



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services, & Special Projects

DATE: March 24, 2015

SUBJECT: Capital Commons Parking Garage

Recommendation:

Accept this report and authorize the City Administration to proceed with activities discussed herein.

Background:

During its January 2015 meeting, the City Council approved resolution #8828, which adopted Amendment #5 to the development agreement between the City and Capital Commons L.L.C. Specifically, the amendment modified the terms and conditions relative to the location of certain leases spaces and public spaces within the garage.

Specifically, by approving Amendment #5, the following parking changes were ratified:

1. The City is no longer be obligated to maintain 40 public “metered” spaces on the top level of the garage, which were relocated in 2011 to support Casey Family Services, a former Tenant of the Capital Commons Garage.
2. Of the 61 leased spaces on the roof previously allocated to Capital Commons LLC on behalf of Casey Family Services, 40 will be relocated to covered levels of the garage, together with the balance of Capital Commons LLC’s 116 lease spaces. The remaining 21 spaces will be grouped near the pedestrian entrance into that portion of the office building formerly occupied by Casey Family Service.
3. It is anticipated that the 80 former rooftop lease and public spaces will be backfilled by lease tenants affiliated with the Smile Office Building located at 49 South Main Street.

Discussion:

As discussed with the City Council during its January meeting, approval of Amendment #5 not only cleared the way for parking changes discussed above, but also presented the City with an opportunity to restructure the location of all public and leased parking spaces in order to implement commonly accepted best management practices.

As learned during the Parking Strategic Planning process, industry best management practices for parking garages recommend that all parking spaces open to the general public be located on the lower levels of a facility (i.e. closets to the point of entry), while leased (or reserved) spaces be located on the upper floors of a garage (i.e. further from point of entry). The rationale behind this approach is make parking as convenient and intuitive as possible for downtown patrons. Making public parking convenient to find is very important for downtown, especially the recent start of construction for the Complete Streets Project.

Currently, the 125 public parking spaces within the garage are spread over all 5 floors of the facility. By grouping these spaces in a single block conveniently near the entry of the parking garage, the public (and especially those unfamiliar with the garage like out of town visitors) will be able to quickly and easily find parking. This plan will also include the elimination of some handicap parking spaces on the upper levels of the garage.

Please see the attached graphic detailing the proposed location for public and lease spaces.

This plan was endorsed by the Parking Committee on March 16, 2015.

The City is currently working with the three major long-term leaseholders which control the majority of parking spaces to affect these changes. As the City Council may recall, the City, through its various lease and development agreements with major leaseholders, does have the ability to change the location of lease spaces within the garage. As of the date of this report, discussions with lease holders are ongoing.

The City Administration hopes to implement this change in conjunction with the annual parking lease renewal process which will take effect on July 1.