



Legislation Text

File #: [21-0184], Version: 1

Consider Number of Lanes and Parking Technology as related to the East Rosemary Parking Deck.

Staff:

Dwight Bassett, Economic Development Officer
Geoffrey A. Posluszny, CPP - Consultant

Department:

Town Manager
Walker Consultants

Overview: The Town of Chapel Hill is committed to strengthening its fiscal and economic sustainability by enhancing downtown. The Town encourages developing new office space, which was stagnant for over a decade in Chapel Hill, to help strengthen the economy of downtown. Council authorized the East Rosemary Economic Development Agreement as a framework to guide this project and help create this investment.

Downtown, and more specifically the east end, has needed reinvestment to help build a strong economic climate for all of downtown. Both the existing Grubb building (CVS Plaza) and the proposed office building would work to tap the Meds/Eds/Beds (medical, education, and hospital/hospitality) sectors of our market. We believe we have tremendous potential for growth of entrepreneurial technology companies as well as retaining some of the research from UNC with biotechnology and life sciences companies.

This Agenda Item serves as a brief update on the project and to request decisions on:

1. the number of lanes at the eastern East Rosemary entrance,
2. the parking technology for the parking deck.

We will return to Council in April with final projected construction pricing and a request to authorize a bond issuance.

Recommendations:

That the Council adopt the resolutions to 1) determine the number of lanes at the eastern East Rosemary entrance, and 2) to determine the parking technology for the deck.

Decision Points:

1) Consider the option of a three-lane entrance, with a reversable middle lane, from Rosemary Street to the new parking Deck versus the originally designed two lane entrance. This would allow us to close the western East Rosemary entrance to vehicles and use that entrance for bikes and pedestrian access only.

2) Consider the options for parking technology for the parking deck. Based on previous conversation, we believe the Council's base level interest is in the gate and tag reader system (PARCS) to collect better data from deck users. The question is whether Council would like to consider the available space and wayfinding system (APGS) system for the deck which also provides an additional layer of data.

Key Issues for Consideration:

- Making the East Rosemary Parking Deck the easiest to access and park in, and
- Authorizing PARCS system at a minimum, with APGS considered when we share the final budget.

Fiscal Impact/Resources:

1) Preliminary estimates for adding the third lane and building out a full top floor for parking are in the range of \$250,000.

2) The PARCS (Parking Access and Revenue Control System) bids ranged from:

- \$400,900 - \$469,000 for 3 entrance lanes.

The APGS (Automated Parking Guidance System) bids came in in the range of:

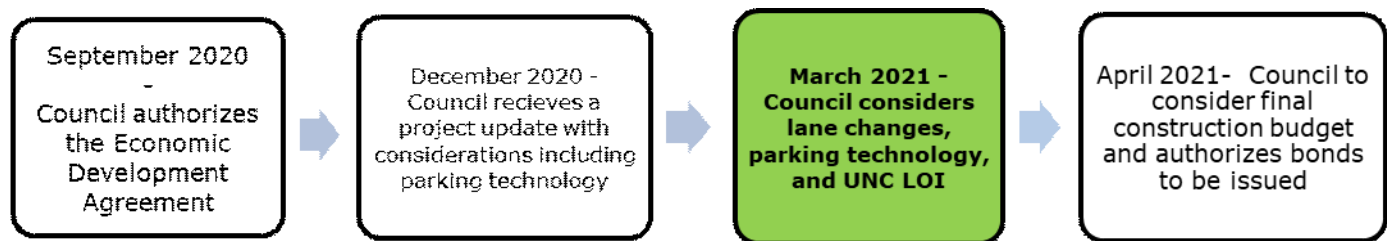
- \$522,000 to \$606,000 for the base system.

On December 9, 2020 we estimated that the overall costs could range from \$250,000 for the same base walk-up pay stations that we have now to \$1,300,000 for a fully integrated system with gates, tag readers, and parking guidance systems.

The total of the bids came in at roughly \$922,000 for both systems, if the lowest bid is accepted. We recommend that Council allow a staff team to review the RFP responses and bids and select the company that can provide the best service and maintenance, based on references. There is a difference of \$153,000 between the lowest and highest bids.

We recommend that Council make a determination if this is the right technology for the Deck, authorize the PARCS system as a minimum and consider adding in the APGS system when we return to Council with a budget update in April.

Where is this item in its process?



Attachments:

- Resolution Authorizing Lanes
- Resolution Regarding Parking Technology
- PARCS Bid tally
- APGS Bid tally
- Draft Staff Presentation

A RESOLUTION AUTHORIZING THREE LANES TO BE ADDED TO THE ENTRANCE AT THE EAST ROSEMARY PARKING DECK (2021-03-10/R-7)

WHEREAS, Chapel Hill Town Council desires to build the best deck that will be fully utilized and easy to access; and

WHEREAS, the Town Council wants to work have the least impact on traffic on East Rosemary Street, and

WHEREAS, the East Rosemary Parking Deck having two entrances with a reversible lane for peak periods can best serve the need; and

WHEREAS, building three lanes at each entrance would have the least stacking impact on area streets.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the addition on a reversible lane to the eastern East Rosemary entrance for the East Rosemary Parking Deck.

This the 10th day of March, 2021.

A RESOLUTION AUTHORIZING THE ADDITION OF THE PARCS AND APGS SYSTEMS TO THE EAST ROSEMARY PARKING DECK (2021-03-10/R-8)

WHEREAS, Desires to operate a parking system that supports the needs of the community; and

WHEREAS, the Town Council wants to make sure we have great data in the future to help in making good parking decisions; and

WHEREAS, the Town's current meter system has strong limitations on the kind of data we can collect; and

WHEREAS, this investment in our downtown will be paying long into the future; and

WHEREAS, we want to make sure we operate this parking deck the best that we can, and it displays great useability for customers that desire to park there.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the addition of PARCS system to the East Rosemary Parking Deck and that Council consider the APGS system when we give a budget update in April.

This the 10th day of March, 2021

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Dwight Bassett, Economic Development Officer
Geoffrey A. Posluszny, CPP - Consultant, Walker Consultants

RECOMMENDATION: That the Council adopt the resolutions to determine number of lanes at eastern East Rosemary entrance, and to determine the parking technology for the deck.