



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
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Chapel Hill, NC 27514

Legislation Details (With Text)

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Title: Consider Authorizing the Town Manager to Proceed with Financial Planning for West End Parking Deck and Call a Public Hearing on February 12, 2020 Related to the Parking Payment-in-Lieu Program.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Staff Presentation, 3. A RESOLUTION AUTHORIZING THE TOWN MANAGER TO PROCEED WITH FINANCIAL PLANNING AS NEXT STEPS FOR A WEST END PARKING DECK (2019-11-20/R-11), 4. A RESOLUTION CALLING A PUBLIC HEARING ON FEBRUARY 12, 2020 TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 AND CHAPTER 11A OF THE CODE OF ORDINANCES PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING AND TO SUPPORT

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|---------|--------|
| 11/20/2019 | 1 | Town Council | adopted | Pass |
| 11/20/2019 | 1 | Town Council | adopted | Pass |

Consider Authorizing the Town Manager to Proceed with Financial Planning for West End Parking Deck and Call a Public Hearing on February 12, 2020 Related to the Parking Payment-in-Lieu Program.

Staff:

Dwight Bassett, Economic Development Officer
Judy Johnson, Interim Director
Meg McGurk, Community Safety Planner

Department:

Manager's Office
Planning
Police

Overview: In response to Council's interest in supporting parking for an economically vibrant downtown, staff completed an engineering study of a potential West End Parking Deck and is exploring a Parking Payment-in-Lieu program. In February, Council asked staff to move forward on several goals including engineering for the West End Parking Deck. The Council Committee on Economic [Sustainability](https://www.townofchapelhill.org/businesses/council-economic-sustainability-committee) <<https://www.townofchapelhill.org/businesses/council-economic-sustainability-committee>> received an update on engineering for the West End Parking Deck in [September](https://chapelhill.legistar.com/View.ashx?M=A&ID=621442&GUID=C16B8874-91CC-4D15-9BEC-5C178B3672EC) <<https://chapelhill.legistar.com/View.ashx?M=A&ID=621442&GUID=C16B8874-91CC-4D15-9BEC-5C178B3672EC>> and forwarded it to this Council meeting. Staff is also working on a Strategic Plan for Parking with goals toward fiscal management and parking sustainability.



Recommendation(s):

That the Council adopt the resolutions authorizing the Town Manager to proceed with financial planning for a West End Parking Deck and call a Public Hearing for work associated with the Parking Payment-in-

Lieu program.

Decision Points:

- Authorize the Parking Deck as a part of the FY2021 Budget consideration and consider financial tools to support the debt.
- Explore tools for the Parking enterprise fund to support the debt for the West End Parking Deck. Specifically consider the Parking Payment in-Lieu (PPIL) program as way to manage land use, tax base growth and financial support for our parking fund with the following Parking.

Key Issues:

- Add economic vitality downtown through better management and growth of parking resources.
- Encourage future developments to better utilize land through use of a Parking Payment-in- Lieu program and encouraging stronger tax base growth in new development.

Fiscal Impact/Resources: Parking Deck cost approximately \$16,000,000 if Council decides to proceed. Parking Payment-in-Lieu will bring in a new source of revenue for parking needs and debt fund.

Where is this item in its process?



Attachments:

- Resolution Authorizing Next Steps
- Resolution Calling a Public Hearing
- Draft Staff Presentation

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO PROCEED WITH FINANCIAL PLANNING
AS NEXT STEPS FOR A WEST END PARKING DECK (2019-11-20/R-11)**

WHEREAS, the Town completed a Parking Study in 2018 that shows a need for additional parking downtown; and

WHEREAS, the Town Council desires to support the continued economic vitality of downtown and business growth; and

WHEREAS, Town Council desires to support job growth in downtown.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to advance the financial planning for West End Parking Deck to support better land use, place making and economic vitality.

This the 20th day of November, 2019.

A RESOLUTION CALLING A PUBLIC HEARING ON FEBRUARY 12, 2020 TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 AND CHAPTER 11A OF THE CODE OF ORDINANCES PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING AND TO SUPPORT A POLICY FOR PARKING PAYMENT-IN-LIEU (2019-11-20/R-12)

WHEREAS, the Town Council sees a need to encourage the best land uses in new development that occurs downtown; and

WHEREAS, having every new development provide their own parking is not the best land use for the future of downtown; and

WHEREAS, using public resources for the benefit of development and as a shared resource helps create a more efficient system for managing parking resources; and

WHEREAS, the Land Use Management Ordinance Section 5.9.2 offers uses located within Town Center zoning districts the opportunity to achieve compliance with the parking requirements by making a payment to the Town of Chapel Hill Parking Fund in accordance with Chapter 11A of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Public Hearing on February 12, 2020 for further consideration of a Parking Payment-in-Lieu system, LUMO text amendment and associated policy.

This the 20th day of November, 2019.

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

PRESENTER: Dwight Bassett, Economic Development Officer
Judy Johnson, Interim Planning Director

RECOMMENDATION: That the Council authorize the Town Manager to proceed with financial planning for a West End Parking Deck including a financing plan and call a Public Hearing for LUMO text amendment and a policy guiding the use of Parking Payment-in-Lieu system.