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ATTORNEY AT LAW

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April 7, 2025

City Commission
City of Royal Oak
203 S. Troy St.
Royal Oak, MI 48067

Re: Request for Parking Space Reservation Agreement
505 S. Lafayette

Dear Mayor Fournier and City Commissioners:

Our Firm and the undersigned represent Akouri Group of Royal Oak, LLC ("Akouri"), which is proposing to build a ten-story, multi-family project at 505 S. Lafayette. Due to the narrowness of the property, it was not possible for Akouri to provide on-site parking within the multi-family building. Due to these conditions and other evidence presented to the Zoning Board of Appeals, the ZBA granted a waiver of the 81 required on-site parking spaces. As part of the presentation, Akouri pledged to work with the City for a parking agreement to allow reservation of monthly parking passes.

In support of its variance request to the Zoning Board of Appeals, Akouri had a Parking Study conducted by Julie Kroll of Fleis & VandenBrink dated June 10, 2024, which is attached for your review. This Parking Study relied upon data from the past year provided by Park-Rite, which manages the City's parking decks, including the South Lafayette parking deck. The Parking Study stated the following notable conclusions:

1. The results of the analysis show that the South Lafayette Parking Garage has adequate capacity to accommodate the reduction in parking supply of 81 spaces to provide for reserved monthly parking passes for the proposed development at 505 S. Lafayette Avenue.

2. The South Lafayette Parking Garage will have adequate capacity for 352 days per year, with a few days (13) per year where the parking demand will exceed the available supply. This represents 3.5% of the days each year, with 96.4% of the time, there will be adequate capacity for all uses.

Clearly, there are sufficient spaces for the overwhelming majority of any year, which could be made available to tenants of the Akouri project. Consequently, Akouri is requesting the following terms and conditions in a Parking Agreement with the City:

A. Up to 81 monthly parking passes be reserved at the South Lafayette parking deck for Akouri project tenants.

B. Akouri will pay for the monthly passes needed upon occupancy of the building.

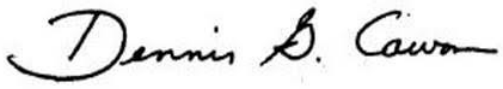
C. Akouri is not requesting for the reservation of any actual physical space in the South Lafayette parking deck.

D. The Agreement be for a term of fifteen (15) years, unless extended or modified by mutual agreement of the City and Akouri.

Akouri believes the Parking Agreement will achieve mutual objectives for both its project and the City. The tenants will have parking passes "reserved" for their usage at the South Lafayette parking deck. At the same time, the City will have monthly stream of revenue to meet maintenance and financial obligations in connection with the South Lafayette parking deck and the parking system.

We look forward to a dialogue with you at an upcoming City Commission meeting regarding this request. In the meantime, if you have any questions, please feel free to contact me.

Sincerely,



Dennis G. Cowan
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Attachment

cc: Joseph Gaioch
Tim Thwing
Niccolas Grochowski, Esq.
Joseph Murphy
James Akouri

