

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**00-315**

**SYNOPSIS -**

**AGENDA:**

JULY 10, 2000

**SUBJECT:**

PARKING STUDY  
SUPPLEMENTAL  
AGREEMENT

Carl Walker, Inc., working in conjunction with City staff and the Downtown Parking Committee, has completed the parking system study, and presented the report to the City Council on April 24 of this year. The City desires to obtain additional professional services to develop a strategic plan to implement the recommendations of the study and integrate the recommendations with other urban planning initiatives, and has negotiated an amendment to the agreement with Carl Walker, Inc. to provide these additional professional services.

**FISCAL IMPACT -**

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

Total maximum cost for the additional services in the supplemental agreement would be \$80,000. The completed parking study has \$17,000 remaining in unspent funds, which would be applied to the supplemental agreement. The costs for the additional services would be paid from the Parking System Operating Budget, and the 2000-01 Operating Budget would be revised to include the additional \$63,000.

**SUBMITTED BY:**

FLOYD BENTZ, P.E.  
CITY ENGINEER

**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.

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 also looked at Parking Expansion Options, with future parking demands tied to future development, especially in the Gateway West area. Because the specific parking needs for number of spaces and location will be determined by the actual development that occurs, no specific future parking sites were identified. Instead, prototype parking facilities, covering a half block or full block, were developed.

The Downtown Parking Study is the framework for the next step in developing a strategic plan for enacting urban planning and parking in Downtown Des Moines. This plan of enactment should consist of two stages, the first being an Interim (Short-Term) Plan and the latter the longer range Strategic Implementation Plan. Both of these stages combine to implement the recommendations of the 2000 Downtown Parking Study and integrate the recommendations with other urban planning initiatives, such as the Gateway West Use and Design Study and Block Study.

Staff has met with the team of Carl Walker, Inc. and Foresite RDG to develop a scope of services for performing the additional work. Carl Walker, Inc. would be the lead firm, with support and assistance from Foresite RDG regarding specific development details. The primary purpose of the Interim Plan is to identify in detail what parking will be displaced by new developments that are currently underway or planned for the immediate future, including Martin Luther King, Jr. Parkway and Gateway West Allied Project, and identify alternative parking areas for displaced parkers. The team will evaluate shared use and integrated parking options and will work with MTA representatives to integrate transit-based solutions with parking solutions. The team will develop an interim parking plan, including a site plan for any proposed parking improvements.

The Strategic Implementation Plan will provide a master plan for implementing the recommendations of the parking study and integrating those recommendations with other planning initiatives and with innovative transit options. In conjunction with the Downtown Traffic Study, the consultants will review traffic impact issues created by proposed developments and the location of parking facilities. The consultants will also review the parking operator's

effectiveness in meeting contract incentives. The overall goal of the strategic plan is to focus the parking system on customer service and provide leverage for economic development while maintaining the financial soundness of the system that was established with the recent rate increases.

Staff has negotiated an amendment to the agreement with Carl Walker, Inc. to provide these additional professional services. This amendment provides that the cost for the services would be for actual costs plus fixed fee, with a maximum total cost of \$80,000. The amendment further provides that all services shall be completed on or before April 30, 2001, with the Interim Plan to be completed by September 1, 2000.