2010	
	Gold	Blue	Yellow	Orange	Total	Permit	18,243
North	36	1,370	1,642	1,966	5,014	Patient	2,388
Medical	836	4,338	468	456	6,098	Visitor	962
Central	196	4,247		185	4,628	Park & Ride	1,024
South	6	213	1,587	697	2,503	Business	458
Total	1,074	10,168	3,697	3,304	18,243	Service	239
						Other	1,772
						Total	25,086
SEPTEMBER 2015						SEPTEMBER 2015	
	Gold	Blue	Yellow	Orange	Total	Permit	20,737
North	35	1,266	1,089	1,848	4,238	Patient	2,037
NCRC	19	581	1,276	588	2,464	Visitor	1,355
Medical	904	4,950	468	448	6,770	Park & Ride	1,052
Central	202	4,155		183	4,540	Business	491
South	6	216	1,561	942	2,725	Service	273
Total	1,166	11,168	4,394	4,009	20,737	Other	1,934
						Total	27,879
SEPTEMBER 2018						SEPTEMBER 2018	
	Gold	Blue	Yellow	Orange	Total	Permit	21,072
North	39	1,321	720	2,230	4,310	Patient	2,070
NCRC	42	1,402	1,108		2,552	Visitor	1,547
Medical	894	4,943	468	448	6,753	Valet	432
Central	213	4,126		180	4,519	Park & Ride	1,111
South	6	232	1,758	942	2,938	Business	486
Total	1,194	12,024	4,054	3,800	21,072	Service	343
						Other	1,978
						Total	29,039

Faculty/Staff	GOLD			BLUE			
	(MONTHLY) PERMIT COUNT	(MONTHLY) SPACE COUNT	RATIO OF PERMITS TO SPACES	(MONTHLY) PERMIT COUNT	(MONTHLY) SPACE COUNT	RATIO OF PERMITS TO SPACES	(MONTHLY) PERMIT COUNT
SEPTEMBER 2005	1,481	1,029	1.44	13,418	9,707	1.38	4,189
SEPTEMBER 2006	1,511	1,075	1.41	13,567	10,039	1.35	4,576
SEPTEMBER 2007	1,486	1,105	1.34	13,340	9,758	1.37	4,892
SEPTEMBER 2008	1,531	1,085	1.41	13,470	9,672	1.39	5,191
SEPTEMBER 2009	1,545	1,079	1.43	14,019	9,709	1.44	5,331
SEPTEMBER 2010	1,580	1,074	1.47	14,321	10,168	1.41	5,695
SEPTEMBER 2011	1,613	1,132	1.42	14,365	11,022	1.30	6,251
SEPTEMBER 2012	1,674	1,149	1.46	14,589	10,666	1.37	7,200
SEPTEMBER 2013	1,698	1,083	1.57	14,720	10,406	1.41	7,299
SEPTEMBER 2014	1,759	1,127	1.56	15,312	10,895	1.41	7,092
SEPTEMBER 2015	1,774	1,166	1.52	15,754	11,168	1.41	7,265
SEPTEMBER 2016	1,760	1,166	1.51	16,259	11,185	1.45	7,504
SEPTEMBER 2017	1,775	1,151	1.54	16,807	11,377	1.48	7,929
SEPTEMBER 2018	1,847	1,194	1.55	16,874	12,024	1.40	7,977

Note that I truncated the Yellow and Orange numbers

Parking Space Type

Region	Gold	Blue	Yellow	Orange	Total
Central Campus	219	4,119		180	4,518
Medical Campus	893	4,796	218	465	6,372
NCRC	42	1,403	1,071		2,516
North Campus	39	1,291	737	2,534	4,601
South Campus	6	232	2,023	942	3,203
Grand Total	1,199	11,841	4,049	4,121	21,210

Permits sold by type

Month	Gold	Blue	Yellow	Orange	Grand Total
18-Jul	1,822	16,653	7,837	2,885	29,197
18-Aug	1,846	16,778	7,915	3,036	29,575
18-Sep	1,861	16,857	7,982	3,069	29,769
18-Oct	1,857	16,887	8,012	3,151	29,907
18-Nov	1,871	16,944	8,015	3,195	30,025
18-Dec	1,876	16,950	8,027	3,201	30,054
19-Jan	1,873	16,961	8,085	3,260	30,179

19-Feb	1,861	16,962	8,074	3,267	30,164
19-Mar	1,859	16,944	8,092	3,297	30,192
19-Apr	1,859	16,879	8,042	3,352	30,132
19-May	1,858	16,919	8,093	3,500	30,370
19-Jun	1,846	16,655	8,138	3,567	30,206

Ratio of Permits to Spaces

Month	Gold	Blue	Yellow	Orange
18-Jul	1.53	1.45	1.92	0.85
18-Aug	1.55	1.47	1.98	1
18-Sep	1.56	1.47	2.13	1.06
18-Oct	1.57	1.48	2.14	1.09
18-Nov	1.58	1.48	2.14	1.11
18-Dec	1.58	1.48	2.14	1.11
19-Jan	1.57	1.48	2.16	1.15
19-Feb	1.56	1.49	2.16	1.16
19-Mar	1.56	1.49	2.17	1.17
19-Apr	1.56	1.48	2.16	1.19

19-May	1.56	1.5	2.14	1.32
19-Jun	1.55	1.47	2.15	1.35

Parking planning in connection to Master Planning

Yes there is a Master Plan, but University is adaptive to emerging needs. Conducted as Land Use Planning Ideas:

<https://umaec.umich.edu/master-planning/>

TOTAL FACULTY + STAFF

(ANN ARBOR, including the hospital)

2005: 34,000

2018: 47,000

TOTAL ENROLLMENT

(ANN ARBOR, Grad + Undergrad
+ Professional)

2005: 40,000

2018: 46,000

TOTAL GROSS SQUARE FEET

(ANN ARBOR CAMPUS BUILDINGS)

2005: 27 Million GSF

2018: 36.5 Million GSF