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

MEMO

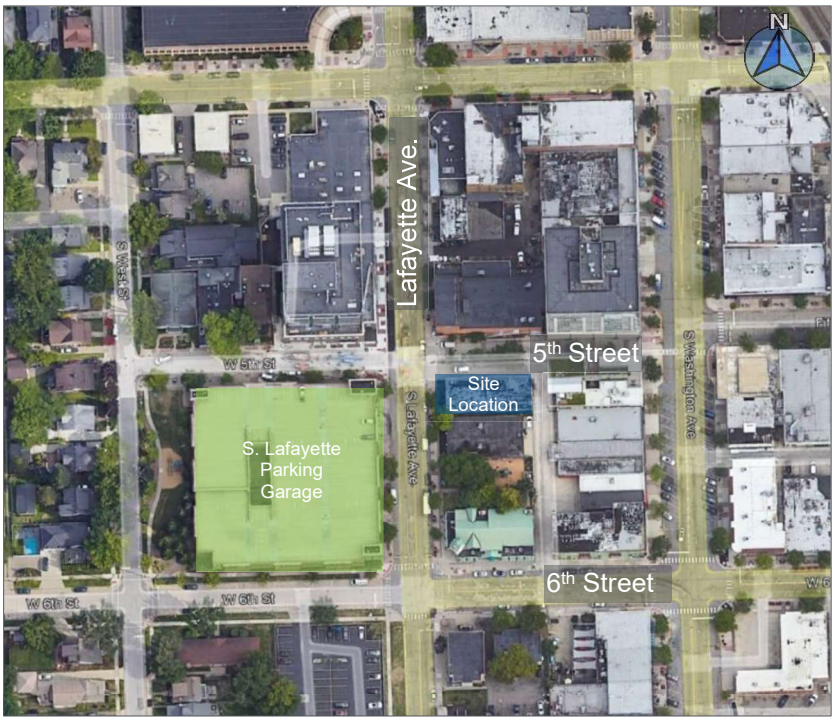
VIA EMAIL jim@AkouriGroup.com

To:	**Jim Akouri** **Akouri Group of Royal Oak, LLC**
From:	**Julie Kroll, PE, PTOE** **Mary Flanagan, EIT** **Fleis & VandenBrink**
Date:	**June 10, 2024**
Re:	**Proposed Residential Development** **505 S. Lafayette Ave, Royal Oak, Michigan** **Parking Study**

1 INTRODUCTION

This memorandum presents the results of the Parking Study for the proposed residential development project in the City of Royal Oak, Michigan. The project site is located at 505 S. Lafayette Avenue generally in the southeast quadrant of the 5th Street & Lafayette Avenue intersection, as shown in **Figure 1**. The proposed development plan does not include any onsite parking and has proposed to utilize the existing S. Lafayette Parking Garage to accommodate the parking requirements. The purpose of this study is to determine if there is adequate capacity in the S. Lafayette Parking Garage to accommodate the proposed use.

FIGURE 1: SITE LOCATION MAP



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2 PARKING ANALYSIS

The proposed development plan was evaluated to determine if the proposed parking supply can accommodate the projected parking demand. A parking analysis is a two-step process:

- The first step is to calculate the projected parking *demand*. Parking demand calculations determine how much parking is generated by a use and how much parking is needed.
- The second step is to determine if the available parking supply is adequate to accommodate the projected parking demand; if the parking supply is not adequate, recommendations are to be provided to accommodate the projected parking demand.

