



# City of Grand Island

Tuesday, April 4, 2017

Study Session

## Item -3

### Discussion on City Owned Parking Lots

Staff Contact: John Collins, P.E. - Public Works Director

# **Council Agenda Memo**

**From:** John Collins PE, Public Works Director  
**Meeting:** April 4, 2017  
**Subject:** Discussion on City Owned Parking Lots  
**Presenter(s):** John Collins PE, Public Works Director

## **Background**

On February 23, 2016 the Engineering Division of the Public Works Department advertised for Professional Consulting Services for Geotechnical Evaluation of Downtown Parking Lots.

A geotechnical evaluation involves coring samples of base (ie. soil) material to determine its ability to support pavement. Poor base material is a common cause of early pavement failure.

The scope of services for this project involved geotechnical design services required to produce resurfacing recommendations for ten (10) Parking District No. 1 parking lots within the downtown area, as well as four (4) City parking lots. The attached sketch notes the Parking District No. 1 boundary (outlined in red) and the lots within it.

On March 10, 2016 submittals were opened from the four (4) responding firms. Such submittals were evaluated based on the factors in the solicitation with Olsson Associates being ranked as the best firm to complete the required work. The agreement, which was approved by City Council through Resolution No. 2016-88, was for time and materials in an amount not to exceed \$38,900.00.

## **Discussion**

Based on the August 1, 2016 report provided by Olsson Associates there is \$2,390,000.00 in necessary repair costs to the parking lots evaluated, which equates to roughly \$170,700.00 on average per parking lot. Assessments fail to generate sufficient funds to repair the lots in Parking District No. 1.

## **Conclusion**

This item is presented to the City Council in a Study Session to allow for any questions to be answered and generate discussion on potential changes.

# DOWNTOWN PARKING



# 2016 Parking Lot Geotechnical Investigation

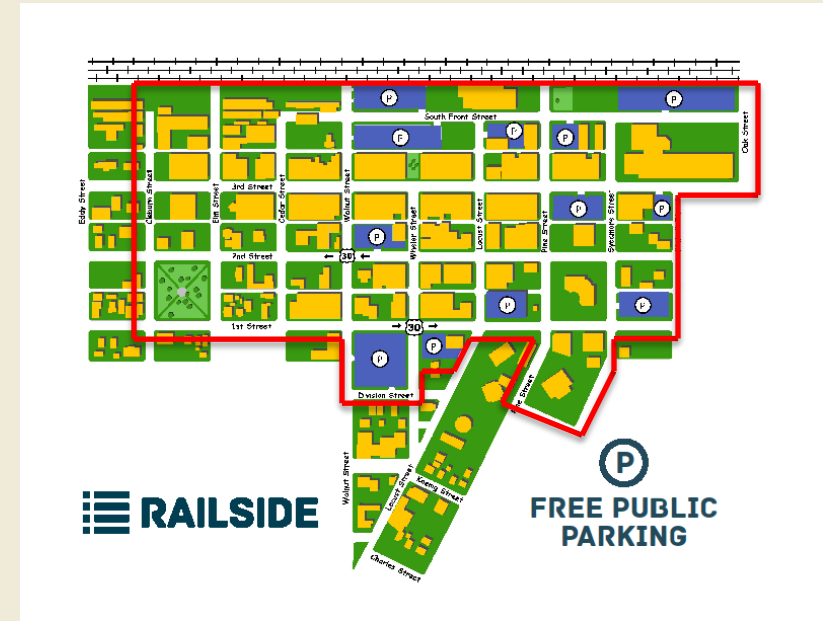
- 10 city public lots, 2 YMCA lots, Grand Gen. Center lot & city employee lot
- Evaluated existing pavement & subgrade conditions
- Developed reconstruction recommendations
- Developed reconstruction cost estimates for each lot



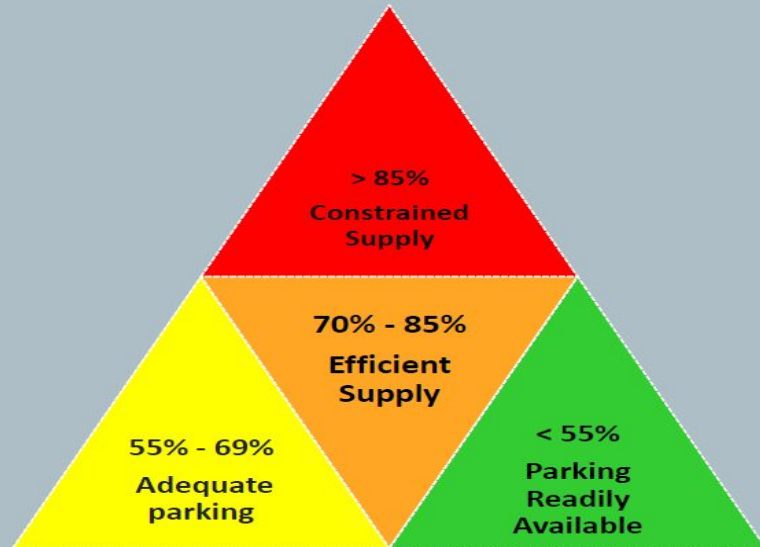
# 2016 Downtown Parking Occupancy Study

- Collected parking occupancy data hourly from 8am-8pm
- Thursday, July 21, 2016
- Friday, July 22, 2016
- Saturday, July 23, 2016

