

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

Approved by the Regents  
April 19, 2012

ACTION REQUEST

Subject: Wall Street East Parking Structure

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

At the September 2008 meeting, the Board of Regents approved the Wall Street Office Building, East Parking Structure, and Transit Center project. As the university explored the Fuller Road Station project with the City of Ann Arbor, the Wall Street project was cancelled in July 2009, and the Fuller Road Station project was approved by the board in January 2010. The city and university have halted plans for the Fuller Road Station project since we could not move forward as outlined in the memorandum of understanding between the two parties.

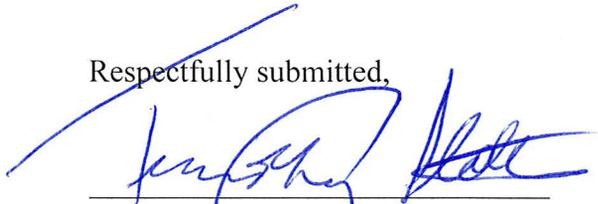
Coincidental with the opening of the new C. S. Mott Children's and Von Voigtlander Women's Hospital and in support of the patient experience, approximately 300 prime employee parking spaces were reallocated for patients and visitors. As a result of the reallocation of parking spaces and the increase in patient activity, demand for faculty and staff parking on the medical campus continues to increase. More employees are parking remotely and traveling by bus to work. On a typical day, we estimate that 2,500 employees are parking in remote lots and taking a bus or shuttle to the medical center. Additionally, there are about 1,500 employees utilizing alternative means of transportation, including riding the bus from home, ridesharing, or van pooling. This shift of employee parking has impacted our employees, but has also contributed toward meeting our patient expectations as we have increased patient parking in response to increased activity. With the anticipated continued growth of patient activity and corresponding additional faculty and staff, we now propose construction of the Wall Street East Parking Structure that will add 500 net vehicle spaces to the university's parking system near the medical campus.

Our vision for the Wall Street East Parking Structure is that it will include design details, including environmentally sustainable features, to make this "gateway" to the Wall Street area and medical center campus attractive. We envision an architecturally-detailed façade with open space at either end of the structure that will contain park-like landscaping with trees and water features for storm water management which may also be used for irrigation and reducing storm runoff to the river. We also intend to include infrastructure for electric vehicle charging stations. Details will be provided when we seek approval of schematic design.

The estimated cost of the project is \$34,000,000. Funding will be provided from Parking resources. The construction cash flow may be provided, all or in part, from bond proceeds or increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Board of Regents. Walker Parking Consultants and the Stecker Labau Arneill McManus (S/L/A/M) Collaborative architectural firm will design the project. We will return with a construction schedule when we seek approval of schematic design.

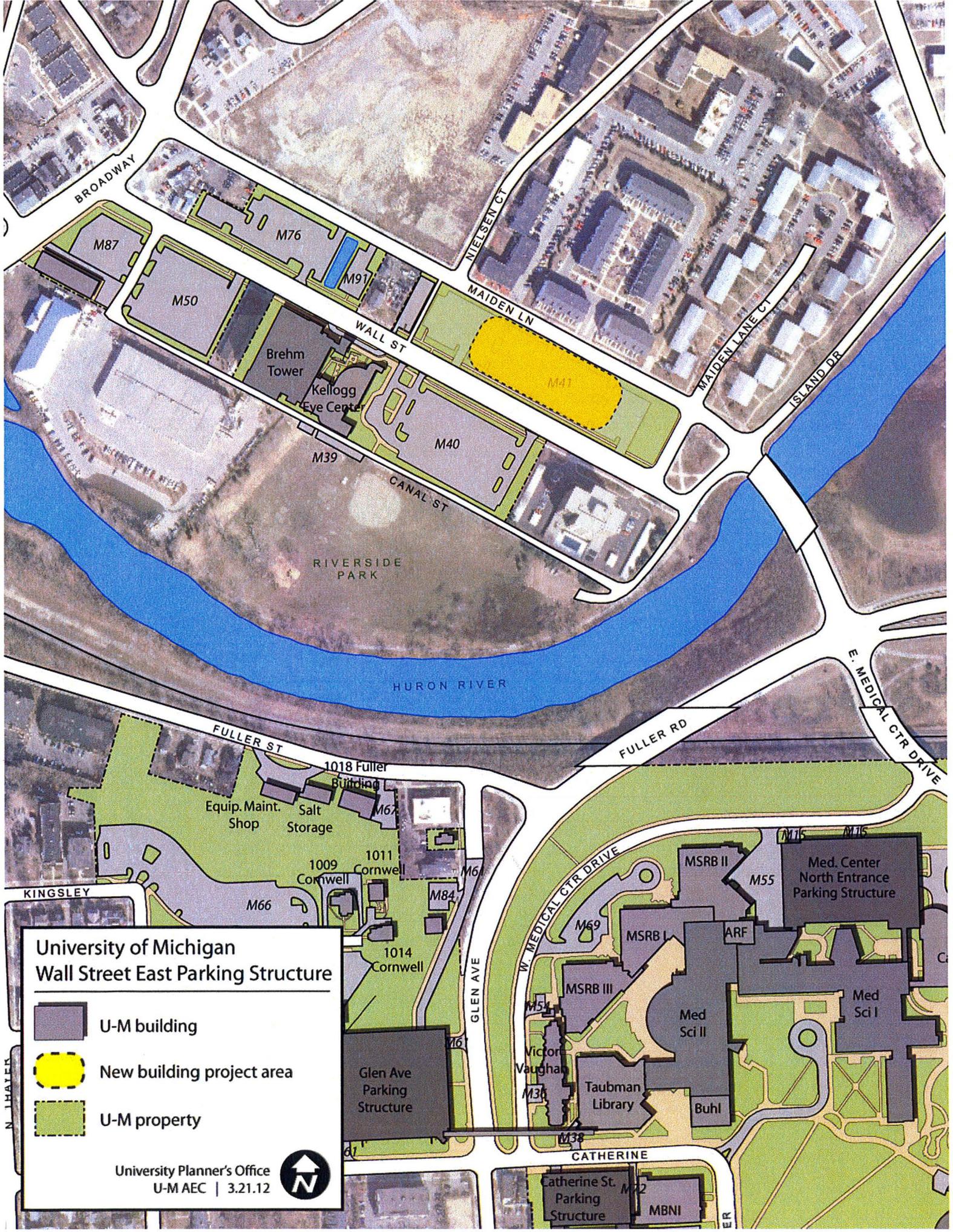
We recommend that the Board of Regents approve the Wall Street East Parking Structure project as described and authorize commissioning Walker Parking Consultants and the S/L/A/M Collaborative for its design.

Respectfully submitted,



Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

April 2012  
Attachment



### University of Michigan Wall Street East Parking Structure

-  U-M building
-  New building project area
-  U-M property

University Planner's Office  
U-M AEC | 3.21.12

