



**CITY OF BERKLEY PUBLIC NOTICE
WORK SESSION CITY COUNCIL MEETING
Monday, February 23, 2026 - 5:30 PM
2nd Floor - Public Safety Department
2395 Twelve Mile Road
248-658-3300**

CALL 41ST COUNCIL TO ORDER

APPROVAL OF AGENDA

PUBLIC COMMENT(S)

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed at this time. Please state your name and residential city. Each speaker's remarks are a matter of public record, and the Council will not engage in a back-and-forth discussion. Any person speaking at a City Council Meeting may be called to order by the Mayor or any Council Member for failure to be germane to the business of the City or for disruptive or disorderly behavior which prevents the Council from conducting its business. There is a three-minute limit per speaker.

ORDER OF BUSINESS

REGULAR AGENDA

- 1) Continuation of the Discussion on Payment in Lieu of Parking

ADJOURN

Note: The City Of Berkley Will Provide Necessary Reasonable Auxiliary Aids And Services, Such As Signers For The Hearing Impaired And Verbal Representations Of Printed Materials Being Considered At The Meeting, To Individuals With Disabilities At The Meeting Upon Four Working Days' Notice To The City. Individuals With Disabilities Requiring Auxiliary Aids Or Services Should Contact The City By Writing Or Calling: Victoria Mitchell, ADA Contact, Berkley City Hall, 3338 Coolidge Highway, Berkley, MI 48072 (1-248-658-3310).

Note: Official Minutes Of City Council Meetings And Supporting Documents For Council Packets Are Available For Public Review In The City Clerk'S Office During Normal Working Hours. Anyone Wishing To Submit Correspondence To The Council Before The Meeting May Send An Email To Comment@Berkleymi.Gov By Noon On The Day Of The Meeting. Emails Sent Prior To The Deadline Will Be A Part Of The Meeting Record But Will Not Be Read During The Council Meeting.

An aerial, high-angle photograph of a vast parking lot filled with hundreds of cars. The cars are arranged in neat, parallel rows, creating a strong sense of order and scale. The colors of the cars vary, including shades of blue, red, white, black, and grey. The perspective is from directly above, looking down at the rows of vehicles. The text 'Payment in Lieu of Parking' is overlaid in large, white, sans-serif font across the upper middle portion of the image. A small blue horizontal line is positioned above the first few letters of the word 'Payment'.

Payment in Lieu of Parking



Why Payment in Lieu of Parking?

To Reduce Building Vacancies:
Even with the other Parking Flexibility options in the Zoning Ordinance, some existing buildings in Berkley are unable to meet the parking standards.

Process

1. August work session with City Council
 - Reviewed other communities' programs
 - Directed to illustrate examples where this option is needed
2. This meeting: review program and example properties where program would work
3. If City Council amendable to Payment in Lieu of Parking program, CWA and staff work to write program regulations
4. Bring draft regulations to Planning Commission meeting for review and discussion
5. Following PC recommendation, draft ZO amendment permitting payment in lieu of parking brought to City Council for review and discussion
6. Following review by City Attorney, Council may approve a ZO amendment

Payment in Lieu of Parking



Program to encourage consolidation of parking in downtowns and central business districts



Rather than businesses constructing required parking spaces on site, payment into a municipal fund



Fund may be used to develop and/or maintain centralized or on-street parking facilities



Typically only offered with discretion from PC or Council

Application – Highland Park

Available to
developments in
CBD and Transit
Oriented
Development
(TOD) District

Payments made
to City's parking
facilities account
or special
assessment fund

No defined cost

City Planner
indicated that
the program
has not been
used

Application - Northville

Available to developments in the CBD

Robust purpose/intent program description in the ZO

Cost is typically \$10,000 per space, paid to the City's parking facilities fund. This fee does not cover the loss of parking or the administrative review costs, according to the CDD.

Each application approved by City Council resolution

Lots of program activity in 90s and 00s, not utilized in recent years

Currently being evaluated for effectiveness.

Application - Ferndale



Program has sunset, as non-residential projects are exempt from providing parking in the CBD. Now only available to restaurants with a bar.



Reviewed by PC and DDA prior to City Council approval.



