CITY OF BLOOMINGTON

PARKING COMMISSION

REGULAR MEETING PACKET

MARCH 2019

Thursday, March 28, 2109
Hooker Conference Room
5:30 PM — 7:00 PM

Next Regular Meeting: April 25 Hooker Room, City Hall, 5:30 — 7:00 PM

Packet Related Material

March Memo

Report to Council Members on Repairing vs. Rebuilding the 4th Street Garage

Parking Resolution 18-03 – *To Amendment the Commission's ByLaws*

Strikeout version of ByLaws as adopted 3/27/18 with changes from December

Parking Resolution 18-08 – *To Recommend Guidelines for Neighborhood Zones*

Report from Faith Hawkins & the NZ Committee *reviewing Resolution 18-08*

CITY OF BLOOMINGTON

PARKING COMMISSION

REGULAR MEETING AGENDA

March 28, 2109, 5:30 PM — 7:00 PM
Hooker Room, City Hall

I. Call to Order

II. Reports from Commissioners & City Offices

   A. Report from Faith Hawkins

   B. Report to Council Members on Repairing vs. Rebuilding the 4th Street Garage

III. Public Comment

IV. Discussion of Resolutions for Second Reading and Discussion

   A. **Parking Resolution 18-03** – *To Amend the Commission's By-Laws*

   B. **Parking Resolution 18-08 –** *To Specify Guidelines to Create or Extend Neighborhood Zone Boundaries*

V. Discussion of Topics Not the Subject of Resolutions

   A. Election of Officers

   B. Appointment to the UDO Advisory, Trades District Garage Advisory Committee,

VI. Member Announcements

VII. Commission Schedule

VIII. 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*.

Next Regular Meeting: April 25, 5:30 PM;
Deadline for regular meeting packet material is April 15

MEMO

From: Jim Blickensdorf
To: Parking Commissioners
Date: March 23, 2019
Re: March Meeting Agenda

I. Discussion of Resolutions for Second Reading and Discussion

Parking Resolution 18-03 – *To Amend the Commission's By-Laws*

Resolution 18-03 proposes the following changes to our by-laws:

- Corrects I.8, Failure to Appoint, to conform with state law.
- Clarifies the phrase "serving Members" by changing the language to "duly appointed Members."
- Replaces "she/he" with "they"
- Proposes that resolutions be adopted in one reading, except for by-law changes which still require two reading
- A minimum standard / digital recording for minutes

Due to time concerns and the desire of members to have more time to consider additional amendments, December's discussion of 18-03 was tabled. Discussion of Topics Not the Subject of Resolutions

CITY OF BLOOMINGTON

PARKING COMMISSION

Parking Resolution 18-03

To Amend the Commission's ByLaws

WHEREAS, the City of Bloomington Common Council in November of 2016 adopted Ordinance 16-22 ("Ordinance") amending Title 2 of the Bloomington Municipal Code; and

WHEREAS, Ordinance 16-22 requires the Commission to adopt rules and regulations for the conduct of its business; and

WHEREAS, On March 27, 2017, the Commission adopted by-laws governing the conduct of its business; and

WHEREAS, the Commission desires to amend its by-laws to clarify provisions and streamline the adoption of resolutions;

NOW THEREFORE BE IT RESOLVED that the Members of the Bloomington Parking Commission hereby amend the Bylaws of the Bloomington Parking Commission, a copy of which is attached hereto as Exhibit A.

#

APPROVED this ____ day of _____, 20 ____, by the Parking Commission, at a regular meeting of the Bloomington Parking Commission at which two-thirds of the Members were present and voting.

We the below-signed, do hereby certify that the above is a true and correct copy of the resolution.

X _____
Chair, Parking Commission
Jim Blickensdorf, Council Appointee

X _____
Secretary, Parking Commission
Stephen Volan, Council Member

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EXHIBIT "A"

BY-LAWS AS AMENDED

EXHIBIT "A"

BY-LAWS AS AMENDED

City of Bloomington, Indiana
Parking Commission
BYLAWS

Article I.
MEMBERS

I.1. Appointment. Bloomington Municipal Code (BMC) §2.12.110 (b), or its successors specifies the appointment mechanism. BMC §2.08.020 or its successors specifies filling of vacancies.

