



MPD Central Brush Park  
Residential Zone Public Hearing

Detroit City Council:  
Neighborhood & Community  
Services Committee

11/2/23

1pm



# MPD Residential Parking Proposal Goals



- Provide residential parking relief
- Maintain support for non-residential entities operating in Brush Park
- Disincentivize non-Brush Park related parking



# MPD Brush Park RPP Plan Approach



- Review off-street parking capacity
- Review on-street parking capacity
- Review on-street usage
- Identify residential and non-residential parking activity
- Create RPP parking pressure reduction plan

Southern Brush Park



Central Brush Park



Northern Brush Park



# MPD Brush Park Neighborhood Divisions

## Southern Brush Park

Residential w/heavy Little Caesars Arena (LCA) activity and Hotel/Airbnb activity

## Central Brush Park

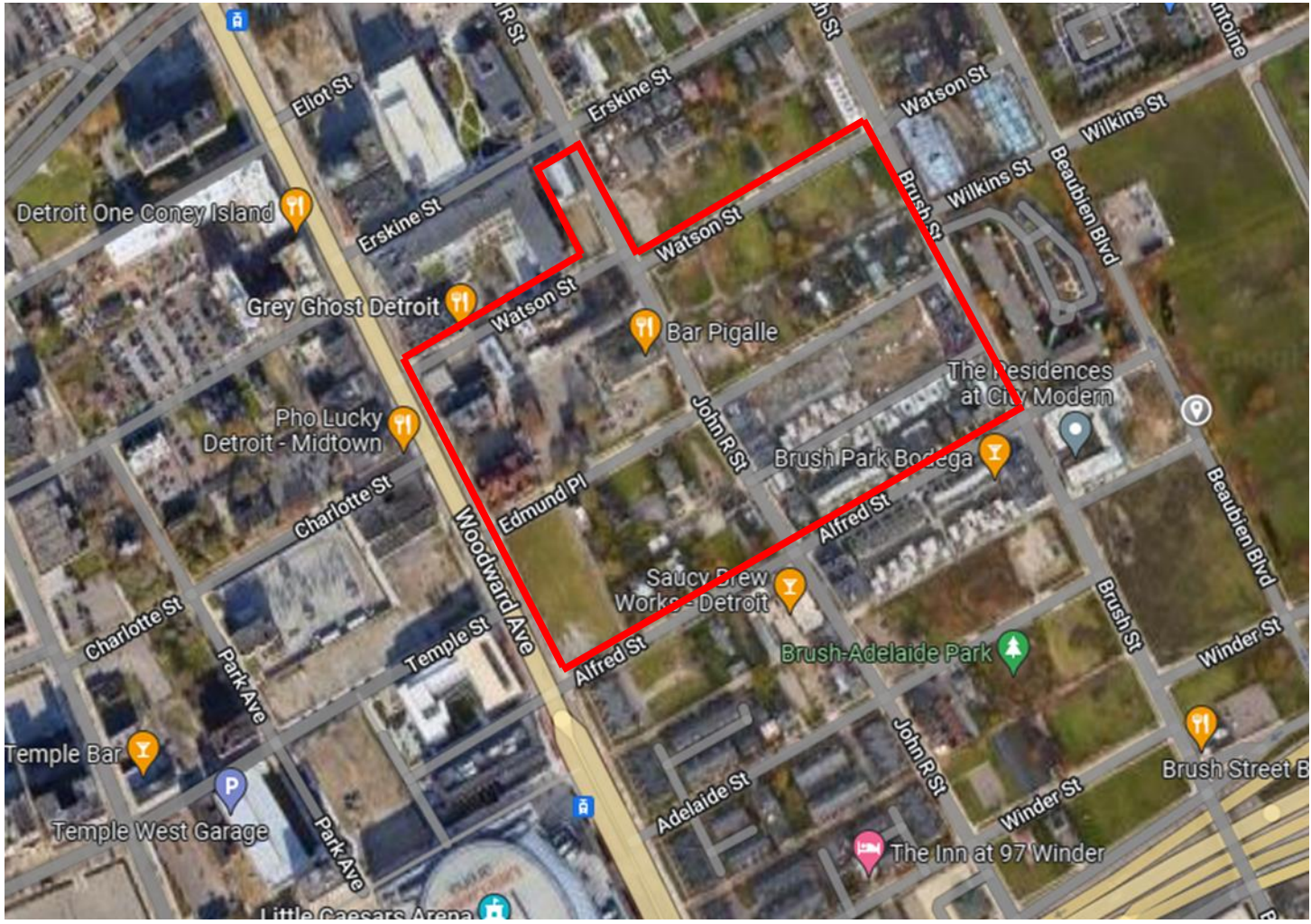
Mixed residential/retail/office/commercial w/heavy LCA activity

## Northern Brush Park

Mixed residential/retail/commercial/non-profit/organizations/government w/less LCA activity and more WSU/DMC activity



# Central Brush Park Mixed Residential-Commercial w/Heavy LCA Activity



- Boundaries
  - Starting point-intersection of Woodward & Alfred
  - Woodward to Watson
  - Watson to John R
  - John R to Erskine
  - John R @ Erskine to Watson
  - Watson to Brush
  - Brush to Alfred





