

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-314

SYNOPSIS -

AGENDA:

JULY 10, 2000

SUBJECT:

AUTHORIZATION
TO PROCEED -
VARIOUS PARKING
SYSTEM
IMPROVEMENTS

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

FLOYD BENTZ, P.E.
CITY ENGINEER

Carl Walker, Inc., working in conjunction with City staff and the Downtown Parking Committee, has completed the parking system study. This study included a detailed Supply/Demand analysis; Transportation Demand Management evaluation, including Parking Pricing Strategies and development of Fringe Parking and Peripheral Park-and-Ride facilities; Customer Service Initiatives; Parking Management Strategies; and Parking Expansion Options.

FISCAL IMPACT -

Costs for three projects for implementation in FY 2000-01 total \$9,054,380 to be paid from parking system revenue bonds that were issued on May 24, 2000. These costs include \$7 million for expansion of the 8th & Mulberry Garage (including an estimated \$350,000 for design services), \$1.5 million for customer service signing improvements, and \$554,380 for replacement of parking meters with new electronic meters. In addition to \$500,000 in revenue bonds for the parking meters, \$54,380 is available for transfer from the Parking Facility Maintenance Program to complete the funding for the purchase of the new electronic meters. When the new meters are installed to implement the new meter rates, parking meter revenue is expected to increase from \$1,080,000 to an estimated \$1,470,000 per year.

RECOMMENDATION -

Approval.

BACKGROUND -

On March 15, 1999, by Roll Call No. 99-766, the City Council approved an agreement with Carl Walker, Inc., of Glendale Heights, Illinois (Carl Walker, President) to conduct the downtown parking

system study. Carl Walker, Inc., working in conjunction with City staff and the Downtown Parking Committee, has completed the study, and presented the report to the City Council on April 24, 2000.

The study included a Supply/Demand analysis, which showed a need to build 500 additional spaces in the core. The study also evaluated a number of Transportation Demand Management measures, including Parking Pricing Strategies, Fringe Parking and Peripheral Park-and-Ride facilities, Employer-based Initiatives and City-based Initiatives. A comprehensive evaluation was completed for the parking facilities, and two major areas of Customer Service Initiatives were identified: customer service amenities, to be included in the operation of the facilities, and substantial improvements to the signing system for all of the facilities.

The study recommended that the 500-space deficit in the core area be addressed by building a 500-space expansion of the 8th & Mulberry Garage on the City-owned surface parking lot located just south of the existing garage and extending to Cherry Street. In March 1998, RAMP Associates completed a feasibility study that identified the structural feasibility of expanding this garage and determined that the best location for expansion was to the south. This project is included in the 2000-01/2005-06 Capital Improvements Program. Authorization is requested to issue a Request For Proposals to select a consultant to develop the plans and specifications for this expansion project.

On May 1, 2000, by Roll Call 00-1312, the City Council gave final reading to an ordinance change increasing parking rates, effective July 1, 2000, and January 1, 2001, that implement the tiered pricing strategy in the parking garages and on-street meters.

In conjunction with the customer service signing improvements and the new parking rates, two additional parking projects have been identified that will need to be added to the Parking Capital Improvements Program: \$1.5 million for comprehensive signing improvements, which can be added to the existing Parking Facility Exterior Signing project or added as a new project, and \$554,380 for replacement of parking meters. In order to implement the new parking meter rates, the existing mechanical meters would have to have new mechanisms to accept these new rates. Meter manufacturers no longer make mechanical meters, and the City has converted new installations to the new electronic meters, which can be programmed to accept a variety of meter rates.

On May 24, 2000, by Roll Call Nos. 00-1577, 00-1578 and 00-1579,

the City Council approved the sale of \$19,545,000 of tax exempt parking revenue bonds and \$9,625,000 of taxable parking revenue bonds. The bond sale included issuance of \$9 million for implementation of these three projects. Staff also requests authorization to proceed with the comprehensive signing improvements. It is anticipated that a consultant will be selected to develop the plans and specifications for the signing improvements, working in conjunction with the City's parking system operator.

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