I.2. Qualifications of Voting Membership. BMC §2.12.110 (c), or its successors, specifies the composition of the Commission and Qualifications for voting Membership.

I.3. Appointment of Non-Voting Advisory Members. BMC §2.02.040, or its successors, sets forth the guidelines and requirements to expand the Commission by adopting and filing with the City of Bloomington Common Council a motion which states the Commission's intention to expand membership by as many as four (4) non-voting advisory Members. As directed by BMC §2.08.020 (2), the motion shall set forth the initial period of staggered terms and, after that period, the terms shall be the same length as other positions on those entities.

I.4. Meetings. The commission shall meet at least one time each month unless the Commission votes to cancel a meeting. Changes to dates and times may be approved by the Chairperson including cancellations and the scheduling of the special meetings.

I.5. Attendance. Members shall give prior notice to the Chairperson or to the staff liaison appointed by the Transportation and Traffic Services Division of the Planning and Transportation Department if they are unable to attend a regular or special meeting.

I.6. Resignation. Resignations shall be in writing by the resigning Member and shall be conveyed to the Chairperson and the appointing office of the resigning Member.

I.7. Removal of Members. Except for appointees who serve at the pleasure of the Mayor, a member of the Commission may be removed for cause. Cause shall include, but not be limited to, failure to attend three consecutive regularly-scheduled meetings of the commission or four regularly-scheduled meetings in any twelve-month period, provided that any member may submit in writing to the appointing authority any extenuating circumstances. Such written submission shall be made within five business days before the formal decision to remove is reached. Acceptance of extenuating

factors by the appointing official or body puts the member on notice that further excessive absenteeism shall result in removal. The Chairperson shall provide notice of absenteeism of Mayoral appointees to the Office of the Mayor. *BMC §2.08.20 (4).*

I.8. Vacancies by Death~~, Resignation–Failure to Appoint.~~ In the event that a vacancy occurs through resignation or death, the appointing authority shall appoint a person to fill the unexpired term of the resigned or deceased member. If a Member's term has expired, but the appointing authority has failed to act, the appointment of the Member whose term has expired carries over for sixty days or until the appointing authority reappoints or appoints a successor. *BMC § 2.08.20 (5).*

Article II.
MEETINGS

II.1. Regular Meetings. Regular meetings of the Commission shall be held monthly.

II.2. Annual Meeting. The regular meeting in February shall be known as the annual meeting and shall be to elect officers and for any other business that may arise.

II.3. Special Meetings. BMC §2.08.020 (11) or its successors specifies requirements for calling special meetings. A special meeting of the Commission or council may be called by the Chairperson, the Mayor, or by a majority of the duly appointed Members ~~then serving on~~ of the Commission requesting such meeting in writing to the Chairperson. Upon receiving such request, the Chairperson shall thereafter call a special meeting to be held within twenty days. Notice of special meetings must be given in advance and the purpose of a special meeting shall be set forth in the notice thereof. Public notice of the date, time, and place of any meetings, executive sessions, or of any rescheduled or reconvened meeting, shall be given at least forty-eight (48) hours (excluding Saturdays, Sundays, and legal holidays) before the meeting.

II.4. Notice. Notice of each regular meeting shall be conveyed to Commission Members before each meeting and shall include the agenda. The news media shall also be notified in accordance with I.C. 5-14-1.5-1 through 7 or its successors.

II.5. Quorum. BMC §2.08.020 (7) or its successors specify requirements for a quorum. A majority of the~~ serving~~, duly appointed Members, excepting the nonvoting appointed and *ex officio* Members, shall constitute a quorum for purpose of conducting the official business of the Commission.

II.6. Parliamentary Procedure. BMC §2.08.020 (8) or its successors specifies requirements for Parliamentary Procedure.

II.7. Conduct of Meetings. The order of business of all meetings shall be as follows:

(a) Call to Order;
(b) Approval of Minutes;

(c) Reports from Commissioners and City Offices including, but not limited to:
1. Office of the City Controller;
2. Department of Public Works;
3. Parking Enforcement Division of the Police Department;
4. Office of the City Clerk;
5. Department of Planning & Transportation;

(d) Reports from the Public;
(e) Discussions of Topics Not the Subject of Resolutions;
(f) Discussion of Resolutions ~~for Second Reading and Discussion~~;
~~(g) Resolutions for First Reading and Discussion;~~
(h) Member Announcements;
(i) Adjournment.