Heaviest use periods



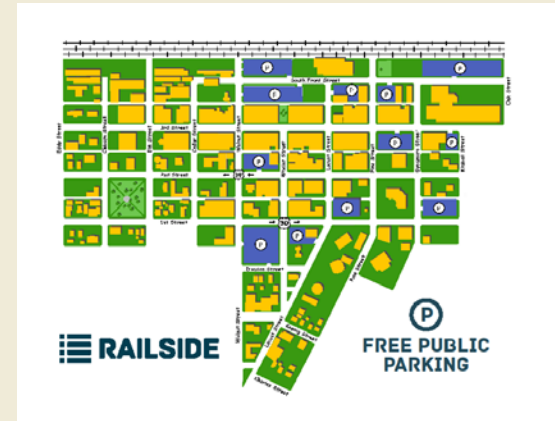
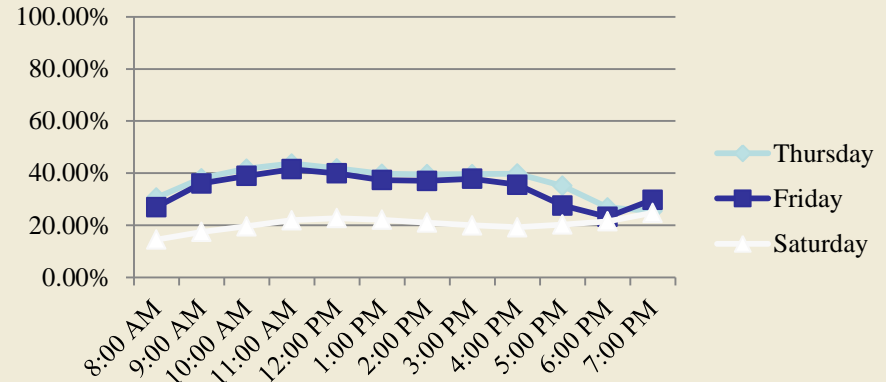
## 85% Rule



- Most common approach to managing parking supply.
- If supply is constrained: turnover is affected, access is difficult and customer experience is adversely affected.
- If 70% - 85%: Supply is robust, accessible, and efficient
- < 69%, parking is not supportive of active business.

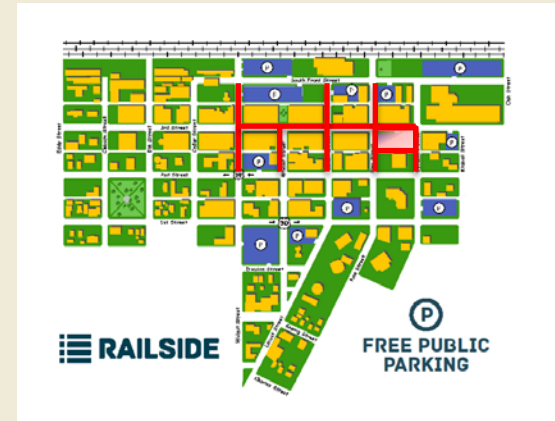
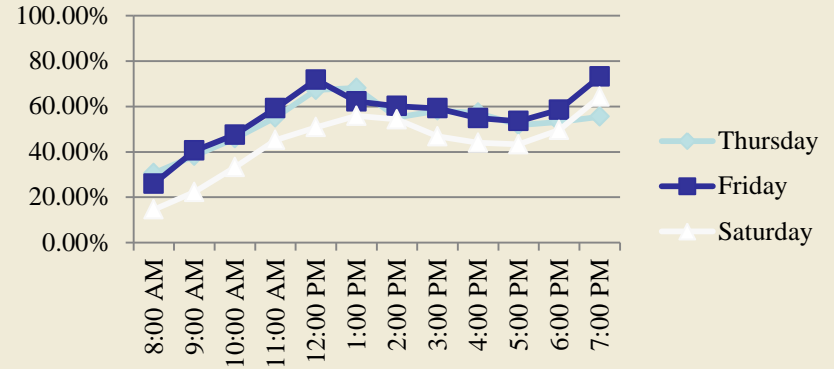
# Total Downtown Parking

- 🚗 Parking Stalls: 1,892
- 🚗 Peak Occupancy Rate: 44%
- 🚗 Total Parking Lot Reconstruction Cost: \$2,390k



# Downtown Core Area

- 3<sup>rd</sup> Street: Walnut – Sycamore
- Walnut Street: 2<sup>nd</sup> – Front
- Wheeler Street: 2<sup>nd</sup> – 3<sup>rd</sup>
- Locust Street: 2<sup>nd</sup> – Front
- Pine Street: 2<sup>nd</sup> – Front
- Sycamore Street: 2<sup>nd</sup> – 3<sup>rd</sup>
- 3<sup>rd</sup> & Sycamore Parking Lot
- On-Street Parking Stalls: 301
- Peak Occupancy Rate: 73%





