

Wayzata City Council Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, July 21, 2015
5:30 PM

WORKSHOP TOPICS FOR DISCUSSION:

1. Downtown Parking Study Update – Page 2



Wayzata City Council – Work Session

Downtown Parking Project Update

July 21, 2015

AGENDA

- 1. Completed Since June 16, 2016**
- 2. Updated Parking Calculations**
- 3. Handicap Parking**
- 4. Advancement on Parking Ramp Graphics and Pre-Design**
- 5. Next Steps**
- 6. Schedule**



Since the June 16 meeting we have,

1. Completed Soil Borings
2. Updated Parking Calculations (10% SF reduction, Shared Parking, and Low/High future development options)
3. Advanced Parking Ramp Pre-Design
4. Presented Downtown Parking Project (Parking Ordinance) to Planning Commission on July 6, 2015



Updated Parking Calculations

Current Ordinance

Applied Net Square Footage:

- Removed 10 % of Gross SF per City Code

Demand reduced: 2,231 to 2,008

Deficit reduced: -637 to -414

					TOTAL DEMAND
ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	
Phase 1	OFFICE	83,370	SQ. FT.	4.0	333
Phase 1	RESTAURANT	35,136	SQ. FT.	22.3	784
Phase 1	RETAIL	178,601	SQ. FT.	4.0	714
Phase 1	GOVERNMENT	33,950	SQ.FT.	5.2	177
					2008

Parking Supply

On Street 180
Off Street 1414

SURPLUS/(DEFICIT)

1594

-414



Updated Parking Calculations

Current Ordinance

Applied Shared

Parking Calculations

- Demand reduced:
2,008 to 1,701
- Deficit reduced:
-414 to -107

Current Ordinance Phase 1 Parking District

ZONE	PRIMARY LAND USES	QUANTITY*	UNIT	CITY RATE/1000 SF	TOTAL DEMAND	Shared Pkg Demand (Peak Hour - 7AM to 6PM)
Phase 1	OFFICE	83,370	SQ. FT.	4.0	333	333
Phase 1	RESTAURANT	35,136	SQ. FT.	22.3	784	548
Phase 1	RETAIL	178,601	SQ. FT.	4.0	714	643
Phase 1	GOVERNMENT	33,950	SQ. FT.	5.2	177	177
					2008	1701

* 10% SF removed per 801.20.9 D1

Parking Supply			
On Street	1414	1594	1594
Off Street	180		
SURPLUS/(DEFICIT)		-414	-107



Updated Parking Calculations

Current Ordinance and Redevelopment Parking Demand Phase 1 Parking District

ZONE	PRIMARY LAND USES	QUANTITY*	UNIT	CITY RATE/1000 SF	TOTAL DEMAND	Shared Pkg (Pk Hr: 7AM-6PM)
Phase 1	OFFICE	83,370	SQ. FT.	4.0	333	333
Phase 1	RESTAURANT	35,136	SQ. FT.	22.3	784	548
Phase 1	RETAIL	178,601	SQ. FT.	4.0	714	643
Phase 1	GOVERNMENT	33,950	SQ. FT.	5.2	177	177
* 10% SF removed per 801.20.9 D1					2008	1701

Parking Supply

On Street	180	
Off Street	1414	
SURPLUS/(DEFICIT)	-414	-107

REDEVELOPMENT IMPACTS

Redevelopment Impacts (low)	-145	-137
Superior Dev Parking Loss*	-32	-32
Net Total Parking Demand	-591	-276
Redevelopment Impacts (high)	-377	-300
Superior Dev Parking Loss*	-32	-32
Net Total Parking Demand	-823	-439

(* Will change based on detailed development plan)



Updated Parking Calculations

Proposed Ordinance

Applied Net Square Footage:

- Removed 10 % of Gross SF per City Code

Demand reduced: 1,896 to 1,707

Deficit reduced: -302 to -113

ZONE	PRIMARY LAND USES	QUANTITY*	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
Phase 1	OFFICE	83,370	SQ. FT.	3.7	308
Phase 1	RESTAURANT	35,136	SQ. FT.	15.2	534
Phase 1	RETAIL	178,601	SQ. FT.	3.9	688
Phase 1	GOVERNMENT	33,950	SQ. FT.	5.2	177