# Central Brush Park Neighborhood Makeup - Alfred



- Residential -Alfred
  - 2650-5660 Woodward – attached garage parking
  - 20 Alfred – attached garage parking
  - Elisha Taylor House 59 Alfred – small gated lot in the rear
  - J.P. Donaldson House 82 Alfred– alley access w/ detached garage parking
  - The Flats at City Modern – small shared parking lot in the rear
  - *Ransom Gills House 205 Alfred – no parking*
  - City Modern 2660 John R mixed residential & retail – alley access w/attached garage parking
  - James V. Campbell House 261 Alfred – alley access with parking in the rear
  - The Stories at City Modern 265 Alfred– alley access with parking in the rear
  - The Twins at City Modern 279-295 Alfred– alley access with parking in the rear
- Commercial
  - ***VanOverbeke Michaud & Timmony Law Firm 79 Alfred – no off-street parking***
  - Fleur De Lis Bookkeeping Firm – small shared parking lot in the rear
  - ChargePoint 2705 John R - small shared parking lot in the rear
  - Saucy Brew Works Detroit 2670 John R - small shared parking lot in the rear
  - ***Detroit PhoDOGraphy 2660 John R – no off-street parking***
  - ***Brush Park Bodega 2671 Brush – no off-street parking***
  - ***Bondy Construction & Design 2833 Brush – no off-street parking***



# Central Brush Park Neighborhood Makeup – Edmund



- Residential -Edmund
  - 46 Edmund – alley access w/minimal parking in the rear
  - *Stoddard House 64 Edmund – vacant w/alley access*
  - *69 Edmund (vacant) – no off-street parking*
  - Lucien S. Moore House 104 Edmund – alley access w/ detached garage parking
  - 112 Edmund Brush Park Condos – future development
  - The Residents at City Modern 201 Edmund - mixed-use w/retail – residential unit garage parking & on-street retail parking
  - Henry Glover House 229 Edmund – under construction w/some parking to be included
  - John P. Fiske House 261 Edmund – alley access with parking in the rear
  - George Ladve House 269 Edmund – alley access with parking in the rear
  - 291 Edmund – alley access with parking in the rear in detached garages
  - The Residents at City Modern 320 Edmund mixed-use w/retail – residential unit garage parking & on-street retail parking
  - Coda Detroit Luxury Condominiums 2847 John R – Future construction
- Non-Profit
  - Ecumenical Theological Seminary 39 Edmund – large parking lot surrounding the property
- Non-Profit
  - ACLU & Age Management 2966 Woodward– parking lot in the rear
- Commercial
  - The Carlton Detroit 2915 John R – mixed use residential, Senior Living, retail, restaurant/bar w/gate lot surrounding the property
  - Bar Pigalle 2915 John R – parking lot across the street





# Central Brush Park Neighborhood Makeup - Watson



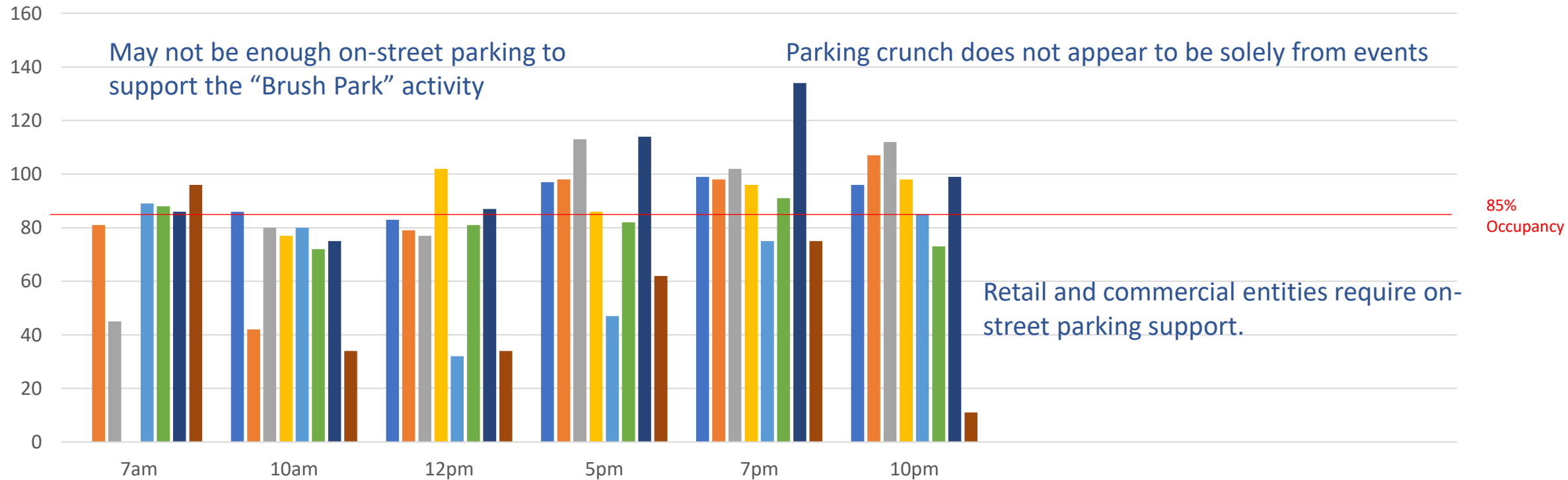
- Residential -Watson
  - 64 Watson – parking lot directly across the street
  - Carola Building 78 Watson – parking lot w/detached garages
  - Tuning Detroit 112 Watson – shared parking lot
  - 2959 John R – alley access with garage parking(amount unknown)
  - 264 Watson – unoccupied with future alley access for parking
  - Little Paris 312 Watson – parking lot in the rear w/alley access
  - 311 Watson – alley access and grass parking in rear
  - Brush 8 Townhomes 3119 Brush – alley access unit garage parking
- Non-Profit
  - ACLU & Age Management 2966 Woodward– parking lot in the rear
- Commercial
  - Bakersfield, Café Alto, Liz in Detroit Properties, Grey Ghost, @Properties – small parking lot
  - Second Best & District Capital – Lot on side of the property
  - Motown Makedown 2952 Woodward, The Bankle Vacant 2940 Woodward (both vacant)
  - Right Key Marketing Detroit 2940 Woodward – small lot in rear w/alley access
  - Dr. Lothar M. Melvin, DDS 257 Watson – driveway parking