No	Lot	Cost	Comment
7	Front & Walnut North	\$255,000	RR Property
10	Front & Sycamore	\$195,000	RR Property
8	Front & Walnut South	\$275,000	
6	Front & Locust	\$120,000	
3	Front & Pine	\$115,000	
12	YMCA West	\$80,000	YMCA Parking
11	YMCA East	\$140,000	YMCA Parking
13	Grand Generation	\$185,000	Grand Generation Obligation
1	2nd & Walnut	\$165,000	
4	3rd & Sycamore	\$195,000	
5	3rd & Kimball	\$80,000	
	Parking Garage		Major maintenance about 10 years away
14	Employee Lot	\$0	City Hall Staff Parking
9	1st & Walnut	\$450,000	
2	1st & Locust	\$135,000	
	Total:	\$2,390,000	

Parking District 1		
	Revenue	Expense
2014	\$46,340.09	\$30,062.32
2015	\$44,041.53	\$25,584.00
2016	\$42,130.39	\$75,657.04
Parking District 2 (Garage)		
	Revenue	Expense
2014	\$17,643.55	\$8,556.79
2015	\$13,701.49	\$20,666.42
2016	\$15,518.76	\$45,639.42

2016 expense increase:

**Parking District 1** had \$26k for testing, evaluation and estimate; and snow removal was double normal

**Parking District 2** had its 5<sup>th</sup> year contractually required inspection and repairs

# Alternatives

- Increase assessments
- Contribute Other City funds
- Divest/Sale
- Lease

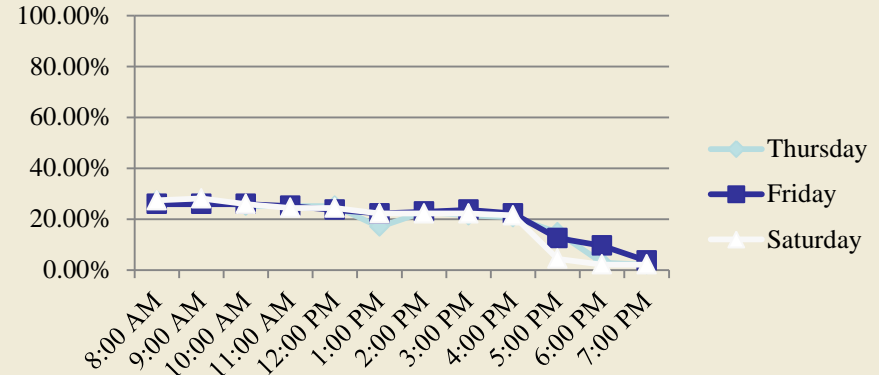
Alternatives can be combined

# Discussion

## Supplemental Information

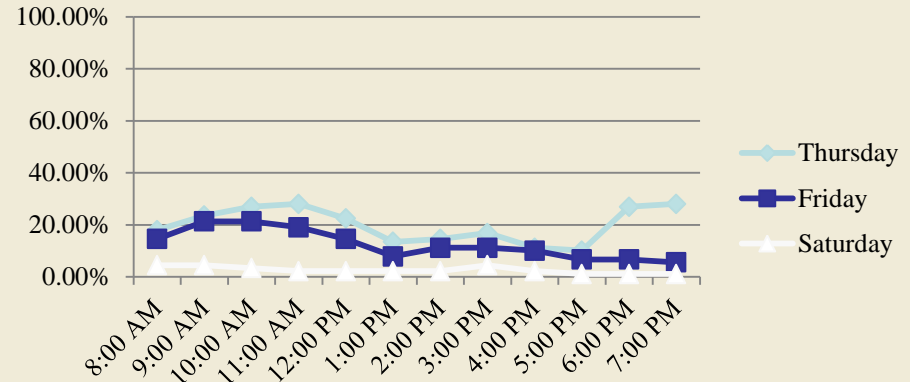
# Front & Walnut North Parking Lot

- ▶ Parking Stalls: 135
- ▶ Peak Occupancy Rate: **28%**
- ▶ Reconstruction Cost: \$255k
- ▶ Size: 4,780 SY – RR Property



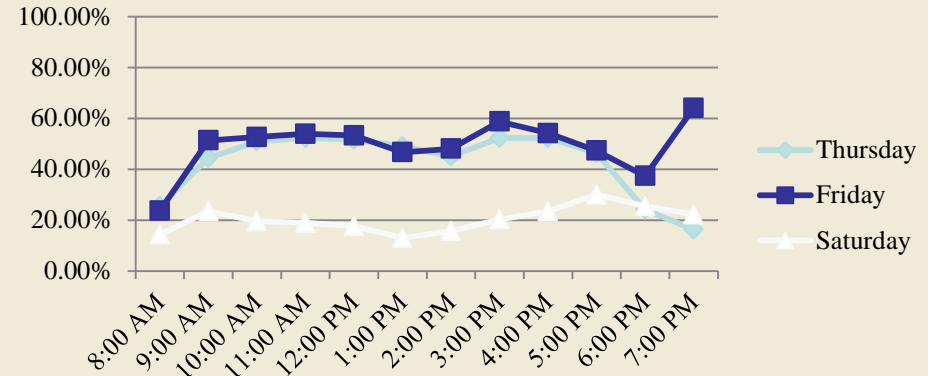
# Front & Sycamore Parking Lot

- ▶ Parking Stalls: 89
- ▶ Peak Occupancy Rate: **28%**
- ▶ Reconstruction Cost: \$195k
- ▶ Size: 2,450 SY – RR Property