The Chairperson may limit the length of time and number of times an individual may comment during public comment. The Chairperson shall explain the limits prior to hearing any public comment. This also may include limitations on repetitive or redundant comments to help ensure each individual has an opportunity to provide their comments.

II.8. Votes. Each voting Member shall be entitled to one vote. Routine business may be conducted by voice vote. The outcome of a vote shall be determined by the majority of the duly appointed ~~serving~~ Members present and eligible to vote and voting. In no event shall less than four votes cast in the affirmative carry a motion or adopt a Resolution of the Commission. A member who wishes not to vote may remain silent during a voice vote or roll call vote, or may submit a blank ballot during a ballot vote No member may be forced to vote.

II.9. Minutes. ~~Minutes shall be recorded at all meetings, and the Secretary shall ensure that all minutes, correspondence, committee reports, etc., are available for review by Members within thirty (30) days after a meeting, in draft, summary or final form.~~A digital recording of all meetings shall be kept and available for review by Members and the public within a reasonable period of time after a meeting.

Article III.
RESOLUTIONS

III.1. Resolutions. The Commission shall have the authority to adopt resolutions. No resolution shall be adopted without without at least two-thirds of the duly appointed Members present.~~Resolutions shall be given two readings before a vote may be taken on its passage and no resolution shall be adopted on the same day or at the same meeting as it is introduced except by unanimous consent of the Members present, at least two-thirds of the serving Members being present and voting.~~

III.2. Recommendations. Published recommendations of the Commission and the Annual Report shall be adopted and approved by Resolution.

III.3. Recorded Votes. For Resolutions considered by Commission, the Secretary shall call the roll and record the votes of each ~~serving~~ duly appointed and voting Member, the results which shall be published in the minutes of the Commission's meeting.

III.4. Annual Report. BMC §2.12.110 specifies that the Commission shall submit an annual report of its activities and programs to the Mayor and Common Council by September 30 of each year. Such report shall be approved by the Commission by Resolution.

Article IV.
OFFICERS

IV.1. Positions. Officers of the Commission may include but are not limited to the Chairperson, the Vice-Chairperson, and the Secretary.

IV.2. Eligibility. All officers shall be members of the Commission and no member shall hold more than one office at a time. The Chairperson shall have been a member for at least six months prior to becoming Chairperson, unless no current Members have been appointed for a period longer than six months.

IV.3. Election. All officers shall be elected at a regular meeting by a majority of the current membership of the Commission.

IV.4. Term. Officers shall be elected to serve for one year or until their successors are elected, and their terms of office shall begin at the close of the meeting at which they are elected. Officers shall deliver to their successors all accounts, papers, records, and other Commission property within two weeks of their expired term.

IV.5. Removal. An Officer of the commission may be removed from office for cause. Cause shall include, but not be limited to, misuse of office, improper representation of the commission, failure to carry out minimum duties of office, failure to attend three consecutive regularly scheduled meetings in any twelve month period or four regularly scheduled meetings in any twelve month period without just cause as determined by the Commission; provided, that any member may submit in writing to members of the commission any extenuating circumstances. Such written submission shall be made within five business days before the formal decision to remove is reached. A member or members of the commission shall submit a signed statement outlining the charges to the Commission and, following the proper procedure, cause is established. Proper procedure includes distribution of the statement to all Commission members. Decision as to removal will be made by majority vote at the next scheduled meeting. Removal from office is not a vote for dismissal from the Commission.

IV.6. Vacancies. If an office becomes vacant, the term shall be filled by election at the next regular meeting. If the Officer resigns from the office giving advance notice, the election shall take place at the next regular meeting after the resignation is submitted.

IV.7. Chairperson. The Chairperson shall prepare the agenda for all meetings, and preside over all meetings (except when ~~she/he~~ they designate~~s~~ another person or the Vice-Chairperson). The Chairperson shall distribute the agenda and related documents no less than 48 hours prior to a scheduled meeting. The Chairperson shall be responsible for preparing and submitting the Commission's annual report, as required by §III.4 above.