# Alfred (Woodward to Brush)

On-street parking occupancy



LCA: Little Caesars Arena  
 FF: Ford Field  
 CP: Comerica Park  
 FOX: Fox Theatre  
 FIL: Filmore Theatre

**EVENTS – 6/29/22**  
 LCA: Dynamite/Rampage 7p  
 FOX: Tedeschi Trucks Band 6:30p  
 Thursday

**EVENTS – 7/1/22**  
 CP: Tigers vs Royals 7:10p  
 Friday

**EVENTS-7/2/22**  
 CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Saturday

**EVENTS-7/3/22**  
 CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Sunday

**EVENTS-7/7/22**  
 FIL: War on the Catwalk 7p  
 Thursday

**EVENTS-7/11/22**  
 No Events  
 Monday

**EVENTS-7/14/22**  
 LCA: Kevin Hart 7p  
 Thursday

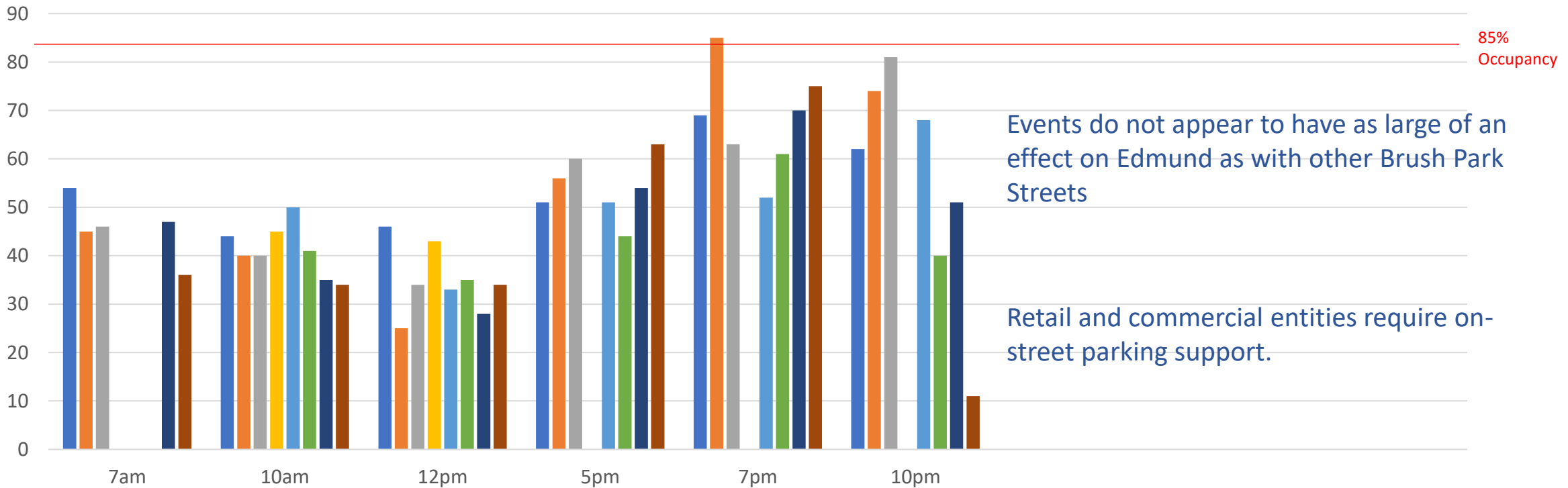
**EVENTS-7/18/22**  
 CP: Elton John 8p  
 Filmore: Three Days Grace 6p  
 Monday





# Edmund (Woodward to Brush)

On-street parking occupancy



LCA: Little Caesars Arena  
 FF: Ford Field  
 CP: Comerica Park  
 FOX: Fox Theatre  
 FIL: Filmore Theatre