# Front & Walnut South Parking Lot

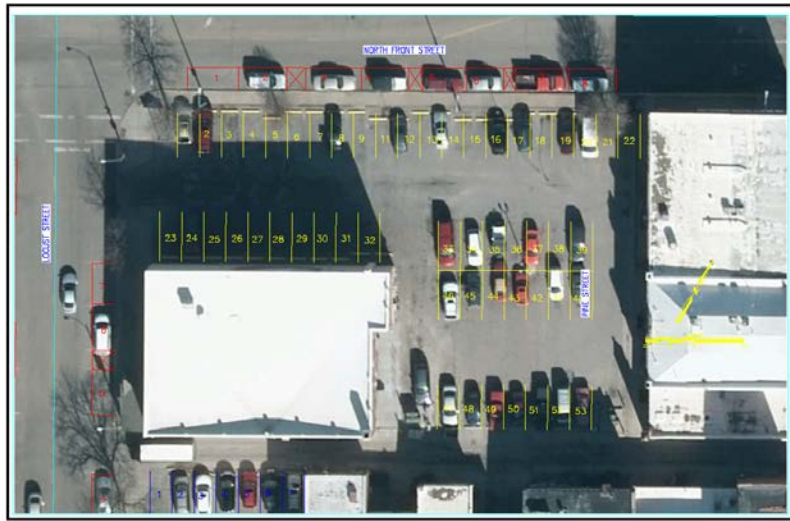
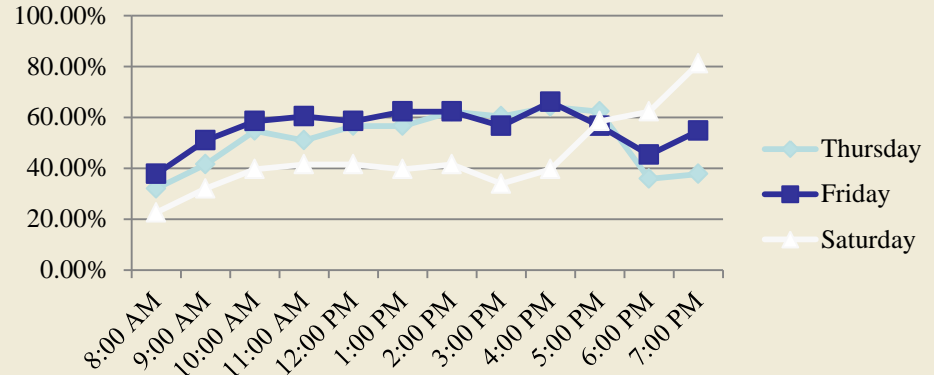
- ▶ Parking Stalls: 153
- ▶ Peak Occupancy Rate: **64%**
- ▶ Reconstruction Cost: \$275k
- ▶ Size: 5,180 SY





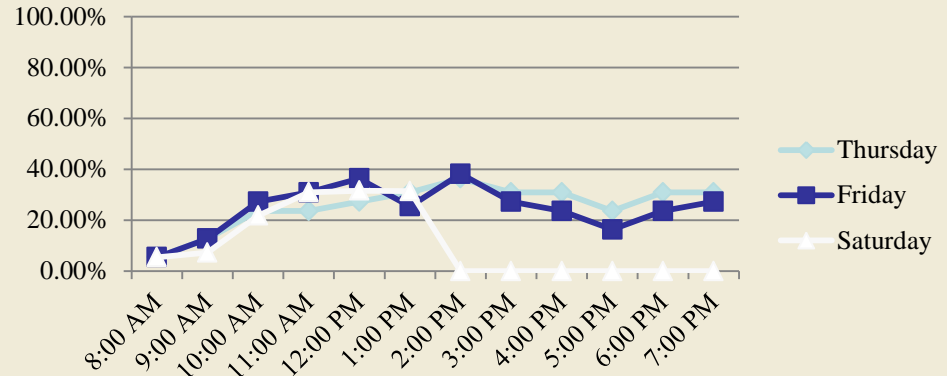
# Front & Locust Parking Lot

-  Parking Stalls: 53
-  Peak Occupancy Rate: **81%**
-  Reconstruction Cost: \$120k
-  Size: 2,250 SY







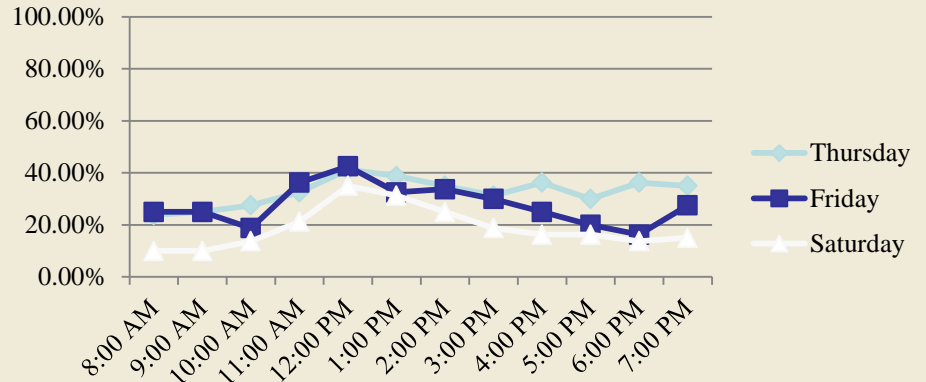
# Front & Pine Parking Lot

- 🚗 Parking Stalls: 55
- 🚗 Peak Occupancy Rate: **38%**
- 🚗 Reconstruction Cost: \$115k
- 🚗 Size: 2,180 SY



