

CITY OF BLOOMINGTON
PARKING COMMISSION
REGULAR MEETING
PACKET OCTOBER 2018

Thursday, October 25, 2018
Hooker Conference Room
5:30 PM — 7:30 PM

Packet Related Material

1. Meeting Agenda

Supplementary material will be provided via email prior to the meeting

Next Regular Meeting: November 29 Hooker Room, City Hall, 5:30 — 7:00 PM

CITY OF BLOOMINGTON

PARKING COMMISSION

REGULAR MEETING AGENDA

October 25, 2018, 5:30 PM — 7:30 PM
Hooker Room, City Hall

- I. Call to Order
- II. Reports from Commissioners & City Offices
 - A. Reports from Commissioners
 - B. Reports from ESD — CTP / Trades District
 - C. Reports from Planning & Transportation—Transportation Plan
 - D. Reports from the Chair
- III. Public Comment
- IV. Discussions of Topics Not the Subject of Resolutions
 - A. Parliamentary Procedures
 - B. 2019 Meeting dates and times
 - C. Fourth Street Garage
- V. Member Announcements
- VI. Commission Schedule
- VII. Adjournment

Auxiliary aids for people with disabilities are available upon request with advance notice.
Please call **(812) 349-3429** or e-mail human.rights@bloomington.in.gov.

UPCOMING MEETINGS

Next Work Session Meeting: November 8; Next Regular Meeting: November 29

Deadline for regular meeting packet material is November 19

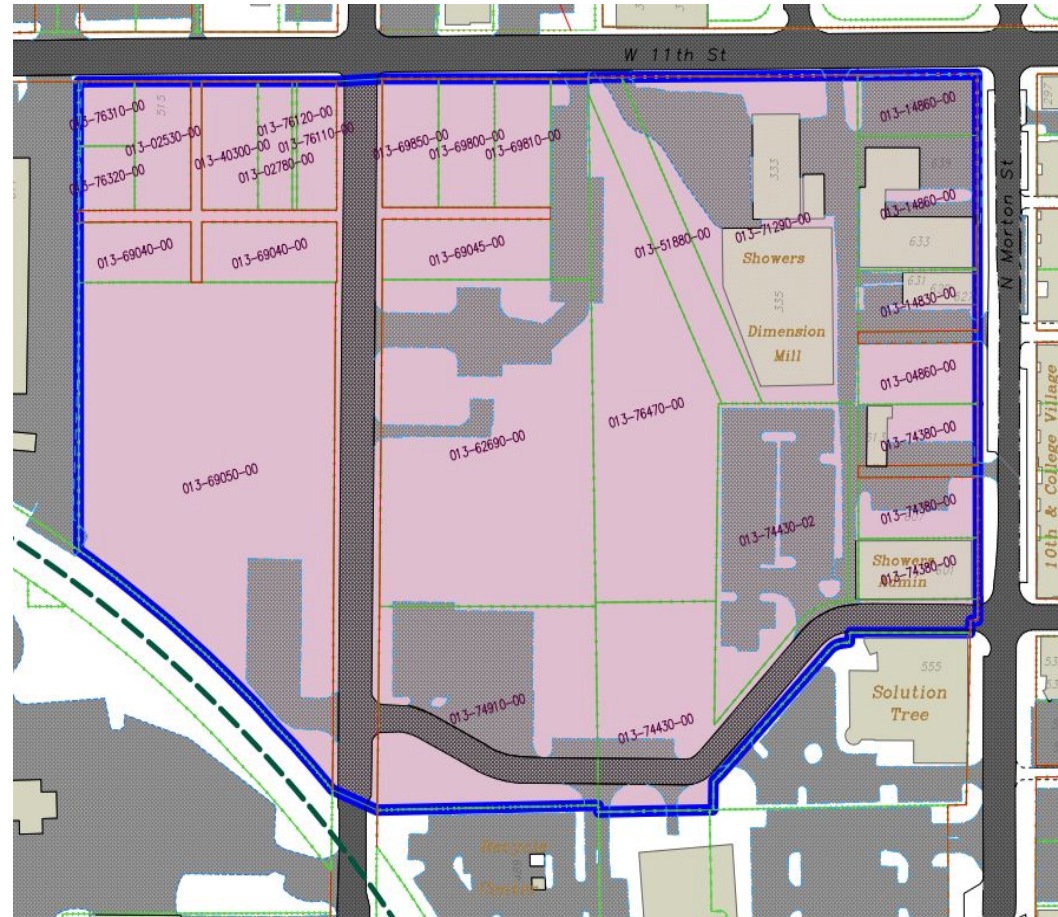
Trades District Parking Overview

Brian Payne, Assistant Director, Economic and Sustainable Development
City of Bloomington



Bloomington's Trades District

- City of Bloomington's Trades District is a 12-acre site (pictured right) owned almost entirely by the City.
- Rare 12 acres of consolidated, city-controlled land in a bustling downtown environment, surrounded by housing and amenities.
- Planned mixed use environment with a focus on job creation, a historic preservation component, green infrastructure, and inviting public spaces along the B-Line trail.
- Planned Innovation District – an entrepreneur-oriented, collaborative work environment in an urbanized area physically designed to encourage inclusivity.