**EVENTS – 6/29/22**

LCA: Dynamite/Rampage 7p  
 FOX: Tedeschi Trucks Band 6:30p  
**Thursday**

**EVENTS – 7/1/22**

CP: Tigers vs Royals 7:10p  
**Friday**



**EVENTS-7/2/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
**Saturday**



**EVENTS-7/3/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
**Sunday**

**EVENTS-7/7/22**

FIL: War on the Catwalk 7p  
**Thursday**

**EVENTS-7/11/22**

No Events  
**Monday**

**EVENTS-7/14/22**

LCA: Kevin Hart 7p  
**Thursday**

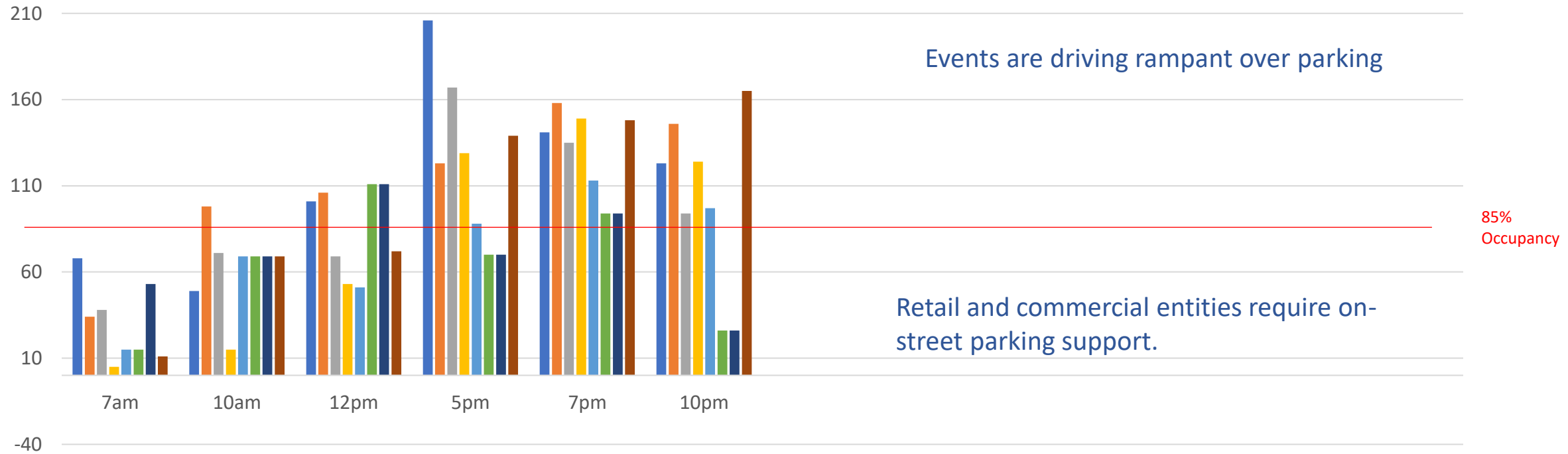
**EVENTS-7/18/22**

CP: Elton John 8p  
 Filmore: Three Days Grace 6p  
**Monday**



# Watson (John R to Brush)

On-street parking occupancy



LCA: Little Caesars Arena  
 FF: Ford Field  
 CP: Comerica Park  
 FOX: Fox Theatre  
 FIL: Filmore Theatre

**EVENTS – 6/29/22**

LCA: Dynamite/Rampage 7p  
 FOX: Tedeschi Trucks Band 6:30p  
 Thursday



**EVENTS – 7/1/22**

CP: Tigers vs Royals 7:10p  
 Friday



**EVENTS-7/2/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Saturday



**EVENTS-7/3/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Sunday



**EVENTS-7/7/22**

FIL: War on the Catwalk 7p  
 Thursday



**EVENTS-7/11/22**

No Events  
 Monday



**EVENTS-7/14/22**

LCA: Kevin Hart 7p  
 Thursday

**EVENTS-7/18/22**

CP: Elton John 8p  
 Filmore: Three Days Grace 6p  
 Monday





# John R (Erskine to Edmund)

On-street parking occupancy



Events are not affecting parking and this area is below the 85%

Retail and commercial entities require on-street parking support.

Residents may still need some parking support.

85%  
Occupancy

LCA: Little Caesars Arena  
 FF: Ford Field  
 CP: Comerica Park  
 FOX: Fox Theatre  
 FIL: Filmore Theatre

**EVENTS – 6/29/22**

LCA: Dynamite/Rampage 7p  
 FOX: Tedeschi Trucks Band 6:30p  
 Thursday



**EVENTS – 7/1/22**

CP: Tigers vs Royals 7:10p  
 Friday



**EVENTS-7/2/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Saturday



**EVENTS-7/3/22**

CP: Tigers vs Royals 4:10p  
 LCA: Summer Slam 8p  
 Sunday



**EVENTS-7/7/22**

FIL: War on the Catwalk 7p  
 Thursday



**EVENTS-7/11/22**

No Events  
 Monday



**EVENTS-7/14/22**

LCA: Kevin Hart 7p  
 Thursday

**EVENTS-7/18/22**

CP: Elton John 8p  
 Filmore: Three Days Grace 6p  
 Monday

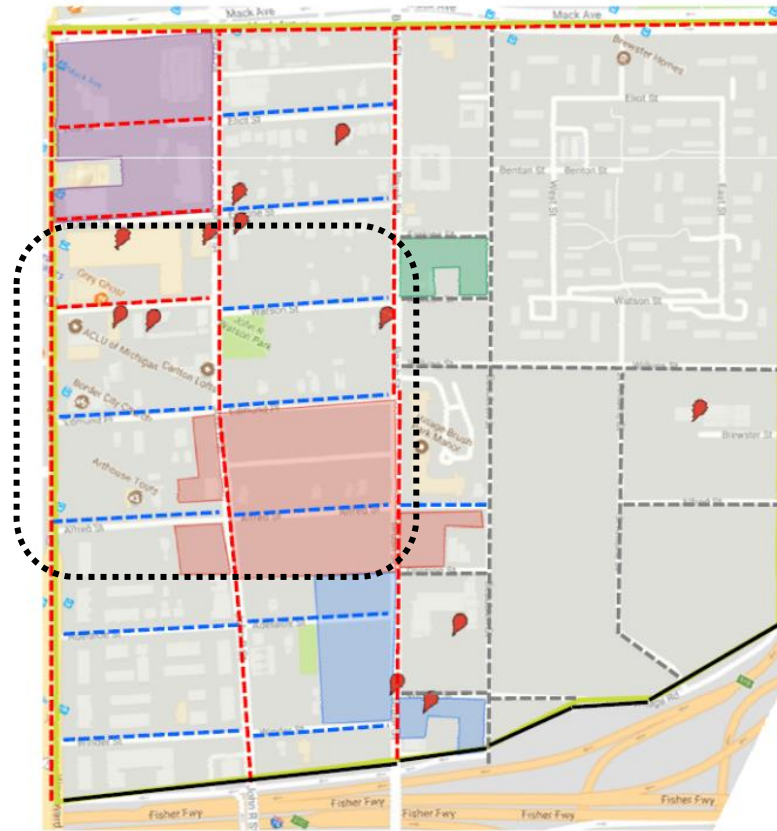




# Brush Park CDC Recommendations



Meeting Focus Area



**BRUSH PARK CDC**  
Neighborhood Parking  
Recommendations  
Updated as of 3.7.18

**Recommendations Key**

- Permit Parking
- Paid Parking Zone
- No Parking
- TBD

The highlighted areas and markers represent development projects proposed or currently underway in Brush Park.