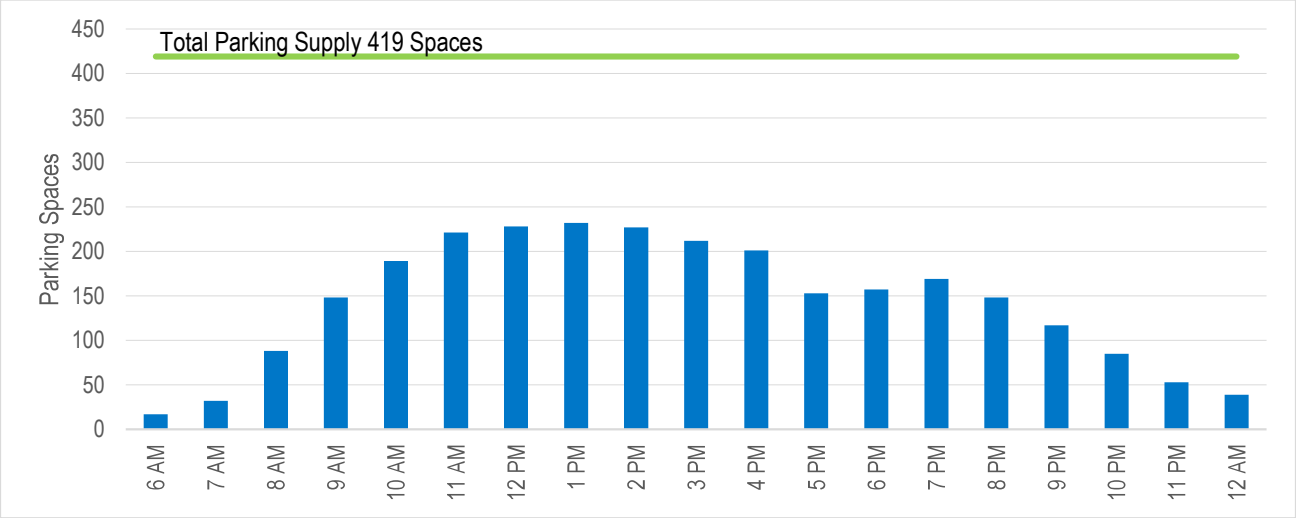
A typical parking lot is designed to accommodate 85-95% occupancy, depending on the proposed land use(s), layout, and parking management (self-parking, valet, etc.). This parking facility is actively managed and has the ability to operate at 100% capacity, since the operators know the utilization at any given time throughout the day. The parking garage provides 500 marked parking spaces; however, the parking management company can park up to a maximum capacity of 540 vehicles. The proposed development plan requires 81 parking spaces to accommodate the proposed residential development. These 81 spaces would be designated as reserved parking spaces for this use, and effectively reducing the capacity of the parking garage.

Table 1: S. Lafayette Parking Garage Parking Supply

Parking Garage Max Capacity (existing)	500 spaces
Reserved Parking (proposed)	81 spaces
Proposed Parking Supply	**419 spaces**

Parking occupancy data was provided by the parking management company for the S. Lafayette Parking Garage. The parking occupancy data was provided for a one (1) year period from May 1, 2023 - April 30, 2024. This data was used to calculate the existing average daily parking demand, as compared to the proposed parking supply with the reserved parking.

Exhibit 1: S. Lafayette Parking Garage Average Occupancy



The results of the analysis show that on an average daily basis the parking garage has adequate capacity to accommodate the proposed reserved parking spaces. The parking garage is expected to have a peak utilization on a daily basis of approximately 55%, with an average daily surplus of more than 185 spaces. Therefore, there is additional capacity in the parking garage to accommodate both the existing and proposed uses.

The existing parking demand was further evaluated to determine the frequency that the proposed parking supply would be exceeded. The results of the analysis are summarized below and show that over a typical year, the parking demand exceeds the available supply 13 days per year. The majority of the days occur in September, which correspondence to Labor Day weekend and the Arts, Beats and Eats Festival. It was noted in the data that the parking management company can park up to a maximum capacity of 540 vehicles, which was accommodated on the peak days that exceed the 500 spaces.

Table 2: S. Lafayette Parking Garage Parking Capacity

Month-Year	Days Exceeding 419 space capacity	Days Exceeding 500 space capacity
May-23	0	0
Jun-23	1	0
Jul-23	2	1
Aug-23	1	0
Sep-23	8	4
Oct-23	1	0
Nov-23	0	0
Dec-23	0	0
Jan-24	0	0
Feb-24	0	0
Mar-24	0	0
Apr-24	0	0
Total	**13**	**5**

3 CONCLUSIONS

The conclusions of this study are as follows:

- The results of the analysis show that the S. Lafayette Parking Garage has adequate capacity to accommodate the reduction in parking supply of 81 spaces to provide the reserved parking for the proposed development at 505 S. Lafayette Avenue.
- The parking garage provides 500 marked parking spaces; however, the parking management company can park up to a maximum capacity of 540 vehicles.
- The parking garage is expected to have a peak utilization on a daily basis of approximately 55%, with an average daily surplus of more than 185 spaces. Therefore, there is additional capacity in the parking garage to accommodate both the existing and proposed uses.
- The S. Lafayette Ave. Parking Garage will have adequate capacity for 352 days per year, with a few days (~13) per year where the parking demand will exceed the available supply. This represents 3.5% of the days each year, with 96.4% of the time, there will be adequate capacity for all uses. Additionally, the parking management company has the ability to increase the capacity for an additional 40 spaces to accommodate the peak demand days.

Questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

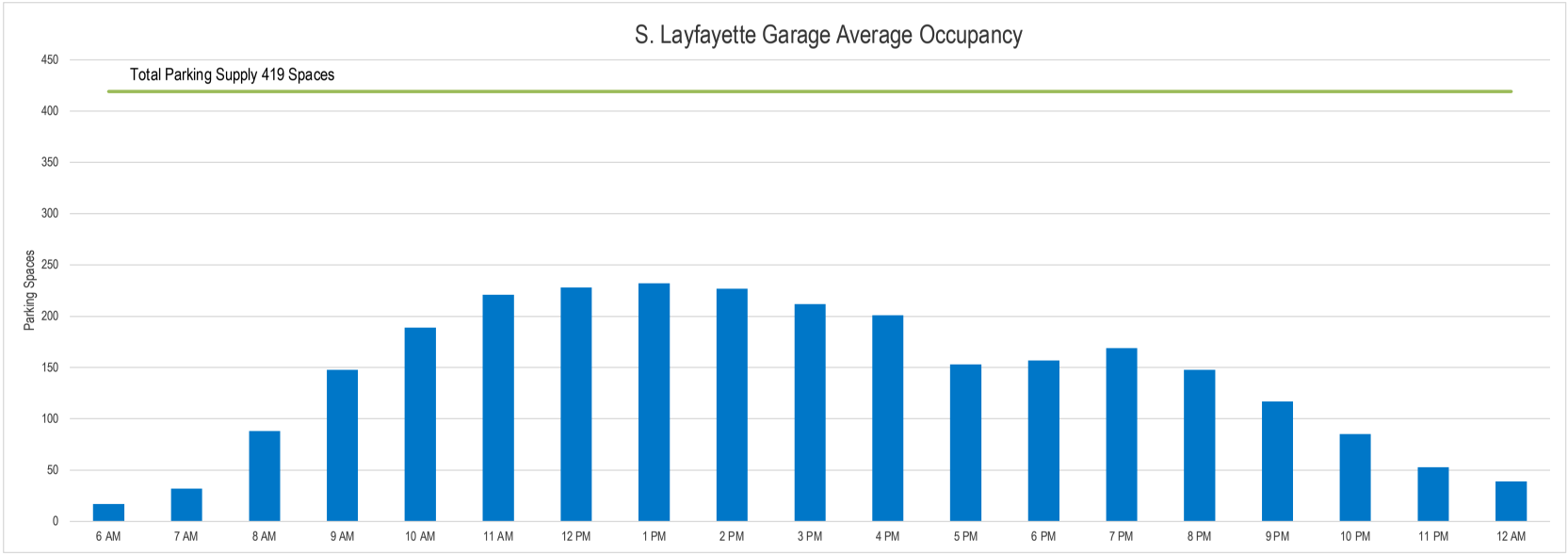
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Julie M. Kroll
2024.06.10 17:18:53
-04'00'

Attachment: Parking Data Summary

From ITE Distributions

Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Parking Demand	17	32	88	148	189	221	228	232	227	212	201	153	157	169	148	117	85	53	39
Total Parking Supply	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*	*419*
Parking Surplus	402	387	331	271	230	198	191	187	192	207	218	266	262	250	271	302	334	366	380
Total Parking Percent Occupancy	**4%**	**8%**	**21%**	**35%**	**45%**	**53%**	**54%**	**55%**	**54%**	**51%**	**48%**	**37%**	**37%**	**40%**	**35%**	**28%**	**20%**	**13%**	**9%**