The Dimension Mill Project

- Certified Tech Park's Master Plan envisions the Trades District as a mixed-use area to support Bloomington's growing innovation economy.
- The Dimension Mill will be renovated into a business incubator, event venue, and co-work space.
- Effective activation of the Dimension Mill is a lynchpin to the success of the certified tech park.
- Dimension Mill project will be completed on October 31, 2018



Other Known Uses

- TASUS R&D HQ
- Pedcor housing project
- Kiln Activation
- Showers Admin Building Activation
- Public Art



Traffic

- 5 new Stop Signs
- 20 MPH speed throughout

Parking

- Metered/Kiosked Parking
- 59 new spots (one drop-off)
 - 20 - "Trades St"
 - 30 - Madison St
 - 9 - Tenth St



Questions?

More info:

<https://bloomington.in.gov/business/districts/ctp>

Email:

payneb@bloomington.in.gov

Office:

812-349-3419





CITY OF BLOOMINGTON

4TH STREET GARAGE

STRUCTURAL CONDITIONS AND FINANCIAL
ASSESSMENT

- I. The 4th Street Garage was built in 1985
- II. The Structure is a Pre-Cast Facility
- III. Preventative maintenance issues were not performed in a timely fashion
- IV. The facility is in a state of continued degradation and immediate repairs are necessary to continue operations through 2018





CURRENT STRUCTURAL CONDITIONS

REPAIR REQUIREMENTS

A Structural Survey of the Facility was completed by CE Solutions in 2018

Findings are as such:

- i. If the Structure is to remain in operation for **5 years, \$1.1 Million** in repairs will be required
- ii. If the Structure is to remain in operation for **10 years, \$2.1 Million** in repairs will be required
- iii. If the Structure is to remain in operation for **15 years, \$3.1 Million** in repairs will be required
- iv. In addition, annual preventive maintenance costs are expected to be **\$50,000+ per year** of operation





CRITICAL REPAIRS

TYPE OF REPAIRS



PRIORITY Level

HIGH

- Immediate need to address structural deficiencies and failures within primary structural components.
- Failure to address in a timely manner will adversely impact performance of those components.
- Immediate need for waterproofing of joints and highly susceptible structural components to mitigate exposure to water and deicing chemicals, which accelerate degradation of the structure.
- Address both structural and non-structural deficiencies to eliminate potential falling debris hazards.

MEDIUM

- Address early signs of failure regarding the structural integrity within the primary and secondary components that may adversely impact the parking structures performance in the near future.

LOW

- Non-structural deficiencies within non-structural components that may adversely impact performance of the parking structures components if not addressed.

FINANCIAL IMPACT

Cost to demolish and rebuild

Estimated cost of **\$24,000 per space** to build a new garage. ***This does not include the demolition of current facility, architectural drawings, consulting fees, and exterior labor fees***

Immediate fiscal impact

Estimated **\$193,000** in lost revenue per year of facility closure.

Regardless of repair or demolition the garage facility will be closed a minimum of **1 year**.

Number of usable spaces

- i. Proposed site is estimated to have **400+** spaces in the garage
- ii. Additional monthly and transient spaces will be available to sell to the public over the lifetime of the facility
- iii. Garage is currently operating at **97%** occupancy everyday, this far exceeds industry standards of **85%**
- iv. Garage has **92** spots on the waiting list for reserved parking; **52** non reserved parking

	CE Solutions Estimated Repair Cost	Garage Maintenance @ \$50,000 per year	Total Estimated Cost for lifespan	
5 Year	\$ 1,100,000.00	\$ 250,000.00	\$ 1,350,000.00	
10 Year	\$ 2,100,000.00	\$ 500,000.00	\$ 2,600,000.00	
15 Year	\$ 3,100,000.00	\$ 750,000.00	\$ 3,850,000.00	Lifespan Ends & Rebuild

Revenues (Does not include 2019 rate changes)

Spaces	Monthly Revenues - Annual	Transient Revenues	Total Collections	Revenues @ Life of Garage	
352	\$ 180,000.00	\$ 13,000.00	\$ 193,000.00	\$ 2,702,000.00	@14 years
400	\$ 182,400.00	\$ 14,000.00	\$ 196,400.00	\$ 9,820,000.00	(Est)
500	\$ 216,000.00	\$ 17,000.00	\$ 233,000.00	\$ 11,650,000.00	(Est)

New Facility - Pour in Place - 50+ year lifespan

Spaces	Cost per Space (est)	Total Build Cost	Garage Maintenance	Total Est Cost 50 years
400	\$ 24,000.00	\$ 9,600,000.00	\$ 2,500,000.00	\$ 12,100,000.00
500	\$ 24,000.00	\$ 12,000,000.00	\$ 2,500,000.00	\$ 14,500,000.00