

**03-06-2019 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #9: Consider Including Additional Parking with the Required Repairs to the Wallace Parking Deck**

**Council Question:** What are the options for the parking deck and what are the pros and cons for each? I'm assuming the staff recommendation is the best option, but there's no evidence of this in the materials.

**Staff Response:** *Staff, with assistance of MHAworks, investigated several options such as multiple level additions of parking or mixed-use. The following options were presented and discussed at the Council Committee on Economic Sustainability on February 3, 2017 and at the Council Work Session on April 12, 2017.*

- *Mixed-use option: An office level was investigated and was eliminated as an option since the use would have consumed any of the available parking in the deck.*
- *Multiple parking level option: If the current proposal is approved, the per-space parking cost would be approximately \$6,000. If additional levels were added, the cost per space would rise significantly. The current proposal would not preclude adding additional levels in the future.*

**Council Question:** What is the fiscal impact of each option and what are the pros and cons of each?

**Staff Response:** *The approximate costs are:*

- *Repair of the top surface only - \$1.8 Million*
- *Adding parking with the repair - \$600,000 (not including the \$1.8 Million for the repair) or approximately \$6,000 per parking space*
- *One additional parking level (requires significant modifications to the existing structure) - approximately \$7 Million or \$35,000 per parking space*
- *Two additional parking levels (requires significant modifications to the existing structure) - approximately \$9.5 Million or \$32,000 per parking space*

**Council Question:** Are there other places to get municipal parking near E. Franklin? Is this in combination with those other options or is this the only option?

**Staff Response:** *At the February 6, 2019 Council Work Session, staff presented several options the Town could undertake to obtain the needed future parking, including the Wallace Deck*

## **03-06-2019 Town Council Meeting** **Responses to Council Questions**

*proposal. With consideration to cost effectiveness, Town-owned properties in the area could be considered to invest in additional parking infrastructure, such as Rosemary/Columbia Lot, Historic Town Hall, or West Rosemary Lot. The cost per space to provide additional parking in these locations likely would be considerably more expensive than the additional 100 spaces at the Wallace Deck. More substantial investment would be needed for public/private partnerships to add additional parking infrastructure in this area.*

**Council Question:** What happens if we don't do the extra spaces?

**Staff Response:** *The occupancy and demand in the 100 blocks of East Franklin and Rosemary Streets may continue to trend up with consideration to the growing market demand for office and development. Specifically, private and public entities continue to explore opportunities to redevelop in this area. Adequate parking for employees of office and non-service industry businesses may become even more difficult to provide. The Wallace Deck top slab will be removed and a flat top slab will be re-installed in place of the plaza and planters as the best method to protect the structure from future damage.*

**Council Question:** Referring to the parking study, could you please explain why 83% occupied is interpreted to mean there is an immediate need for additional parking? I could understand if it was, say 95%, but 83% would seem to reflect some breathing room.

**Staff Response:** *The Walker Consultants Study provides context for this threshold, stating "Generally, on-street occupancy at or above 85% is considered problematic; off-street parking occupancy at above 90%-95% is considered problematic." In order to respond to the growing interest of strengthening the economic health of East Franklin and Rosemary Streets, and to address downtown's rising parking occupancy rates, it is important to prepare now to meet that demand. Essentially, we lose any breathing room if we wait to act as there may be considerable time needed to make systemic or structural changes. In the Council Work Session on February 6, 2019, Council expressed an interest in exploring infrastructure opportunities, along with evaluating current parking practices, potential financing opportunities, and management strategies - a multi-level approach to meeting that future demand.*

**Council Question:** What kind of repair is required on the plaza level of the deck?

**Staff Response:** *When the deck was constructed in 1991, a waterproofing layer to be installed in the top slab was removed from the project for cost savings. Over the years, water has seeped in and is causing damage to the inside of the structure. The repair will include removing the planters and top concrete slab, installing the waterproofing layer, and re-installing the concrete top slab.*

**03-06-2019 Town Council Meeting**  
**Responses to Council Questions**

**Council Question:** What is the cost associated with just installing a roof in place of the plaza?

**Staff Response:** *The cost of the repair is approximately \$1.8 Million.*

**Council Question:** How much would it cost to add a second level of parking to the deck, gaining us an additional 100 spaces beyond the 100 proposed by adding one level?

**Staff Response:** *To provide proper internal vehicular circulation, the ramping system would need to match the existing garage ramping system. This would require demolition of the top plaza level, then construction of two new parking levels (replacement of the existing plaza + new additional level). Also, current building seismic codes would require strengthening of the structure. The approximate construction cost for this option would be in the ballpark of \$7 million or \$35,000 per parking space. For comparison, the current recommendation would cost approximately \$6,000 per parking space in addition to the \$1.8 million cost of the repair.*