



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: East Rosemary Parking Deck Update.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. East Rosemary Parking Deck renderings, 3. Walker Consulting review of projected parking and finance for deck, 4. Council Questions with Staff Response

Date	Ver.	Action By	Action	Result
12/9/2020	1	Town Council		received and filed

East Rosemary Parking Deck Update.

Staff:

Dwight Bassett, Economic Development

Department:

Manager's Office

Overview: General update on the East Rosemary Parking Deck project and consideration of parking technology.

General update:

- Walker Consulting developed Opinion of Probable Costs for Deck (financial)
- Completed TIA and created live modeling
- Discussed overall façade design with recommendations (CDC & Council)
- Walker Consulting completed over-sight review of plans and made recommendations
- Reviewed comments from Walker's oversight review with design Team
- Endorsement of EDA and began due diligence period
- Submittal of LOI to UNC and reviewing returned draft
- Working on final draft Wallace Deck Lease and beginning final review of Management Agreement and Site License Agreement
- Davenport review of the Financial Projections Models presented to Council
- Initiated an oversight review of financial projections based on occupancy and demand for parking by Walker Consultants

Ongoing:

1. North Street property acquisition - Appraisal complete, offer made to property owner. The property owners are seeking their own appraisal but have found it may take months to complete.
2. North Street design - Plat to determine right-of-way complete, design firm to begin to work on design and intersection improvements in the coming weeks.
3. Walker oversight review - First review complete and shared with the design team. We held a work session to work through all the key points and changes and have a few issues left to negotiate.
4. Parking technology - Greater technology than the walk-up pay stations to be able to track uses in

the Deck.

5. UNC LOI returned with comments from our team and we are working to schedule a joint working meeting to work through key issues.
6. Façade Design - Rosemary Street/East Façade: the architects have developed a potential refinement to the precast concrete "frame" in response to comments and truer colors. Samples to be provided for Council to see in person.(Attachement)
7. Street trees - Exploring planting areas and underground utilities to understand planting beds first and then finalize tree types.
8. Due diligence work - On-going soil borings/testing and finalizing title work.

Parking technology

1. Utilize the Parkeon technology and simple gate counters	\$250,000.00
2. Gate and tag readers with pay stations	\$750,000.00
3. Gate, tag readers, pay stations and single space count and wayfinding system	\$1,300,000.00

- 1- The first item is the same kind of parking meters and gate counters we presented to Council when considering the East Rosemary project. There are extreme limitations on what is collected from a data perspective. This option would require hourly monitoring by a parking attendant to determine if there are cars parking that have not paid. This system also has no way to tracking or reserving spaces for monthly parkers.
- 2- The gate and license tag reader gives easier access to frequent and monthly customers as their information is on file with the tag. A parker can enter the gate, get a ticket and pay at a pay station. If pre-paid when exiting, tag reader opens gate for them for quick exit. If they attempt to exit without paying, they are required to pay at the automated gate with credit card. This option requires limited monitoring of the parking spaces and support can be given remotely by intercom.
- 3- The gate, tag reader, pay station and single space count is the ultimate in user friendliness and background data for monitoring the deck. There are two operational systems: the tag and gate and the single space count system. The data sources would be combined for single source of data to look at from a management perspective. This would give users, once they drive through the gate, a wayfinding system directing them to available spaces as well as a overhead marker system that shows them where the available spaces are located as they drive through the deck. This is extremely convenient and reduces harmful emissions as vehicle do not "circle" looking for spaces.



Recommendation(s):

That the Council consider giving direction on parking technology.

Decision Points:

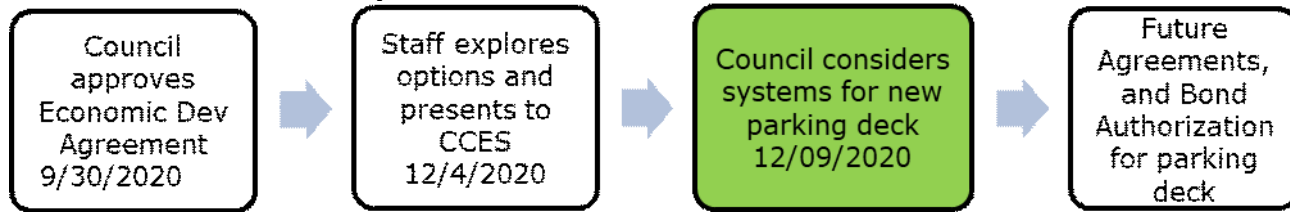
- Does Council desire a more robust parking management system for the new parking Deck?
- Is Council willing to expand the budget to allow for the proposed PARCS (Parking and Revenue Control System) systems as labeled at #3?
- Should we continue using the same parking system as other location?

Key Issues:

- Utilize same existing technology and limit the data output on parking
- Have an improved system for the parking deck that allows for easier management of open parking spaces

Fiscal Impact/Resources: up to \$500,000 for the third technology option.

Where is this item in its process?



Attachments:

- Draft Staff Presentation
- East Rosemary Parking Deck renderings
- Walker Consulting review of projected parking and finance for deck

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

PRESENTER: Dwight Bassett, Economic Development Officer

RECOMMENDATION: That the Council provide direction on parking technology.