



City of Rochester

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To: Mayor Cuthbertson
From: Nik Banda, Acting City Manager
Date: October 28, 2015
RE: West Platform designed into Walnut Boulevard

Location of the West Parking Platform

During the design of the West Parking Platform the City considered and studied the opportunity to build the West Parking Platform into the parking lane within the existing right-of-way of Walnut Boulevard. After review, the below options were selected for the following important reasons:

1. The additional width of the Platform into the Walnut right-of-way provided an opportunity for a “three bay” parking structure, which is the most parking efficient and cost effective design.
2. The design, which includes (2) pocket parks on Walnut at University and 4th Street, along with the narrowing of the existing pavement, is consistent with recent considerations by the City for a linear park on the east side of Walnut from University to 2nd as well as the Master Plan. It also afforded the City an opportunity to use a “Road Diet” plan for Walnut between University and 4th Street, which will slow down southbound traffic as it prepares to enter the Platform on the east side of Walnut. This action is consistent with the recent plans that were approved at the south end of Walnut at 1st Street where we use the “Road Diet” planning ideals also by adding on-street parking to the east side of Walnut to slow down northbound traffic.

The first architectural design and public consideration of the placement of the West Parking Platform was during a downtown forum on August 27, 2014.

Next, on November 3, 2014, the Planning Commission considered and approved the site plan for the West Parking Platform, ([Agenda Packet](#) and [Video](#)) and the City Manager’s presentation ([Manager Presentation](#)) of the project include a site plan ([Site Plan](#)) showing the Platform being located in the existing easterly parking lane of Walnut, the (2) pocket parks and elevation drawings showing the design of the Platform.

On November 10, 2014, City Council considered and approved the site plan and design of the West Parking Platform. The agenda packet ([Council Packet](#)) and City Manager's presentation ([Manager Presentation](#)) of the project included a color site plan overlaid on an aerial photograph and color renderings of the Platform ([Drawings](#)).

On April 6, 2015, the Planning Commission considered a report that included plan drawings shifting the West Parking Platform (5) feet to the west (further into Walnut) ([Agenda Packet](#) and [Drawings](#)). The change was suggested as part of final engineering to provide for additional space in the East Alley, which would be faced with a 39 foot tall wall along its westerly side. This would create an undesirable "tunnel effect" affecting both pedestrians and truck loading/unloading that use the alley daily. The change did not reduce the width of Walnut any further, because the west curb line was shifted to the west by (5) feet. The same report was also provided to the Parking Advisory Committee and City Council in advance of the Planning Commission meeting.

The Pocket Parks will be designed by February of 2016 with construction to take place in the Spring of 2016. Donors have already stepped forward who wish to sponsor elements within the proposed parks. Additionally, new Street lights will also be installed on the west side of Walnut as a part of the DDA's ongoing Streetlight replacement program.