* 10% SF removed per 801.20.9 D1

1707

Parking Supply

1594

On Street 1414
Off Street 180

SURPLUS/(DEFICIT)

-113



Updated Parking Calculations

Proposed Ordinance

- Applied Shared
Parking Calculations
- Demand reduced:
1,642 to 1,478
 - Deficit reduced:
-48 to 116

ZONE	PRIMARY LAND USES	QUANTITY*	UNIT	CITY RATE/1000 SF	TOTAL DEMAND	Shared Pkg
Phase 1	OFFICE	83,370	SQ. FT.	3.7	308	308
Phase 1	RESTAURANT	35,136	SQ. FT.	15.2	534	374
Phase 1	RETAIL	178,601	SQ. FT.	3.9	688	619
Phase 1	GOVERNMENT	33,950	SQ. FT.	5.2	177	177
* 10% SF removed per 801.20.9 D1					1707	1478

Parking Supply			
On Street	1414	1594	1594
Off Street	180		
SURPLUS/(DEFICIT)		-113	116



Updated Parking Calculations

Proposed Ordinance

- Applied Low and High
Redevelopment Options
- Low Parking Demand:
-284/-45 (shared)
 - High Parking Demand:
-442/-162 (shared)

ZONE	PRIMARY LAND USES	QUANTITY*	UNIT	CITY RATE/1000 SF	TOTAL DEMAND	Shared Pkg
Phase 1	OFFICE	83,370	SQ. FT.	3.7	308	308
Phase 1	RESTAURANT	35,136	SQ. FT.	15.2	534	374
Phase 1	RETAIL	178,601	SQ. FT.	3.9	688	619
Phase 1	GOVERNMENT	33,950	SQ. FT.	5.2	177	177
* 10% Sf removed per 801.20.9 D1					1707	1478

Parking Supply		
On Street	1414	1594
Off Street	180	1594
SURPLUS/(DEFICIT)	-113	116

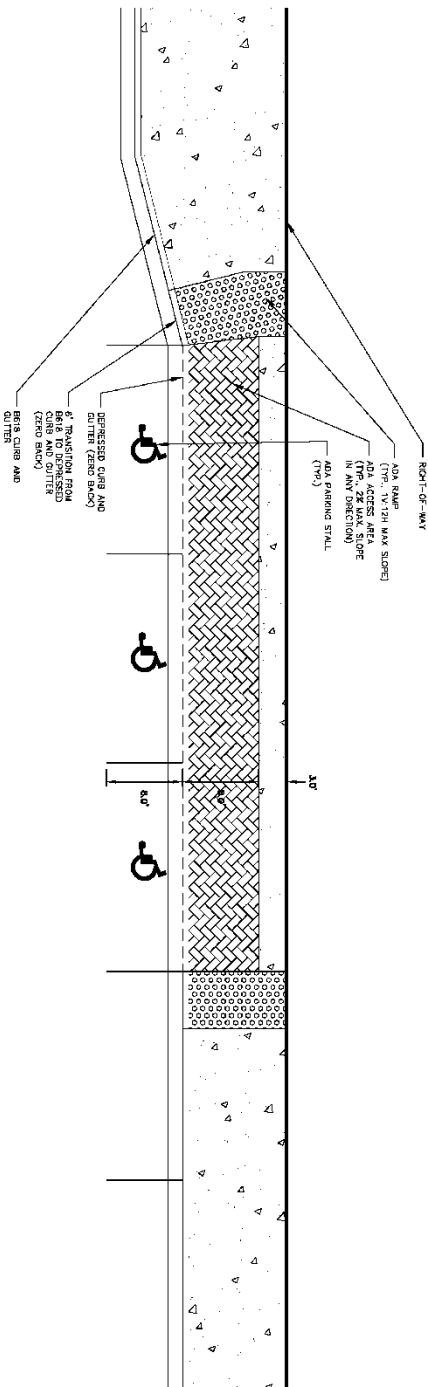
REDEVELOPMENT IMPACTS		
Redevelopment Impacts (low)	-139	-129
Superior Dev Parking Loss*	-32	-32
Net Total Parking Demand	-284	-45
Redevelopment Impacts (high)	-297	-246
Superior Dev Parking Loss*	-32	-32
Net Total Parking Demand	-442	-162