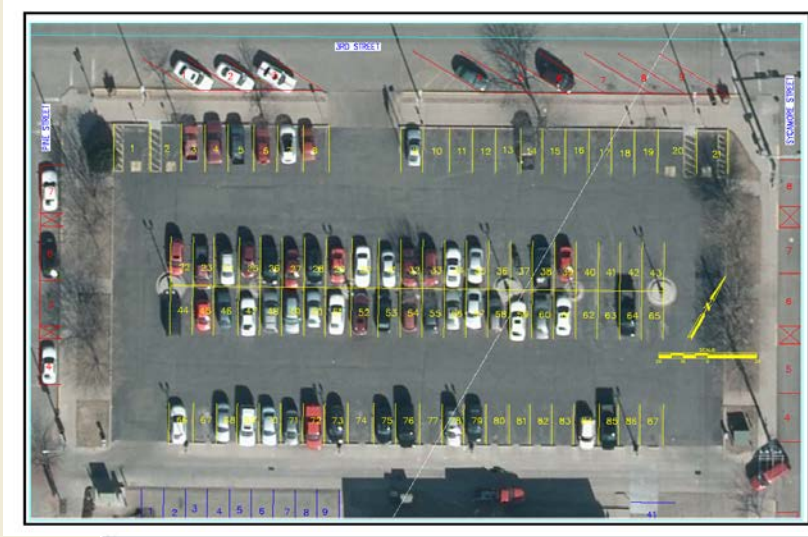
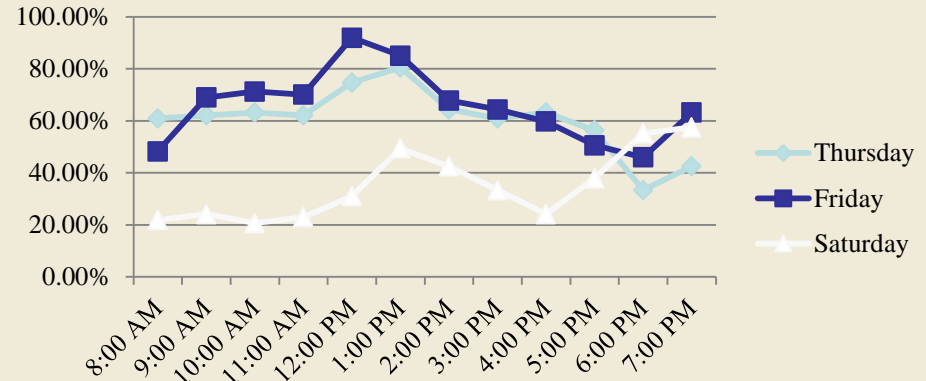
# 2<sup>nd</sup> & Walnut Parking Lot

-  Parking Stalls: 80
-  Peak Occupancy Rate: **43%**
-  Reconstruction Cost: \$165k
-  Size: 3,060 SY



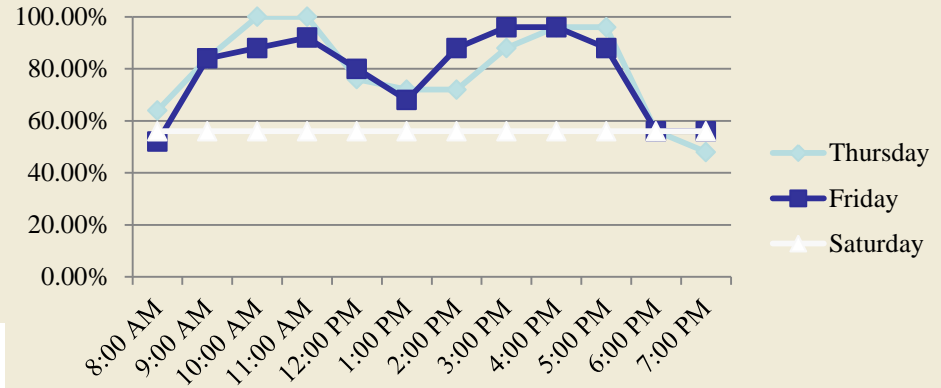
# 3<sup>rd</sup> & Sycamore Parking Lot

- 🚗 Parking Stalls: 87
- 🚗 Peak Occupancy Rate: **92%**
- 🚗 Reconstruction Cost: \$195k
- 🚗 Size: 3,620 SY



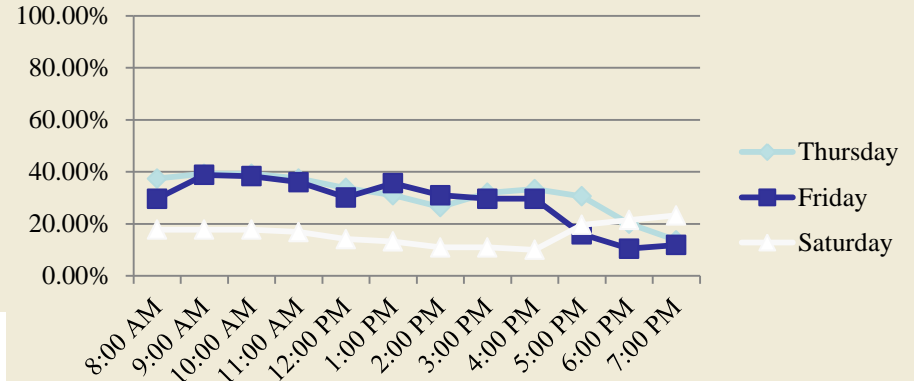
# 3<sup>rd</sup> & Kimball Parking Lot

- 🚗 Parking Stalls: 25
- 🚗 Peak Occupancy Rate: **100%**
- 🚗 Reconstruction Cost: \$80k
- 🚗 Size: 1,320 SY