IV.8. Vice-Chairperson. The Vice-Chairperson shall serve as the Chairperson in the absence of the Chairperson; shall perform all duties that may be delegated by the Chairperson; shall aid the Chairperson on request; shall post notice of vacancies of the Commission's Advisory Committee positions and the requirements thereof; and shall perform such other duties applicable to the office as prescribed by the parliamentary authority adopted by the Commission. In the absence of the Secretary, the Vice-Chairperson shall serve as or appoint a Member to serve as Secretary.

IV.9. Secretary. The Secretary shall keep for every meeting written minutes in which the results of any vote are recorded and, when appropriate, specific findings of facts and conclusions, and shall handle the correspondence of the Commission. A copy of all minutes, committee reports, etc. are to be kept on file in the Transportation and Traffic Services Division of the Planning and Transportation Department or its successor.

IV.10 Executive Committee. The Executive Committee shall consist of the Chairperson, the Vice Chairperson, and the Secretary. The Executive committee shall meet with the Planning and Transportation Department staff liaison to discuss the business and set the agenda in advance of a the regular meetings and recommend to the Common Council candidates for nonvoting, advisory membership.

IV.11. Staff Liaison Duties. The Planning and Transportation Department staff liaison shall provide notice of all Commission meetings as required by the Indiana Open Door Law; provide and report in a timely manner on all data requests regarding the City's parking inventory, including usage, capital and operating costs, so long as the data is released in a manner consistent with exemptions from disclosure of public records set forth in Indiana Code § 5-14-3-4; and provide other support for Commission activities as agreed to by the Director of Planning and Transportation or its successor.

Article V.
ADVISORY COMMITTEE

V.1. Appointment. BMC §2.02.040 or its successors specifies the appointment mechanism of Advisory Committee members.

V.2. Notice of Vacancy. The Vice-Chairperson shall post notice of vacancy with the Office of the City Clerk.

V.3. Residency Requirement. BMC §2.08.20 or its successors specifies all appointments to city boards, commissions and councils shall be made from residents of the city except those positions that are directed otherwise by state law or city ordinance.

V.4. Terms. As directed by BMC §2.08.020 (2), the motion shall set forth the initial period of staggered terms and, after that period, the terms shall be the same length as other positions on those entities.

Article VI.
APPROPRIATIONS

VI.1. Appropriations. BMC §2.12.110 or its successors specifies that the Commission may apply for appropriations through the Mayor, apply for grants, gifts or other funds from public or private agencies. All monies shall be placed on deposit in accounts designated by the City Controller and may be disbursed by Resolution of the Commission. The Vice-Chairperson shall prepare an annual statement of appropriations, grants, gifts, and expenditures to be presented to the Members at its annual meeting.

Article VII.
AMENDMENT OF BYLAWS

VII.1. Amendment. A two-thirds (2/3) majority of the duly appointed Members of the Commission may vote to amend these by-laws only after discussing proposed amendments during at least two regularly scheduled Commission meetings that have been called with proper notice.

Bylaws of the City of Bloomington Parking Commission, adopted March 28, 2017.

CITY OF BLOOMINGTON

PARKING COMMISSION

Parking Resolution 18-08

To Recommend Guidelines to Create or Extend a Neighborhood Zone

WHEREAS, in November of 2016 the Common Council established the Bloomington Parking Commission whose primary purpose is to develop, implement, maintain, and promote a comprehensive policy on parking that furthers the objectives of the City's Comprehensive Plan; and

WHEREAS, the Commission's duties include making recommendations on parking policy, including but not limited to: pricing, hours of operation, addition or removal of parking spaces, and changes when necessary to city code, enforcement procedures, or any other aspect of parking management policy; and

WHEREAS, the Parking Commission compiles an annual report ("Parking Commission Report") on the financial status of the City's parking system; and

WHEREAS, in May 2018, the Parking Commission to voted to forward to the Common Council recommendations for improving parking; and

WHEREAS, based on both the Desman Study, the report of the Parking Commission Report, and the recommendation of the Parking Commission, and resident concerns, the Common Council adopted changes to the City's parking regulations; and

WHEREAS, the City of Bloomington Parking Commission recognizes that parking is an important public asset that should be allocated equitably to support the economic and social health of our community; and

WHEREAS, the Bloomington Parking Commission, whose powers and duties include, but are not limited to reviewing the costs of implementing, maintaining and enforcing the city's neighborhood zones; and