Averages

Time of Days	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	**Monthly Average**
00:00	36	40	67	31	75	41	33	31	18	28	30	32	**39**
00:30	31	36	63	28	70	38	29	26	16	25	26	29	**35**
01:00	26	32	59	23	65	33	26	22	15	20	22	25	**31**
01:30	21	28	55	18	59	28	21	17	12	17	18	21	**26**
02:00	14	22	48	12	53	21	15	12	10	12	13	16	**21**
02:30	12	19	45	9	50	17	13	8	8	10	11	14	**18**
03:00	11	18	44	8	48	16	12	7	7	10	10	13	**17**
03:30	11	17	44	8	47	16	12	7	7	9	10	13	**17**
04:00	11	16	44	7	47	16	12	6	7	9	10	12	**16**
04:30	11	16	44	7	48	16	12	6	7	8	10	12	**16**
05:00	10	16	44	7	48	15	11	6	6	8	9	12	**16**
05:30	10	16	44	8	48	15	11	5	6	7	9	11	**16**
06:00	11	17	45	9	49	17	12	6	6	8	10	12	**17**
06:30	14	22	48	13	53	21	16	9	9	12	14	17	**21**
07:00	22	32	54	22	67	35	32	21	20	25	25	30	**32**
07:30	43	55	71	46	96	65	61	42	45	60	51	63	**58**
08:00	73	84	84	76	130	100	93	68	75	92	80	98	**88**
08:30	103	111	104	108	169	135	127	92	104	122	107	130	**118**
09:00	132	139	128	139	208	168	156	116	135	155	138	165	**148**
09:30	151	167	154	167	238	194	179	136	163	181	165	188	**174**
10:00	166	186	169	185	254	211	192	151	178	195	179	201	**189**
10:30	187	209	191	208	274	233	213	175	202	220	203	223	**212**
11:00	198	218	200	218	288	237	221	184	211	230	213	229	**221**
11:30	212	231	210	232	304	248	229	196	221	240	225	238	**232**
12:00	208	229	208	226	303	241	223	196	219	237	218	230	**228**
12:30	211	233	213	232	302	246	228	196	216	239	219	234	**231**
13:00	210	240	216	230	301	247	231	198	215	238	217	235	**232**
13:30	210	249	223	232	303	250	234	201	216	240	217	241	**235**
14:00	205	245	221	227	276	243	227	196	211	233	211	228	**227**
14:30	200	243	218	224	268	233	219	193	207	228	209	225	**222**
15:00	191	234	211	216	261	219	206	182	197	214	199	211	**212**
15:30	188	232	207	210	254	213	208	182	190	211	194	205	**208**
16:00	183	228	198	204	246	202	197	175	183	205	189	201	**201**
16:30	172	201	180	192	227	183	185	162	170	190	179	189	**186**
17:00	143	168	157	161	198	147	148	139	133	148	144	147	**153**
17:30	141	169	157	157	199	148	148	139	121	144	147	148	**152**
18:00	148	175	162	162	205	157	149	144	116	151	154	155	**157**
18:30	168	192	179	176	219	182	165	158	125	167	177	172	**173**
19:00	162	191	175	167	222	184	158	152	114	161	171	169	**169**
19:30	156	198	170	159	229	182	157	145	109	163	168	170	**167**
20:00	138	180	153	139	217	161	136	127	90	140	149	146	**148**
20:30	124	163	137	124	210	146	124	113	80	121	133	128	**134**
21:00	109	140	122	104	200	133	107	96	70	104	111	112	**117**
21:30	91	122	103	89	190	121	92	74	59	89	95	96	**102**
22:00	75	108	83	70	179	107	71	58	45	72	73	82	**85**
22:30	64	78	74	57	139	77	50	47	36	65	62	62	**68**
23:00	52	58	68	46	115	54	42	39	29	42	43	42	**53**
23:30	42	51	64	40	100	46	36	35	22	33	34	35	**45**