Money used for “acquisition, development, and maintenance” of municipal parking facilities



Fees set by ordinance in 2008. Discretion built into updated fee schedule.

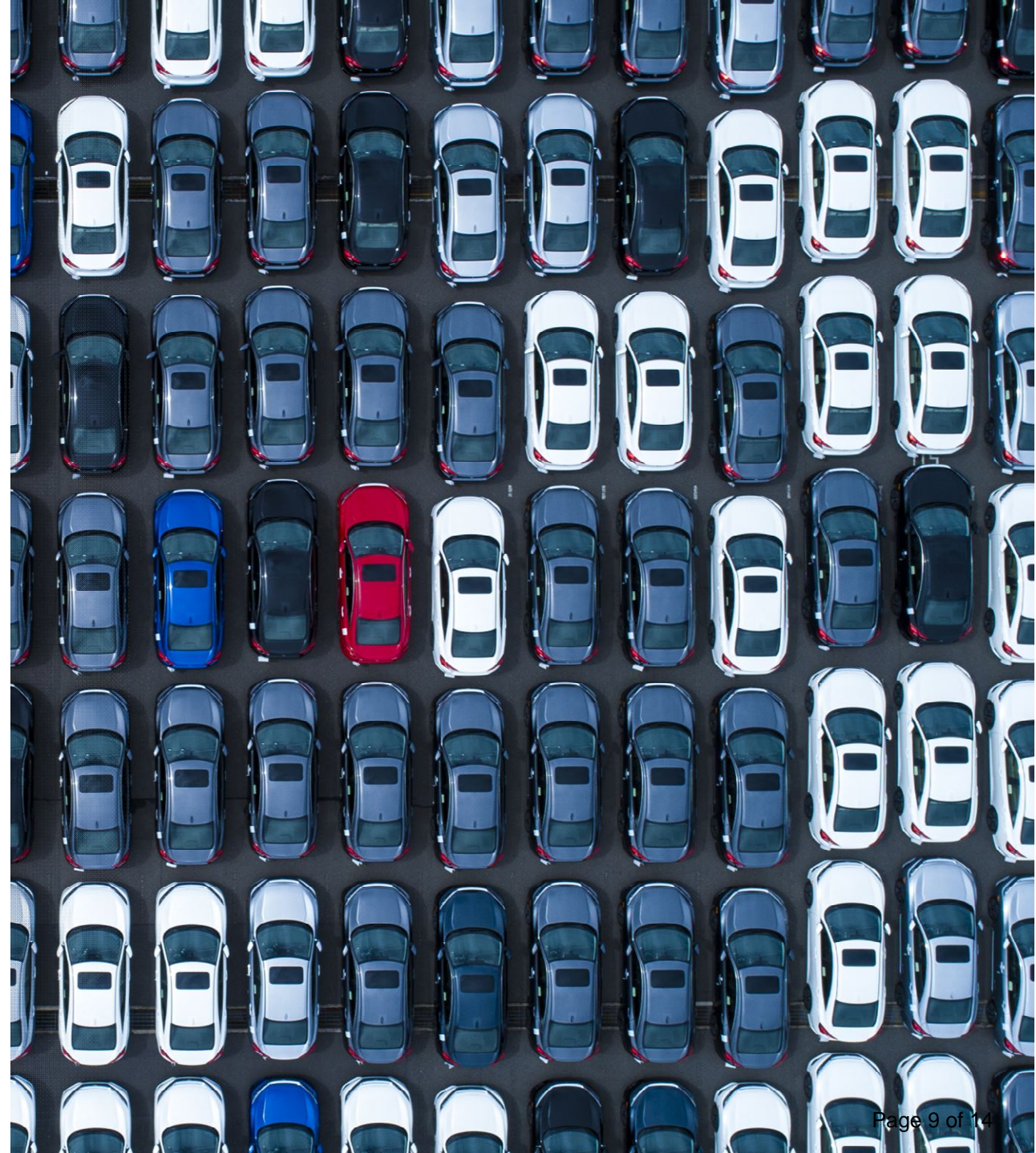
\$5,000 (per space) for spaces 1-5 required
\$4,000 (per space) for spaces 6-10
\$3,000 (per space) for spaces over 11



Roughly 3 spaces were granted to Brooks Brewing. Roughly 6 spaces granted to 141 Vester, a 4-story mixed-use building.