(* Will change based on detailed development plan)



Handicap Parking Options

- There is a deficit of 4 handicap stalls within the Phase 1 Parking District for publicly owned parking (off-street)
 - MN rules requiring ADA parking stalls do not apply to public right of way (on-street).
 - Muni Lot – deficit of 2 ADA stalls
 - Mill Street Lot – deficit of 2 ADA stalls
 - West City Lot – meets requirement
- MN rules require ADA stall to be 8' in width with an 8' access aisle



TYPICAL ADA PARALLEL PARKING LAYOUT

SCALE: 1"=10'



Handicap Parking Options

- Existing slope limits the number of ADA stalls on Broadway to the two proposed (shown below)
- Curb alterations are required for ADA stalls to be added to Lake Street
 - Reduce width of existing sidewalk and avoid entrances to business
- Less impactful to add additional ADA stalls to West City Lot, Mill Street surface lot or ramp

ADA diagonal stalls on Broadway



Proposed and Potential ADA stalls on Lake Street





Mill Street Ramp

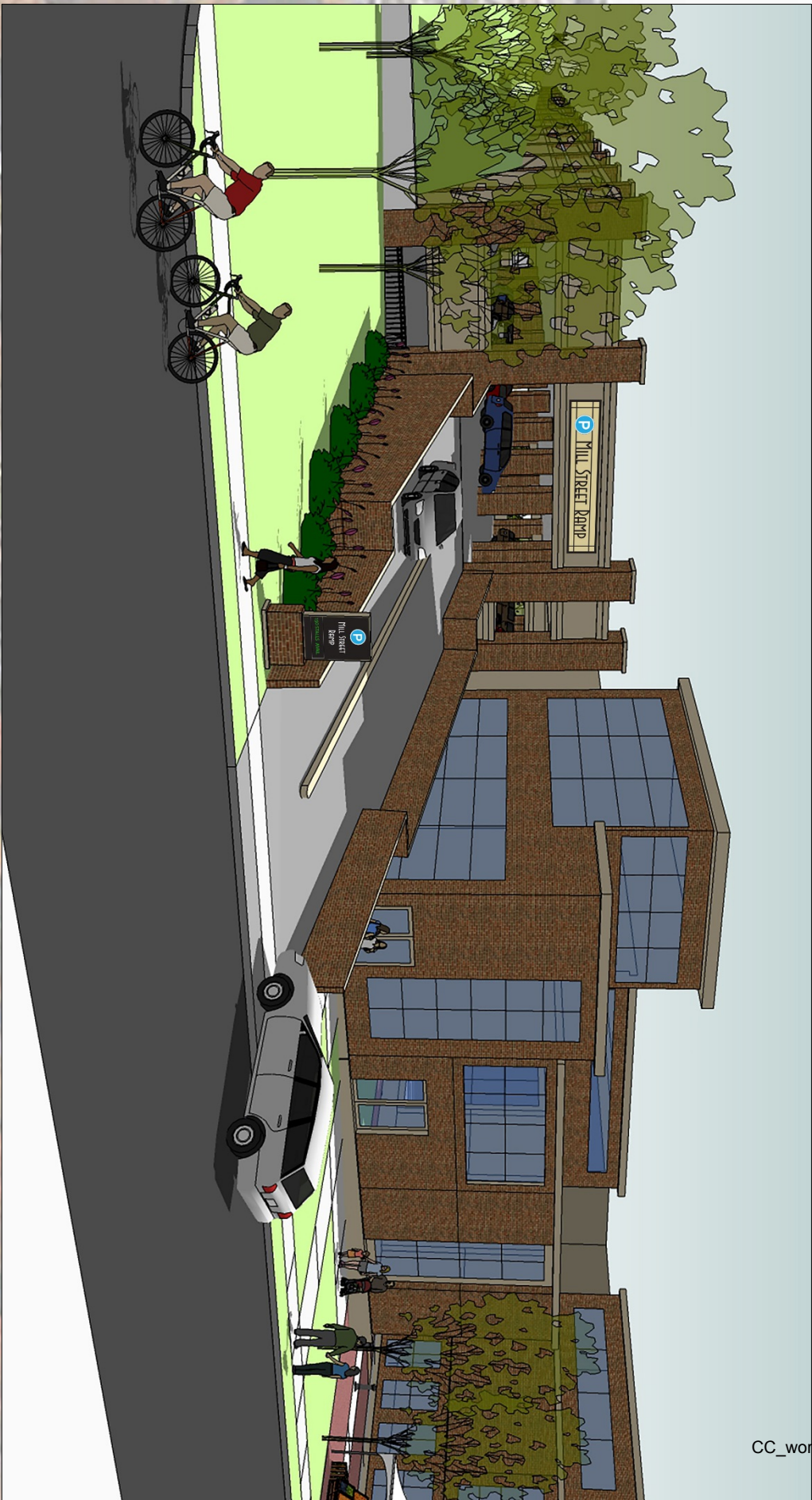
Plan View – Low Development





Mill Street Ramp

View from Broadway – Low Development



Mill Street Ramp

View of Woonerf – Low Development





Mill Street Ramp View from Superior-Low Development





Mill Street Ramp Plan View – High Development





Mill Street Ramp

View from Broadway – High Development



Mill Street Ramp

View of Woonerf – High Development



Mill Street Ramp

View from Superior-High Development





Next Steps –Aug/Sept City Council

1. Review & Approve Preferred Parking Solutions
2. Review Procurement Options
 - Traditional design-bid-build (DBB)
 - Agent Construction Manager (ACM)
 - Construction Manager at Risk (CMAR)
 - Design-Build (DB)
 - Design-Build-Operate-Maintain (DBOM)
3. Select Preferred Procurement Option for A/E Team and Construction Team