For information on the development projects noted on this map, please visit our website at [BrushParkCDC.org](http://BrushParkCDC.org)

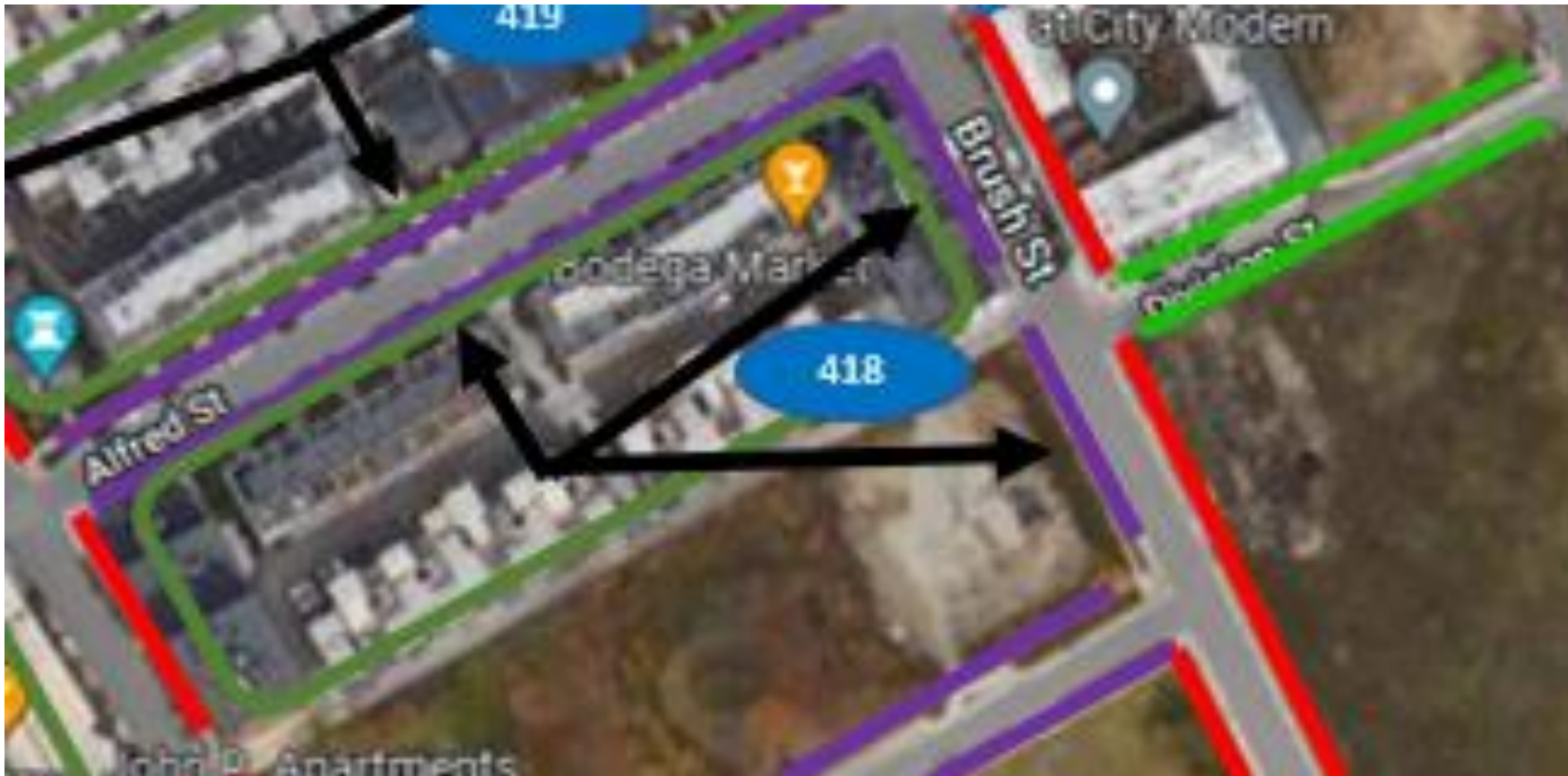


# Residential Parking Plan – Zone 416 -417, 207 Alfred and Brush



- Residential Parking —
- Meter Parking —
- No Parking —
- Non- Meter Parking —
- Private Lots Private Lots
- Existing Meters —
- Future RPP Parking - - -
- Residential Meter Parking —
- Residential Groups
- Future Non-Meter Parking - - -
- Municipal Parking —

# Residential Parking Plan – Zone 418 Alfred and Brush



- Residential Parking ————
- Meter Parking ————
- No Parking ————
- Non- Meter Parking ————
- Private Lots Private Lots
- Existing Meters ————
- Future RPP Parking - - - -
- Residential Meter Parking ————
- Residential Groups
- Future Non-Meter Parking - - - -
- Municipal Parking ————



# Residential Parking Plan – Zone 419 Alfred/ John R/Brush



- Residential Parking —
- Meter Parking —
- No Parking —
- Non- Meter Parking —
- Private Lots Private Lots
- Existing Meters —
- Future RPP Parking - - -
- Residential Meter Parking —
- Residential Groups
- Future Non-Meter Parking - - -
- Municipal Parking —



# Residential Parking Plan – Zone 420 Edmund and Brush



- Residential Parking ————
- Meter Parking ————
- No Parking ————
- Non- Meter Parking ————
- Private Lots Private Lots
- Existing Meters ————
- Future RPP Parking - - - -
- Residential Meter Parking ————
- Residential Groups
- Future Non-Meter Parking - - - -
- Municipal Parking ————