Existing (new!) parking regulations in ZO

- Shared parking agreements available, subject to CDD approval
- On-street parking credit available
- Deviations permitted by PC
- Nonresidential uses within 500 feet of municipal parking facility are exempt





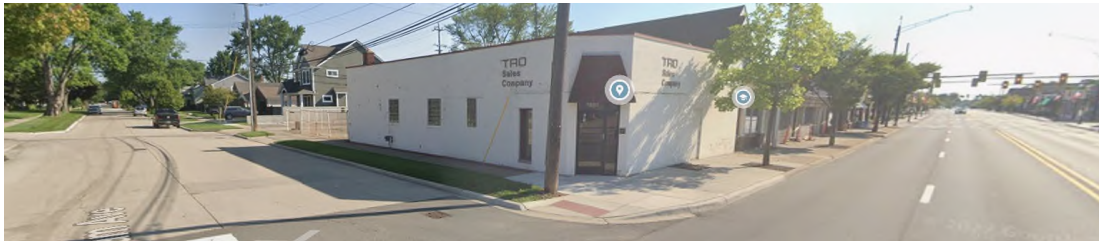
Where could we use this?

Review Examples



3406 Twelve Mile Road

	Details
Parking Requirement	3 – 25 spaces needed, 4 possible
On-street parking credits	2 possible credits on the Buckingham Avenue frontage
Shared parking agreement	Possible to share with property to east
Property Alterations	Could close existing driveway off Buckingham (red), creating additional on-street parking space and room for up to 4 additional on-site spaces