4. Issue RFP's as needed



Schedule

1. Implement Parking Pilot Programs for Summer 2015
2. Measure Parking Pilot Programs and plan for long term implementation of parking management tools
3. Define Parking District cost/benefits by Aug. 2015
4. Complete pre-design/programming for Mill St. Ramp Sept. 2015
5. Define plan of finance for ramp construction by Sept. 2015
6. Draft Parking Ordinance amendments by Sept. 2015
7. Draft Parking/Mobility District Ordinance by Sept. 2015
8. Begin site plan submittal/rezone/plat process Oct. 2015
9. Continue collaboration with Carish's re public use of parking ramp
10. Determine procurement process for ramp construction by Dec. 2015
11. Site plan process/entitlement complete by Dec. 2015
12. Ramp construction start Oct. 2016

Mill Street Area Parking Impacts

EXISTING AND PROPOSED PARKING

Total Existing Parking	279 Stalls
Parking Loss to Future Ramp	<u>-173 Stalls</u>
Remaining Surface Parking w/o ramp	106 stalls
New Parking Ramp	Range of 405 up to 435
Total Parking w/ Ramp	Range of 511 to 541
Net New Parking Stalls	Range of 232 Stalls to 262

POTENTIAL DEVELOPMENT IMPACTS

- Beltz Addition of 18,000 Net SF* 70 Parking Stalls**
- Parking Ramp Commercial of 10,800 Net SF* 40 Parking Stalls**
- Superior/Lake Parcel Hi/Lo Options
Low - 7,560 Net SF* 32 Existing Parking Stalls Lost for Low or High Option
29 Parking Stalls (Inc. 100% Retail)
High 19,890 Net SF* 187 Parking Stalls (Inc. 50% Office and 50% Restaurant)

TOTAL REMAINING ADDITIONAL PARKING

Inc. Superior Low Development (36,360 SF)	Range of 61 up to 91 Parking Stalls Remaining
Inc. Superior Hi Development (48,690 SF)	Range of -67 to -97 Parking Stall Deficit

(* Note: Net SF = Gross Building SF x 90% per Wayzata Code 20.9 D.1 of City Code)

(** Note: Rate assumed a blend of Retail & Office)