# Residential Parking Plan – Zone 421 Watson



- Residential Parking —
- Meter Parking —
- No Parking —
- Non- Meter Parking —
- Private Lots Private Lots
- Existing Meters —
- Future RPP Parking - - -
- Residential Meter Parking —
- Residential Groups
- Future Non-Meter Parking - - -
- Municipal Parking —



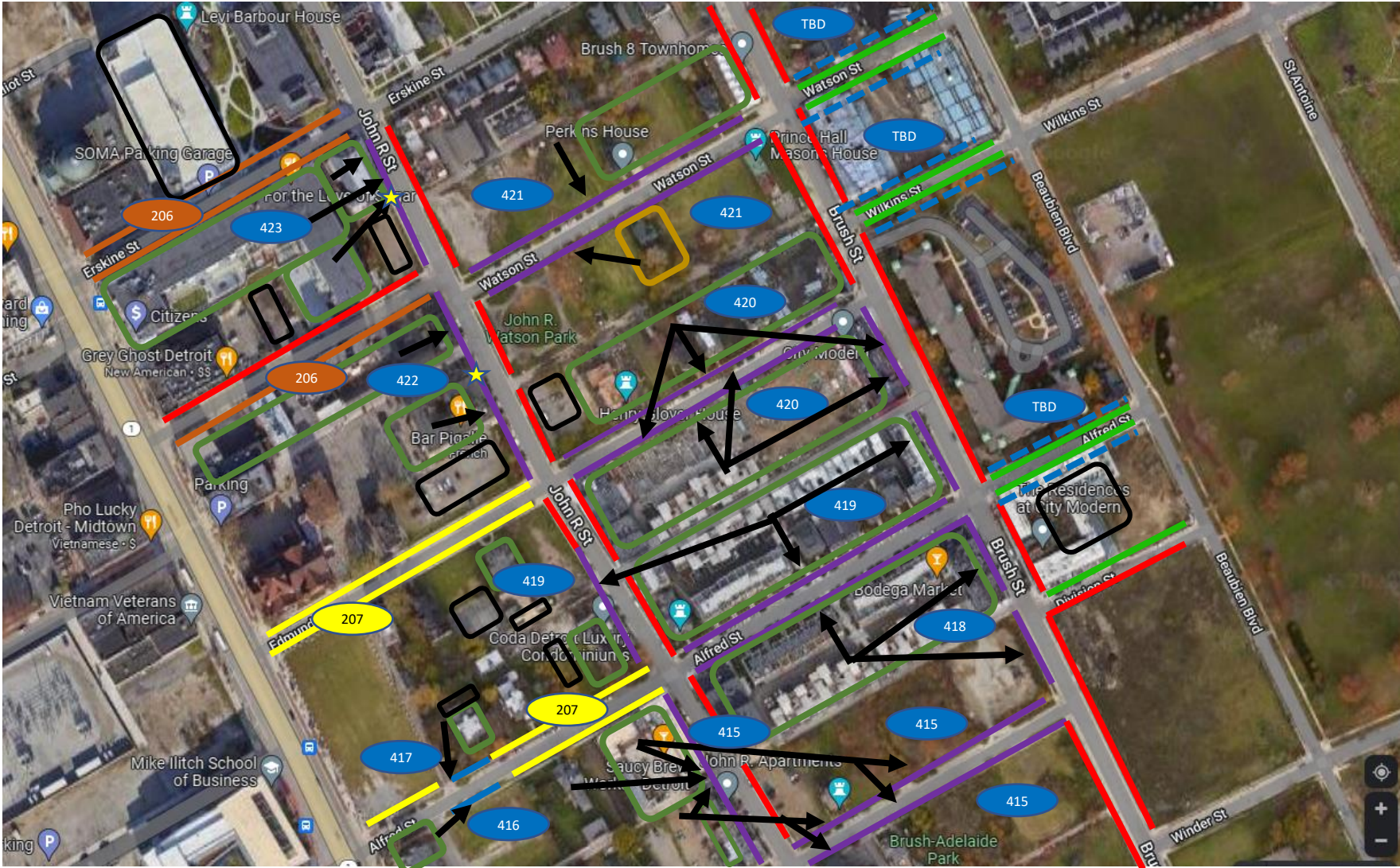
# Residential Parking Plan – Zones 422 – 423, 207 John R



- Residential Parking —
- Meter Parking —
- No Parking —
- Non-Meter Parking —
- Private Lots Private Lots
- Existing Meters —
- Future RPP Parking - - -
- Residential Meter Parking —
- Residential Groups
- Future Non-Meter Parking - - -
- Municipal Parking —