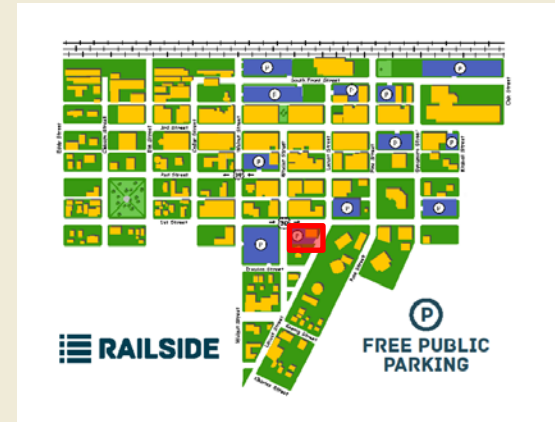
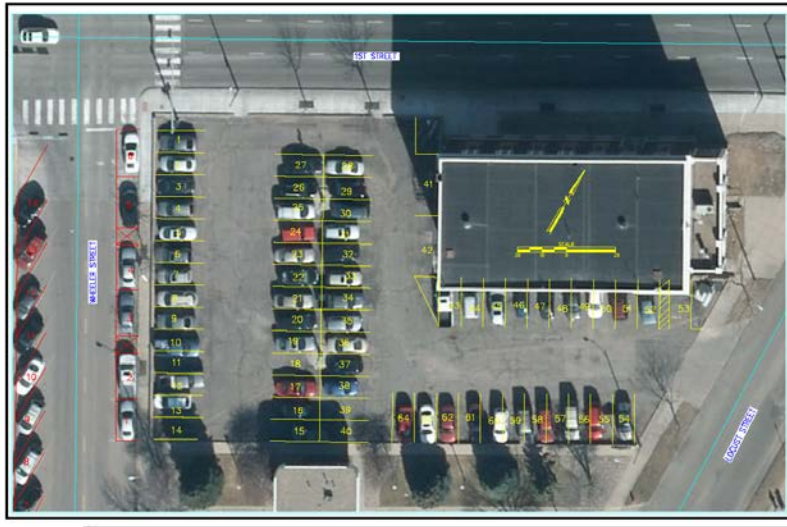
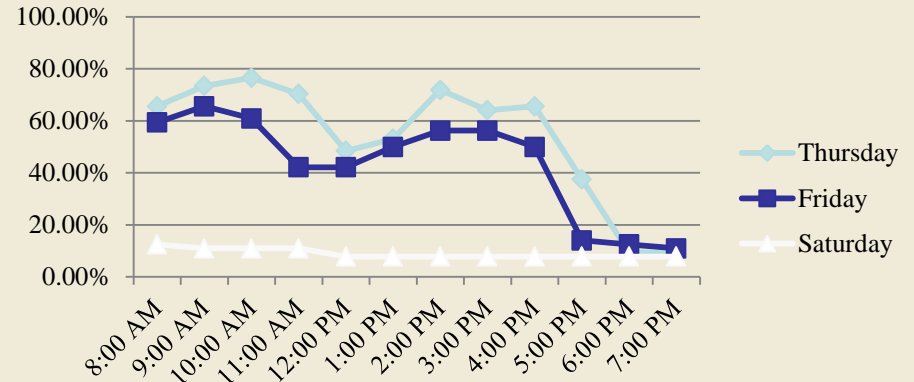
# 1<sup>st</sup> and Walnut Parking Lot

- 🚗 Parking Stalls: 219
- 🚗 Peak Occupancy Rate: **39%**
- 🚗 Reconstruction Cost: \$450k
- 🚗 Size: 8,500 SY



# 1<sup>st</sup> and Locust Parking Lot

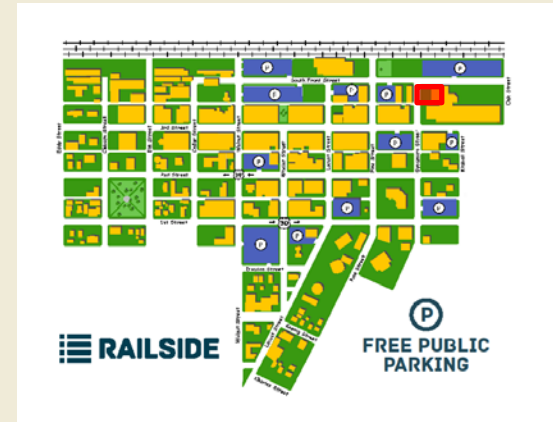
- 🚗 Parking Stalls: 64
- 🚗 Peak Occupancy Rate: **77%**
- 🚗 Reconstruction Cost: \$135k
- 🚗 Size: 2,520 SY



# YMCA – West Parking Lot

- Parking Stalls: 23
- Peak Occupancy Rate: NA
- Reconstruction Cost: \$80k
- Size: 1,340 SY