WHEREAS, the City has adopted ordinances to create parking controls in Residential Neighborhood Zones, municipal garages and lots, and on-street parking in the Downtown business district; and

WHEREAS, no regulations exist that outline the process , methodology, or requirements for creating Residential Neighborhood Zones; and

WHEREAS, the Parking Commission is authorized to recommend to the Common Council and to appropriate city officials methods for achieving the City's Comprehensive Plan objectives through the administration of parking policies and the enforcement of parking regulations;

#

NOW THEREFORE BE IT RESOLVED that the Members of the Bloomington Parking Commission recommend to the Office of the Mayor and Common Council recommended guidelines for the creation or extension of Neighborhood Zone boundaries attached hereto as Exhibit "A".

APPROVED this ____ day of _____, 20 ____, by the Parking Commission, at a regular meeting of the Bloomington Parking Commission at which two-thirds of the Members were present and voting.

We the below-signed, do hereby certify that the above is a true and correct copy of the resolution.

X _____
Chair, Parking Commission
Jim Blickensdorf, Council Appointee

X _____
Secretary, Parking Commission
Stephen Volan, Council Member

###

EXHIBIT "A"

CITY OF BLOOMINGTON PARKING COMMISSION

Recommended Guidelines to Create or Extend a Neighborhood Zone

I. Qualifications:
   A. Parking spaces in the area must be 75% occupied at least 4 days per week, 9 months per year
   B. Area must contain be xx lineal feet or yy block faces
   C. Parking Services Director and Parking Commission should agree that the new area would promote benefits including:
      1. Increased access for residents or to business
      2. Reduced traffic congestion
      3. Increased traffic/bike/ped safety

II. Adverse effects that may prevent implementation
   A. Lack of alternate modes
   B. Availability of simpler, cheaper solutions
   C. Existence of one or more employers with 25 or more employees that could not operate under the permit system

III. Process:
   A. Resident or Council Member prepares a petition or the Parking Commission to include:
      1. Parking problem
      2. Probable cause of the parking problem
      3. Proposed boundaries of the congested area
      4. Number of individual businesses in the congested area
      5. A petition with signatures representing at least 50% of the residents in the proposed area
      6. Cost–Benefit Analysis to include an estimate of permit fees/sign installation costs

IV. Upon receipt of a petition:
   A. Parking Services Director / Traffic Engineer may refine boundaries to arterial roadways, water features, hills, ridges, or political boundaries, as necessary to protect the impact area
   B. Parking Services Director posts notice of public meeting to all addresses in the proposed area
   C. Following the public meeting, the Parking Services Director may prepare and submit Title 15 amendments to the Common Council

V. Renewal / Changes to the NZ boundaries
   A. Program renews annually, unless
      1. Parking Services Director receives a petition representing 50% of the addresses within the designated NZ requesting termination of the program
      2. The designated NZ no longer meets the rules, procedures established by the Parking Services Director for Nfs

CITY OF BLOOMINGTON

PARKING COMMISSION

Parking Resolution 18-08

To Recommend Guidelines to Create or Extend a Neighborhood Zone

WHEREAS, in November of 2016 the Common Council established the Bloomington Parking Commission whose primary purpose is to develop, implement, maintain, and promote a comprehensive policy on parking that furthers the objectives of the City's Comprehensive Plan; and

WHEREAS, the Commission's duties include making recommendations on parking policy, including but not limited to: pricing, hours of operation, addition or removal of parking spaces, and changes when necessary to city code, enforcement procedures, or any other aspect of parking management policy; and

WHEREAS, the Parking Commission compiles an annual report ("Parking Commission Report") on the financial status of the City's parking system; and

WHEREAS, in May 2018, the Parking Commission to voted to forward to the Common Council recommendations for improving parking; and

WHEREAS, based on both the Desman Study, the report of the Parking Commission Report, and the recommendation of the Parking Commission, and resident concerns, the Common Council adopted changes to the City's parking regulations; and

WHEREAS, the City of Bloomington Parking Commission recognizes that parking is an important public asset that should be allocated equitably to support the economic and social health of our community; and

WHEREAS, the Bloomington Parking Commission, whose powers and duties include, but are not limited to reviewing the costs of implementing, maintaining and enforcing the city's neighborhood zones; and