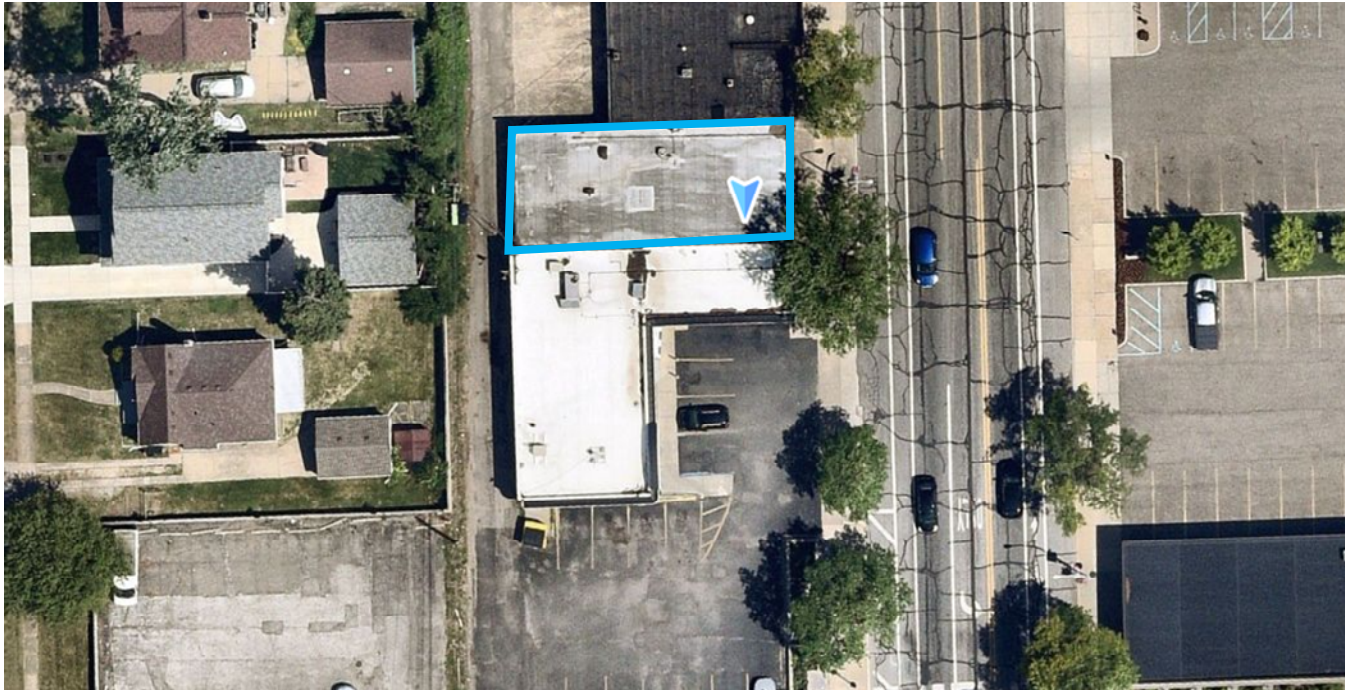
28471 & 28401 Woodward Avenue



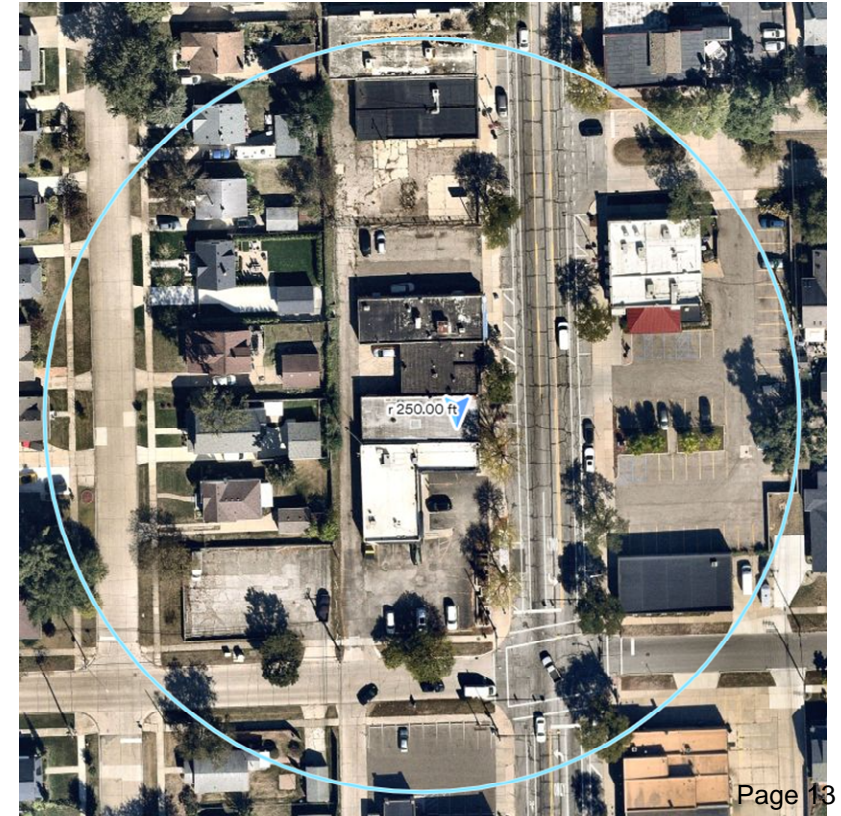
	Details
Parking Requirement	6-31 spaces needed, 3 possible
On-street parking credits	2 possible credits on the Woodward Avenue frontage
Shared parking agreement	Possible to share with parking lots at Unbounded Kicks or 28201 Woodward Ave
Property Alterations	Could convert grassy area on south parcel to paved area for 2-3 spaces
Other Considerations	Informal parking opportunity: on-street parking on Franklin Road



2945 Coolidge Highway



	Details
Parking Requirement	2-3 spaces needed, 0 possible
On-street parking credits	None available
Shared parking agreement	Possible to share with property to south or property across Coolidge Hwy
Other considerations	<p>Many underutilized parking lots on commercial properties within 250 ft of site (see blue circle below)</p> <p>Bus stop located at NE corner of Wiltshire and Coolidge</p>



What is the **GOAL** of the program?

- Build consolidated municipal parking facilities on a 1:1 ratio?
- Maintain existing municipal parking facilities?
- Offer flexibility to developers?

What should the **COST** be?

- Cost of parking space *construction*?
- 50% of the cost to *develop* a parking space?
- What about *maintenance* costs?
- Flat fee, or tiered fee schedule based on number of spaces?

What **USES** are eligible?

- Multiple family residences?
- All uses, subject to review and approval?

Which departments/boards should review and approve?