Designated use  
No Parking  
Occupancy Data  
Collected

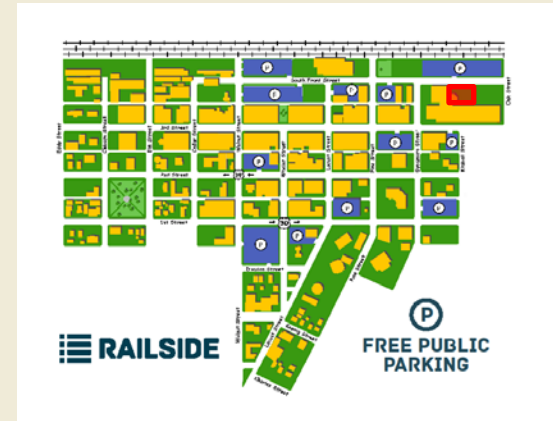




# YMCA – East Parking Lot

- Parking Stalls: 42
- Peak Occupancy Rate: NA
- Reconstruction Cost: \$140k
- Size: 2,600 SY

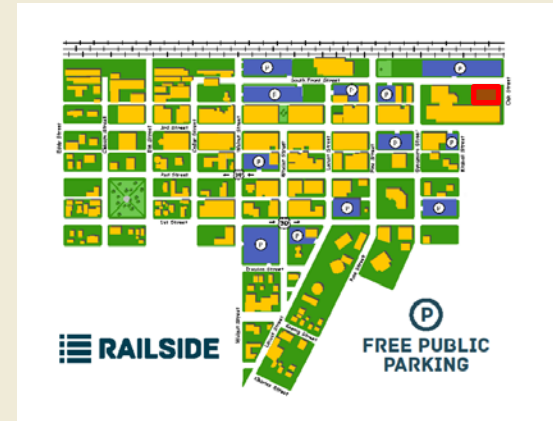
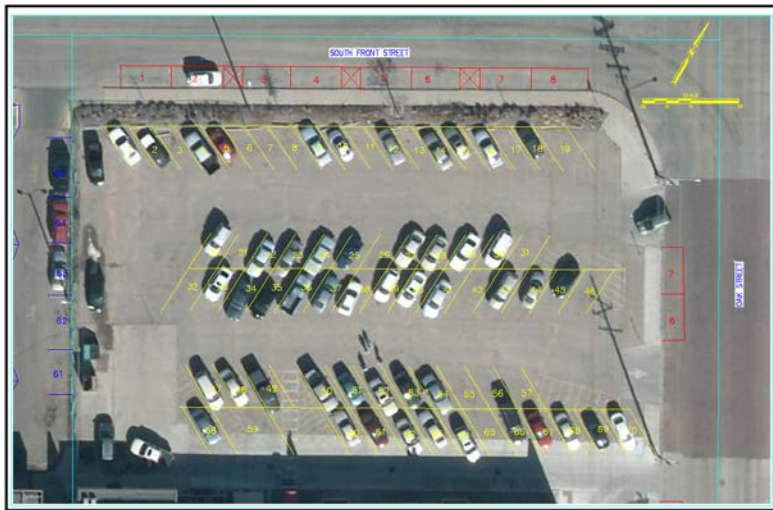
Designated use  
No Parking  
Occupancy Data  
Collected



# Grand Generation Center Parking Lot

- Parking Stalls: 70
- Peak Occupancy Rate: NA
- Reconstruction Cost: \$185k
- Size: 3,470 SY

Designated use  
No Parking  
Occupancy Data  
Collected



# City Hall Employee Parking Lot

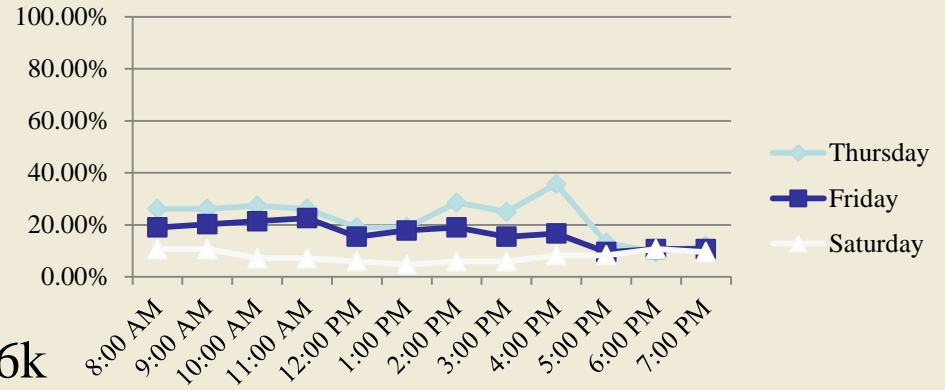
- Parking Stalls: 74
- Peak Occupancy Rate: NA
- Good condition; maintainable with lite treatments at 5 year intervals