WHEREAS, the City has adopted ordinances to create parking controls in Residential Neighborhood Zones, municipal garages and lots, and on-street parking in the Downtown business district; and

WHEREAS, no regulations exist that outline the process, methodology, or requirements for creating or amending Residential Neighborhood Zones; and

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WHEREAS, the Parking Commission is authorized to recommend to the Common Council and to appropriate city officials methods for achieving the City's Comprehensive Plan objectives through the administration of parking policies and the enforcement of parking regulations;

#

NOW THEREFORE BE IT RESOLVED that the Members of the Bloomington Parking Commission recommend to the Office of the Mayor and Common Council recommended guidelines for the creation or extension of Neighborhood Zone boundaries attached hereto as Exhibit "A".

APPROVED this ____ day of_____, 20_, by the Parking Commission, at a regular meeting of the Bloomington Parking Commission at which two-thirds of the Members were present and voting.

We the below-signed, do hereby certify that the above is a true and correct copy of the resolution.

X_____
Chair, Parking Commission
Jim Blickensdorf, Council Appointee

X _____
Secretary, Parking Commission
Stephen Volan, Council Member

###

EXHIBIT "A"

CITY OF BLOOMINGTON PARKING COMMISSION

Recommended Guidelines to Create or Extend a Neighborhood Zone

I. Qualifications:
   A. Parking spaces in the area must be 75% occupied (8 am – 5 pm) at least 4 days per week, when Indiana University is in session
      1. The City shall identify and implement a transparent process for measuring capacity and use of parking spaces within a neighborhood
   B. Area must no less than 6 square blocks, and must be no larger than 30 square blocks.
   C. Parking Services Director and Parking Commission should agree that the new area would promote benefits including:
      1. Increased access for residents or to business
      2. Maintaining the residential character of neighborhoods
      3. Reduced traffic congestion
      4. Increased traffic/bike/pedestrian safety

II. Implementation of a qualified Neighborhood Zone will be subject to assessment of adverse effects of such designation, effects that may preclude implementation. Such adverse effects may include (but are not limited to):
   A. Lack of alternate options for non-residents to access businesses or residences within the proposed zone
   B. Existence of one or more employers with 25 or more employees that could not operate under the permit system
   C. Inability of city to enforce the Zone

III. Process:
   A. Resident or Council Member prepares a proposal for the Parking Commission to include:
      1. Parking problem
      2. Probable cause of the parking problem
      3. Proposed boundaries of the congested area
      4. Number of individual businesses in the congested area.
      ~~5. A petition with signatures representing at least 50% of the residents in the proposed area~~
      ~~6. Cost-Benefit Analysis to include an estimate of permit fees/sign installation costs~~

IV. Upon receipt of a petition:
   A. Parking Services Director / Traffic Engineer may refine boundaries to arterial roadways, water features, hills, ridges, or political boundaries, as necessary to protect the impact area
   B. Parking Services Director will implement process to measure capacity of the proposed zone
   C. Parking Services Director will assess costs and revenues of NZ implementation
   D. Parking Services Director posts notice of public meeting to all addresses in the proposed area, to be attended by at least one member of the Parking Commission

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Availability of simpler, cheaper solutions

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E. Following the public meeting, a full proposal incorporating the description of the problem, the boundaries of the proposed NZ, the cost/benefit analysis, and comments from the public, will be submitted to the Parking Commission for consideration and vote.

F. The Parking Services Director may prepare and submit Title 15 amendments to the Common Council

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V. Renewal / Changes to the NZ boundaries

A. Program renews annually, unless

1. Parking Services Director receives a petition representing 50% of the addresses within the designated NZ requesting termination of the program

2. The city and/or Parking Commission determine that congestion is no longer an issue within the designated Zone, that the boundaries no longer suffice, or that the designated NZ no longer meets the rules, procedures established by the Parking Services Director for NZs.

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B. Revisions to existing Neighborhood Zones will be proposed and evaluated by the same process by which new Neighborhood Zones are established.