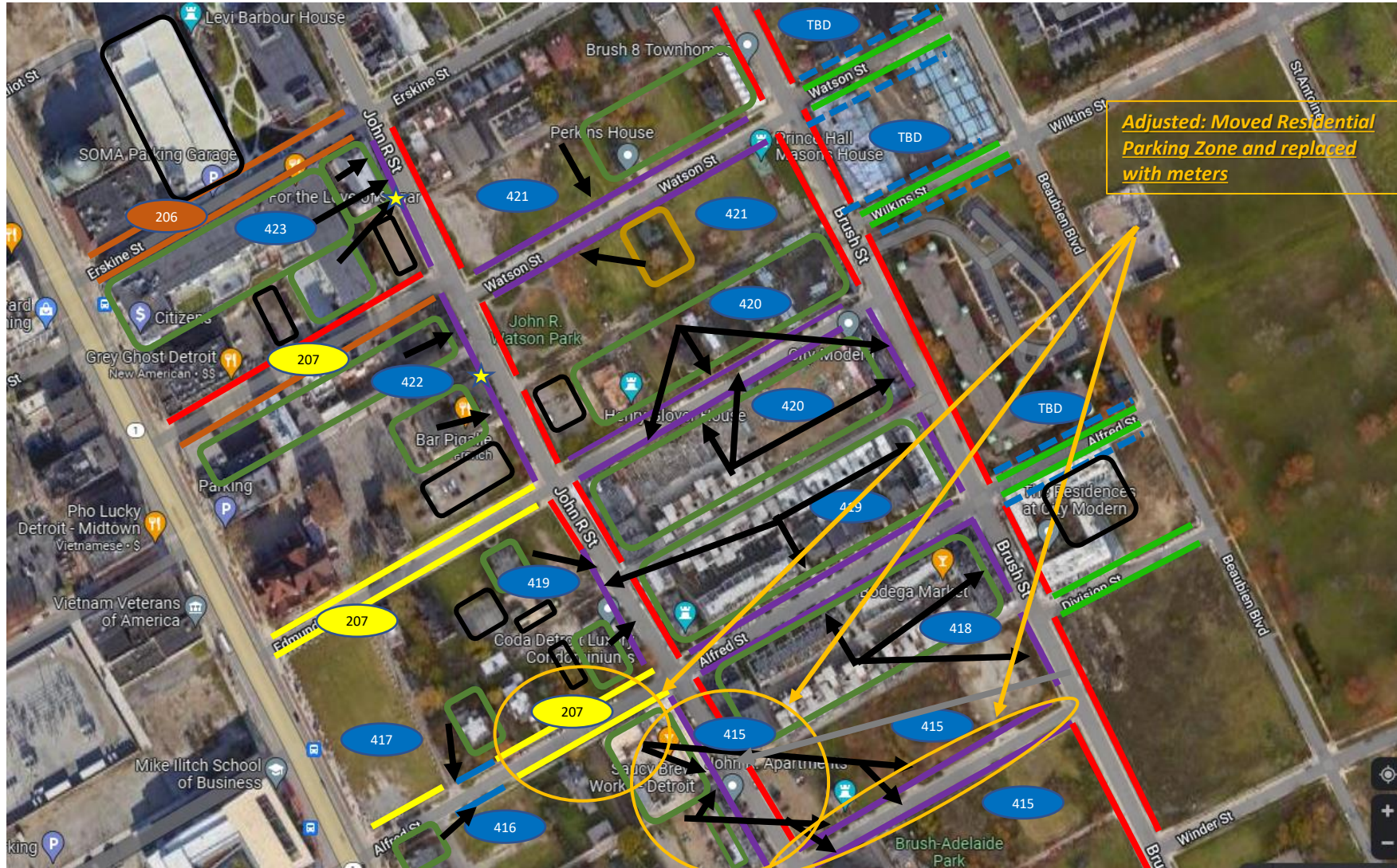
# Residential Parking Plan – Alfred/Edmund/Watson Streets/John R (Brush Park) Zones 416 - 423



- Residential Parking —
- Meter Parking —
- No Parking —
- Non- Meter Parking —
- Private Lots Private Lots
- Future RPP Parking
- Residential Meter Parking —
- Residential Groups
- Future Non-Meter Parking
- Existing Meter Parking —



# Central Brush Park Engagement Changes Zones 207 & 415



- Residential Parking ———
- Meter Parking ———
- No Parking ———
- Non- Meter Parking ———
- Private Lots Private Lots
- Future RPP Parking
- Residential Meter Parking ———
- Residential Groups
- Future Non-Meter Parking - - -
- Existing Meter Parking ———



# Central Brush Park Engagement Changes Zones 207 & 415 Rationale

- Zone 207 was originally a residential metered zone
  - It was changed to a public metered zone due to parking overstays from Wayne State parking traffic across the street
  - Commercial activity on Alfred and John R require parking turns to support commercial traffic
  - The residential parking is closer if the residential zone parking is moved to John R
- Zone 415 had two changes
  - John R (Alfred to Adelaide) changed from public metered to a residential meter zone
    - John R residential zone is more convenient for senior housing parking
    - Meters are needed to support commercial and retail activity during non- residential hours
  - Adelaide (John R to Brush)
    - Changed from sign only residential to metered residential
      - Residents living on John R requested additional parking
      - Adelaide has excess capacity due to fewer residential housing units
      - It is necessary to combine the zone to support the commercial activity with metered parking and provide additional residential parking.
      - Residents with permits can park 24 hours per day just as if the zone was sign only



# Central Brush Park Engagement Changes Zone 418 Rationale



- Residential Parking ———
- Meter Parking ———
- No Parking ———
- Non-Meter Parking ———
- Private Lots Private Lots
- Future RPP Parking Future RPP Parking
- Residential Meter Parking ———
- Residential Groups Residential Groups
- Future Non-Meter Parking - - - -
- Existing Meter Parking ———



## Central Brush Park Engagement Changes Zone 418 Rationale

- Zone 418 on John R was originally miss labeled as “No Parking”
  - Segment is on John R between Edmund and Alfred
  - It was corrected to include it in the residential parking for zone 418
  - Provides add





# MPD Brush Park RPP Plan Rationale for Central Brush Park



- Zone 416 total of **3** parking spaces (Alfred – south Woodward to John R)
- Zone 417 total of **3** parking spaces (Alfred – north Woodward to John R)
- Zone 418 total of **34** parking spaces
  - Alfred – south bound (John R to Brush) provides 27 parking spaces
  - Brush – west (Alfred to Adelaide) provides 7 parking spaces
- Zone 419 total of **43** parking spaces
  - Alfred –north bound (John R to Brush) provides 27 parking spaces
  - Brush ( Alfred to the alley) provides 7 parking spaces
  - John R ( Edmund to Alfred) provides 9 parking spaces
- Zone 420 total of **64** parking spaces
  - Edmond – north & south (John R to Brush) 57 parking spaces
  - Brush – west (Edmond southbound to alley) 7 parking spaces
- Zone 421 total of **47** parking spaces
  - Watson – north & south (John R to Brush)
- Zone 422 total of **13** parking spaces (John R – Watson to Edmund)
- Zone 423 total of **12** parking Spaces (John R – Erskine to Watson)