Designated use  
No Parking  
Occupancy Data  
Collected



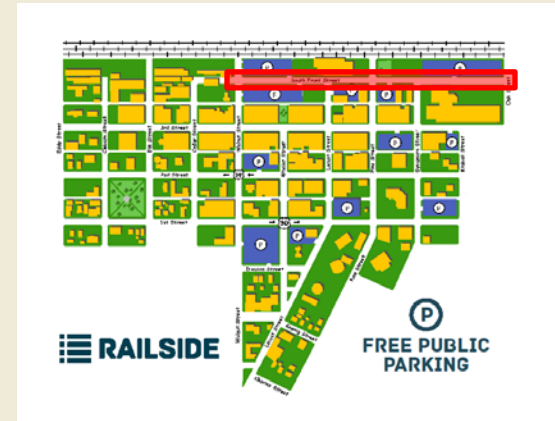
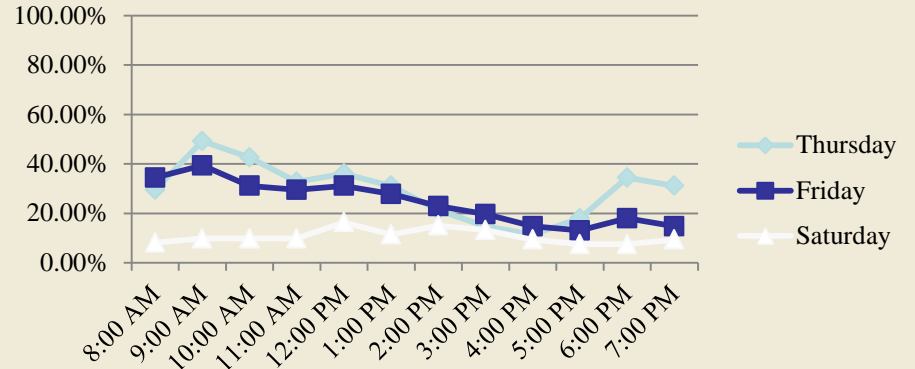
# Parking Garage

- Parking Stalls: 84
- Peak Occupancy Rate: **36%**
- Annual O&M Cost: ~\$10k
- Inspect every 5 years (2016): \$36k
- Parking District Annual Income: ~\$16k



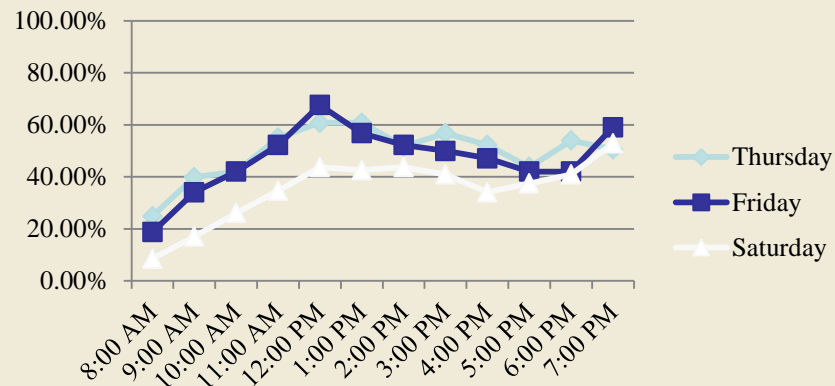
# South Front Street

- Walnut Street – Oak Street
- On-Street Parking Stalls: 61
- Peak Occupancy Rate: 49%



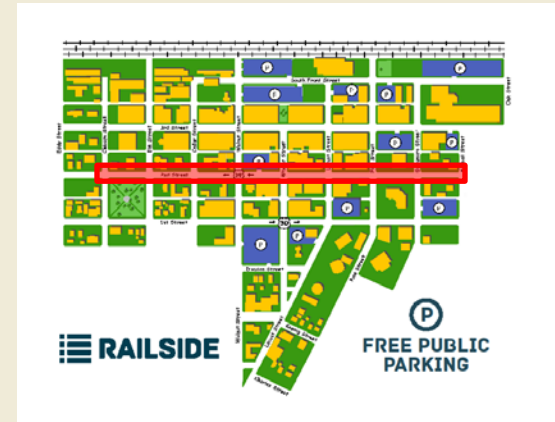
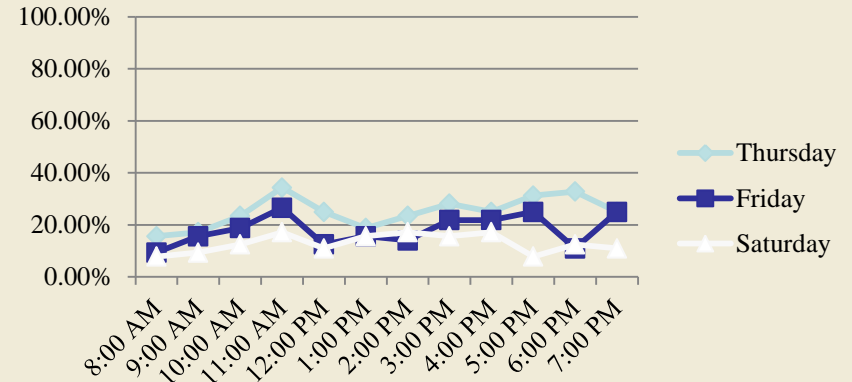
# 3rd Street

- Cleburn Street – Oak Street
- On-Street Parking Stalls: 176
- Peak Occupancy Rate: **68%**



# 2nd Street

- Cleburn Street – Kimball Street
- On-Street Parking Stalls: 64
- Peak Occupancy Rate: **34%**



# 1st Street

- Cleburn Street – Kimball Street
- On-Street Parking Stalls: 63
- Peak Occupancy Rate: **32%**

