

Jane Leslie

From: Jane Leslie
Sent: Friday, April 04, 2008 9:07 AM
To: Ed Anzek
Subject: RE: Peng Lai

Ed,

Thanks very much. You are very right it's not really simple. Bottom line looks like they are allowed the uses they have and time will tell. I appreciate your answer and will forward it to the committee. Jane

From: Ed Anzek
Sent: Thursday, April 03, 2008 4:26 PM
To: Jane Leslie
Cc: Bryan Barnett; Derek Delacourt; Scott Cope
Subject: RE: Peng Lai

Jane:

It's not a simple nor short answer. However, I'll write this in order that you might provide it to the Liquor Committee for their consideration.

When the development was under consideration for approval there was a Planned Unit Development agreement that all owners would participate in shared parking.

The 4 parcels included the Speedway, Lino's Restaurant, the Bank (FTC?) on Tienken, and the Papa Joe's development. Papa Joe's development also includes the freestanding Starbucks and Rite-Aid drugstore. Parking was calculated on all uses along with the understanding that the second floor of the Papa Joe's would be primarily offices.

With offices as part of the development it was the opinion that parking demands would fluctuate or perhaps averaged out more over the entire day. Office needs would be daytime, retail uses would be both day and nighttime, and restaurant demand in the evening. The grocery store would be retail and the patron demands would be averaged over the time it was open for business...morning, noon, and early evening. During the approval process the only restaurant site identified was the Tom's Oyster Bar.

It was pointed out then in discussions with Tony Curtis that if this center was successful, there could be a demand for more or shortage of parking. This opinion was based on our experience with the Village of Rochester Hills when it first opened. The Village still has some parking shortages during the holidays and times when they run special events like their annual Art Fair.

As the leasing has occurred since construction began at the Papa Joe's development things have changed. The Hills Grill space was never contemplated as a restaurant. It was proposed as retail.

The second floor above Papa Joe's became a banquet center. The Office space above the Northwest corner became a Fitness center with very high usage times in the evening. It needs to be pointed out that the businesses that have leased at this center are all permitted uses.

Another factor is that Lino's restaurant has never had adequate parking on his own site. There is a 75-100 seat banquet facility in the basement that has been in existence since the restaurant opened. Lino's patrons used the bank parking lot. When this proposal came forward staff viewed it as a means to resolve many of the parking issues associated with Lino's prior to the Curtis development.

Other complications that add to this shortage include the fact that the Papa Joe's grocery is very employee intensive with all the chef's cooking both on the main floor and above on the mezzanine. We've asked Tony Curtis about finding some area for employee parking off-site and shuttling them to the center. Tony has inquired about leasing parking from the Bowling Alley behind his facility to establish parking for employees. That may not be suitable as the bowling alley's patrons start arriving the same as the peak times for the Papa Joe's center. Staff has been working with Tony Curtis to resolve the parking shortage issue. I would offer that the parking shortage experienced is a combination of successful businesses that function primarily in the evening creating a peak demand/shortage for parking in the 6 to 9:30 pm time period. The grocery closes at 9:00 and that opens up many spaces.

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Another factor that I would suggest plays on the parking shortage perception is that the center is an L-shaped development with many of the uses being in the "corner". That would be Tom's Oyster Bar, Fitness 19, the entrance to the Banquet Center, and possibly the Hills Grille on the end. Patrons are limited in parking availability that they consider "close to the front door" and a perceived parking shortage becomes predominant. This is not to suggest there is not a parking shortage. I believe there is but when someone must walk a few hundred feet more on a cold evening it becomes customer UN-friendly.

I can only offer that this parking shortage will continue until there is a changeover of tenants that are not as dependent on peak evening times for their customers. Mr. Curtis has been made aware of the self-created problem on numerous occasions. There are some parking expansion possibilities in the rear of the center but I'm not sure it will be an adequate fix. It appears from preliminary analysis that some changes in the back of the center might add about 35 spaces. Mr. Curtis has looked into the possibility of a parking deck. Problems of that include the structure over the underground storm water detention as well as the need for truck maneuverability behind the center.

There is a provision in the Zoning Ordinance that a shopping center can only have up to 25% of their leaseable space used for restaurants. Both the Building Department and Planning have done the calculations and the collective use is just shy of the 25%. That analysis includes the Peng Lai restaurant.

Ed Anzek

From: Jane Leslie
Sent: Thursday, April 03, 2008 2:32 PM
To: Ed Anzek
Subject: Peng Lai

Hi Ed,

I know you said you would be responding regarding any parking issues at the Papa Joe's Development. I was going to try to let the Liquor Committee know so they could say if it should go to Council soon. The applicant advised their rough inspections are to be completed this week and they hope to be moving forward quickly.
Thanks, Jane