# MPD Brush Park RPP Plan Rationale for Central Brush Park



- Residents have protected parking - Zones 418 – 421 ( 6pm until 7am)
  - Alfred, Edmund, Watson (Alfred to Edmund additional parking on Brush between Edmund and Adelaide) Zones 418 - 421
  - Other Brush Park residents are unable to use the available space in Central Brush Park
  - Public meter use from 7am to 6pm was a compromise by residents to support commercial activity
- John R and Adelaide have protected parking – Zone 415 (4pm until 9am)
- Retail, commercial, and professional activity parking still supported
  - Introduction of meters supports parking turnover in commercial areas to support current and future businesses
  - Public meter use from 9am to 4pm was a compromise by residents to support commercial activity
  - Non-metered street parking on Division and Alfred
  - Additional off-street garage parking at The Residence at City Modern
- Non-Southern Brush Park parking disincentivized
  - MPD will enforce violators
    - Non-Residential Permit holders
    - Meter violators
    - Parking is reduced with RPP zones and meters

# Time Period Metered Residential Parking Zone

Residential permit holders park 24hrs every day without paying meters



- Two vehicles per permit will be allowed to be registered
- 30 annual visitor passes
- Potentially up to 3 caregiver passes
- Car Rental passes based on visitor pass availability



Non-Residential permit holders can park between 9am to 4pm but must pay the meters



# Time Period Sign Only Residential Parking Zone

Signs for Zones  
416 (Alfred)  
417 (Alfred)

- Zone 416 Two vehicles per permit will be allowed to be registered
- Zone 417 Two vehicles per permit will be allowed to be registered
- 30 annual visitor passes
- Potentially up to 3 caregiver passes
- Car Rental passes based on visitor pass availability



Residential permit holders park  
24hrs every day

Non-Residential permit holders  
can park between 9am to 4pm



# Time Period Metered Residential Parking Zone

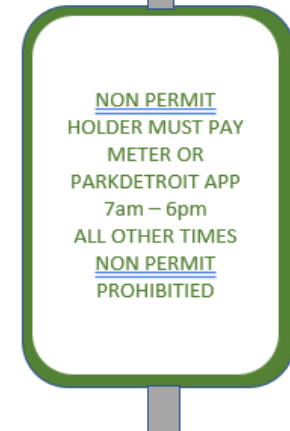
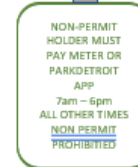
Residential permit holders park 24hrs every day without paying meters



- Two vehicles per permit will be allowed to be registered
- 30 annual visitor passes
- Potentially up to 3 caregiver passes
- Car Rental passes based on visitor pass availability



Non-Residential  
permit holders  
can park  
between 7am  
to 6pm but  
must pay the  
meters





# Time Period Metered Residential Parking Zone

Residential permit holders park 24hrs every day without paying meters



- Two vehicles per permit will be allowed to be registered
- 30 annual visitor passes
- Potentially up to 3 caregiver passes
- Car Rental passes based on visitor pass availability



Non-Residential permit holders can always park in the zone but must pay the meters or parking app



# Residential Parking Permit Access

ParkDetroit.us website

<https://prdwmq.etimspayments.com/pbw/include/detroit/rppindex.jsp>

Residential Tab

prdwmq.etimspayments.com/pbw/include/detroit/rppindex.jsp

**PARK**  
Detroit

HOME PAY FOR METERED PARKING PAY TICKET ONLINE CONTEST TICKET ONLINE DETROIT DISCOUNT RESIDENTIAL PARKING

## RESIDENTIAL PARKING PERMIT PROGRAM

### ABOUT GETTING A PERMIT

You'll need to provide this information when you apply for Residential Parking Permits.

1. Name of the resident vehicle owner
2. Residential address
3. Operator's state driver's license number
4. Make, model, license plate number
5. Vehicle identification number
6. Current vehicle registration
7. Proof of residency - 1 required:
  - A copy of the applicant's unexpired driver's license; or
  - A copy of a City of Detroit Municipal Identification card; or
  - A declaration of residency by the owner; or
  - A declaration of residency by the manager of a rental property



# Residential Parking Income Exception Discount



- Income Exemption Status
  - Income Exemption will screen and qualify citizens seeking income exemption status
- Database
  - Income Exemption will provide the database to MPD
- Income Exemption Discount
  - The MPD Enforcement vendor will query the database and provide qualified RPP applicants the Discount



# Senior Residential Parking Discount



- Residential Parking Senior Discount
  - The discount will be automatically applied to applicants 65 years or older



# Residential Parking Permit Cost Schedule

Residential – 2 to 3 vehicles  
 Senior Residential – 2 to 3 vehicles  
 Income Exemption – 2 to 3 vehicles  
 Property Owner – 2 to 3 vehicles  
 Visitor – 30 annual  
 Rental – As needed  
 Caregiver – 3 annual

	ONE TIME ADMINISTRATION FEE	RPP ANNUAL PERMIT FEE	VISTOR PERMIT FEE PER USE (30 ea)	AUTO RENTAL RPP PERMIT FEE	CAREGIVER RPP ANNUAL PERMIT FEE	Zone Transfer Fee
Property Owners Permit	\$35.00	\$60.00	\$1.00			\$20.00
Residential Parking Permit	\$35.00	\$60.00	\$1.00			\$20.00
Senior Residential Parking Permit	\$35.00	\$30.00	\$1.00			\$20.00
Income Exemption Parking Permit	\$35.00	\$30.00	\$1.00			\$20.00



# Comments or Questions