Maxes

Time of Days	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	**Max**
00:00	275	159	331	165	372	154	185	93	68	112	86	132	**372**
00:30	232	154	324	144	369	151	129	75	69	96	77	128	**369**
01:00	181	134	320	122	354	132	82	69	67	75	62	118	**354**
01:30	123	125	312	86	340	103	63	50	50	61	52	99	**340**
02:00	70	107	290	70	316	63	41	38	36	32	45	85	**316**
02:30	47	102	276	53	294	51	34	25	25	29	45	82	**294**
03:00	41	97	276	49	286	48	31	26	23	26	36	81	**286**
03:30	38	95	274	48	278	47	31	24	20	24	30	79	**278**
04:00	36	89	274	48	271	48	31	23	20	24	27	80	**274**
04:30	35	89	274	48	268	46	31	23	19	24	26	79	**274**
05:00	33	89	274	48	268	46	31	23	19	24	24	78	**274**
05:30	34	89	274	49	270	45	28	22	19	24	24	78	**274**
06:00	32	89	273	48	271	45	28	22	19	23	24	78	**273**
06:30	31	91	273	50	272	45	31	22	19	23	25	78	**273**
07:00	46	105	274	66	272	73	57	45	50	48	57	80	**274**
07:30	88	141	282	138	277	124	110	91	110	131	110	124	**282**
08:00	133	164	293	187	286	160	175	129	157	169	153	167	**293**
08:30	194	195	277	249	302	208	236	184	201	205	180	200	**302**
09:00	260	232	305	287	338	263	265	238	246	246	229	239	**338**
09:30	298	270	332	323	402	292	286	266	266	273	264	264	**402**
10:00	300	297	357	350	415	310	305	286	284	285	280	283	**415**
10:30	302	309	385	381	426	339	319	324	310	310	301	300	**426**
11:00	310	328	389	386	463	341	328	339	322	327	313	312	**463**
11:30	316	337	405	399	514	349	337	345	343	324	339	327	**514**
12:00	310	334	413	403	524	346	338	346	328	320	324	322	**524**
12:30	325	336	424	409	513	367	359	337	328	321	314	328	**513**
13:00	327	336	427	409	527	360	365	333	321	319	323	335	**527**
13:30	326	346	430	404	531	362	367	339	312	316	323	333	**531**
14:00	323	342	426	393	529	356	364	343	301	310	317	320	**529**
14:30	326	355	429	400	531	350	334	342	307	310	319	333	**531**
15:00	293	351	410	396	528	335	315	338	296	283	268	341	**528**
15:30	285	397	396	390	520	314	314	343	286	280	262	323	**520**
16:00	285	415	390	396	525	297	363	303	284	261	257	342	**525**
16:30	271	325	368	374	536	265	357	271	272	240	263	349	**536**
17:00	228	232	328	340	530	216	295	248	244	208	269	276	**530**
17:30	237	271	332	380	538	225	306	272	277	244	313	243	**538**
18:00	291	326	374	438	538	290	300	297	315	296	356	292	**538**
18:30	342	399	418	421	529	366	315	365	350	318	376	329	**529**
19:00	347	422	495	401	540	424	297	379	331	335	378	346	**540**
19:30	353	443	501	408	526	428	337	374	325	396	380	380	**526**
20:00	377	440	494	413	527	411	323	378	294	405	359	361	**527**
20:30	402	415	481	394	524	395	318	370	273	394	345	318	**524**
21:00	414	334	473	352	515	380	299	307	263	366	337	316	**515**
21:30	409	330	438	352	512	348	294	232	254	361	327	301	**512**
22:00	391	292	410	334	507	322	257	218	222	357	304	278	**507**
22:30	380	228	413	286	503	255	222	196	156	314	275	220	**503**
23:00	340	199	388	232	503	178	224	168	84	161	188	182	**503**
23:30	305	199	348	196	502	168	212	134	65	132	101	142	**502**