



Wallace Parking Facility Parking Addition Option

March 6, 2019



Agenda

- Background / History
- Summary of Repairs
- Parking Need – This Area of Downtown
- Deck Options Discussed and Option Recommended
- Recommendation

Recommendation

- That the Council adopt Resolution R-5 to authorize the Town Manager to include additional parking with the Wallace Parking Deck repair.

Background / History

- Built in 1991, Top Surface (Plaza Level) Weather Barrier Value-Engineered out of the project
- From 2012 Condition Assessment Report:
 - Identified interior maintenance and repair items completed in 2016
 - Plaza repair deferred (~\$1.8 Million – available Spring 2020)
- Top surface (plaza level) repair cannot be delayed much longer



Remove
Top Slab

Remove
Planters



**Wallace
Deck
Additional
Parking
Spaces**

**Explore
shared
parking with
private
sector**

**Payment in
Lieu for
future
development**

**Evaluate the
current leased
parking
program**

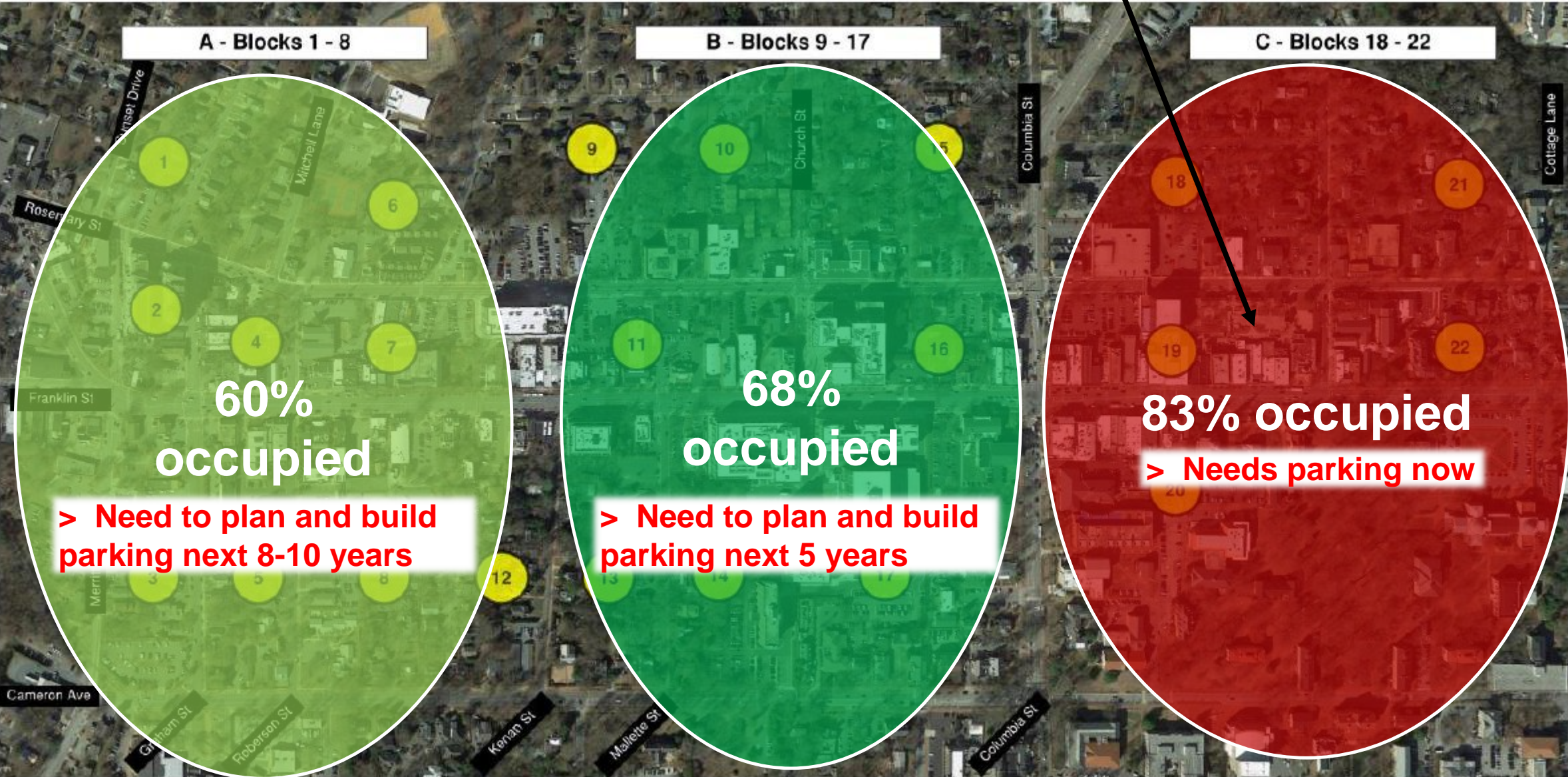
**Other
financing
tools**

**Engage with UNC
leadership to
discuss shared
needs, assets**

**Future demand
of approx. 1000
parking spaces**

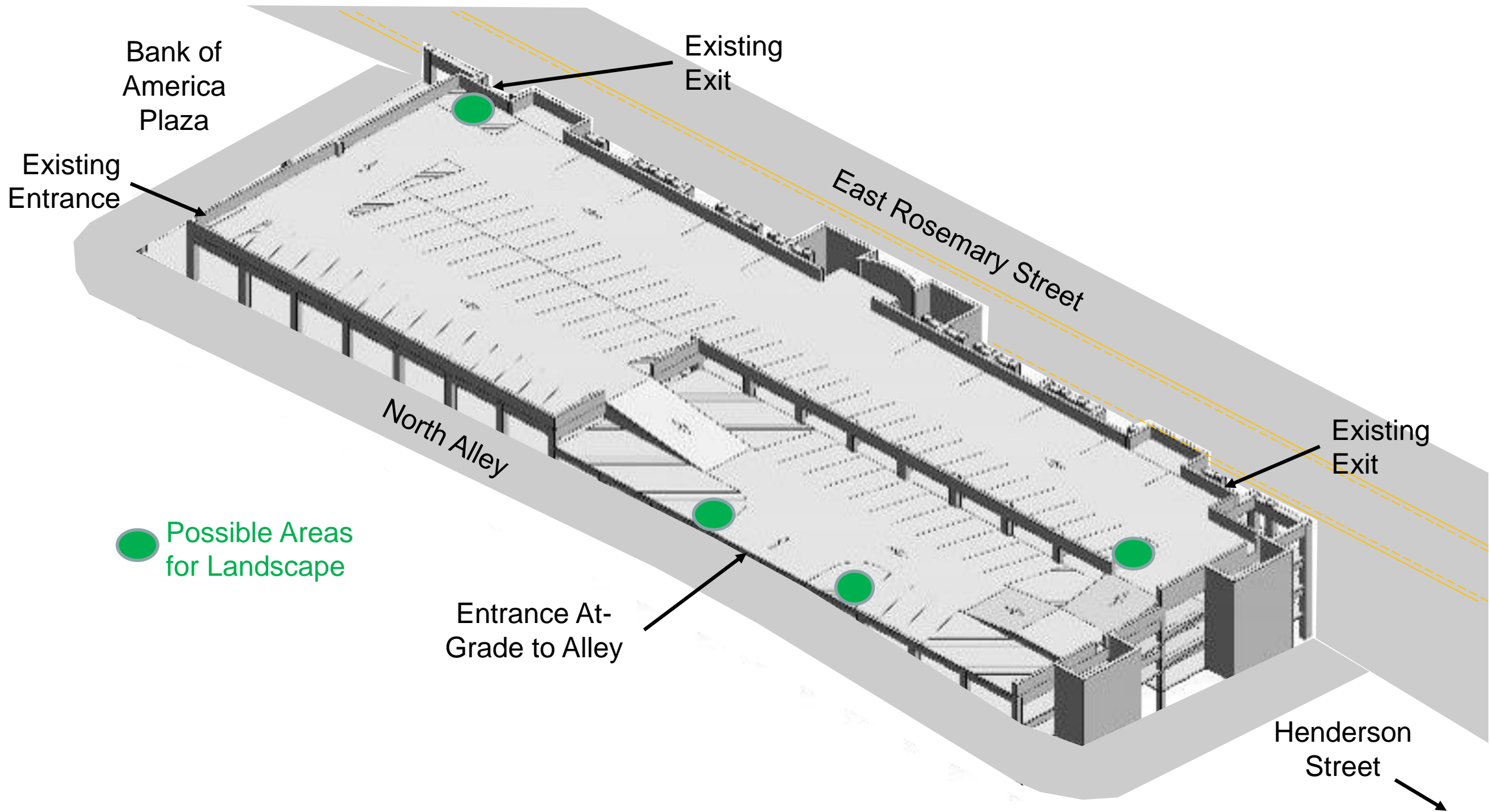
**Future
development
of parking
infrastructure**

Wallace Deck



Option Discussed

- 2017 Feasibility Studies confirmed vertical expansion possible
- Town Staff reviewed
 - Repair only option
 - Office level
 - 2 to 3 additional parking levels
 - A combination of Office / additional levels
 - Adding parking to repair (Recommended)



Recommendation

- That the Council adopt Resolution R-5 authorizing the Town Manager to include additional parking with the Wallace Parking Deck repair.