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4th Street Garage Update

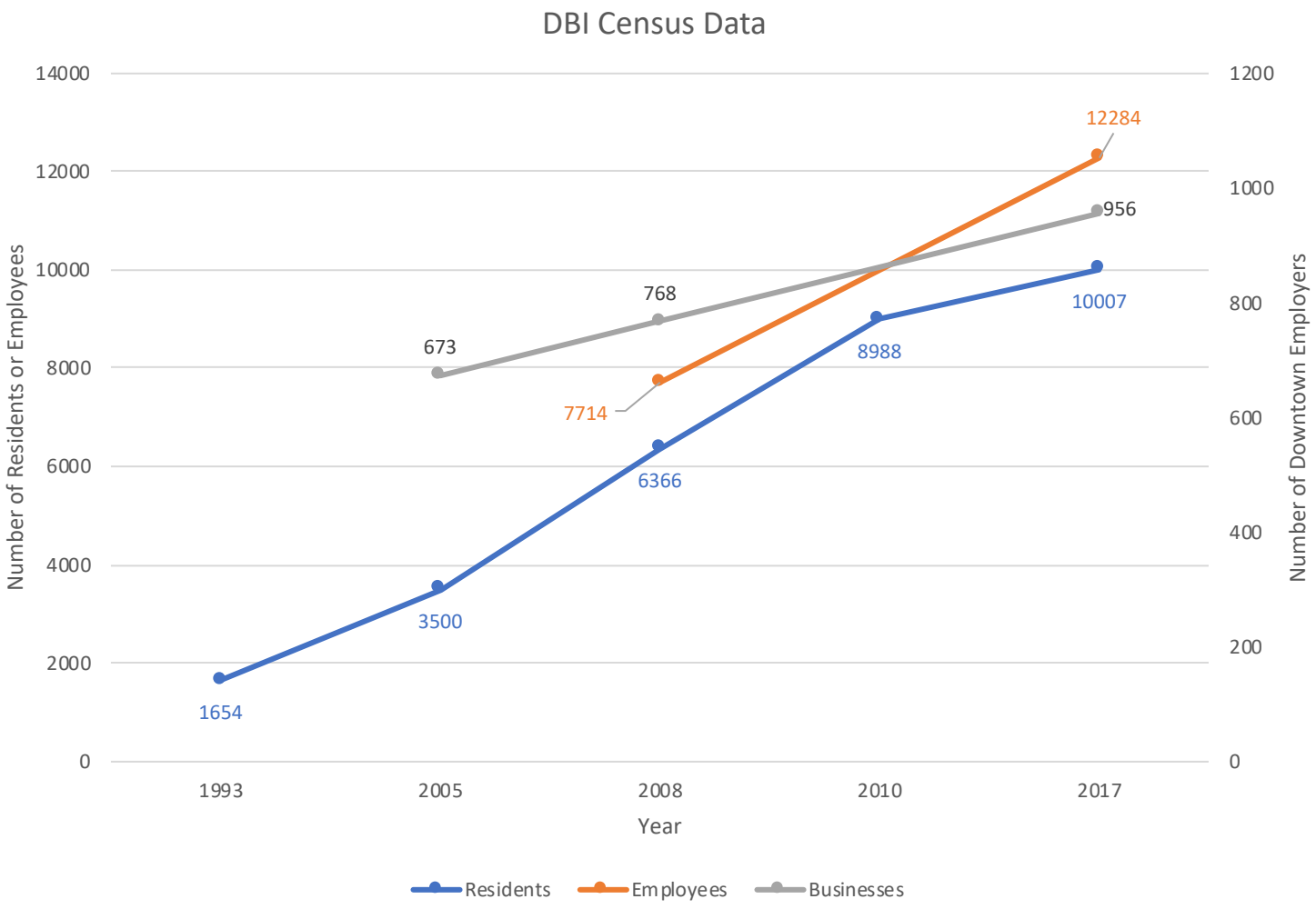
Fun Fact: Current Garage Height is 43’

Parking Commission Mission Statement

The City of Bloomington Parking Commission is committed to ensuring that existing parking spaces are well used for the designated highest priority users.

We contribute to the City of Bloomington's parking management strategy by researching best practices, listening to and involving stakeholders in the decision making process, formulating and recommending changes to the municipal code and administrative policy which **result in a reduced need to build parking for future development**, and promoting the combination of high-intensity of use and high sharing of existing parking resources to achieve two primary effects (a) to reduce the quantity of parking occupied for a given population, area or zone, and (b) increase the efficiency with which space devoted to parking is used.

DBI Census

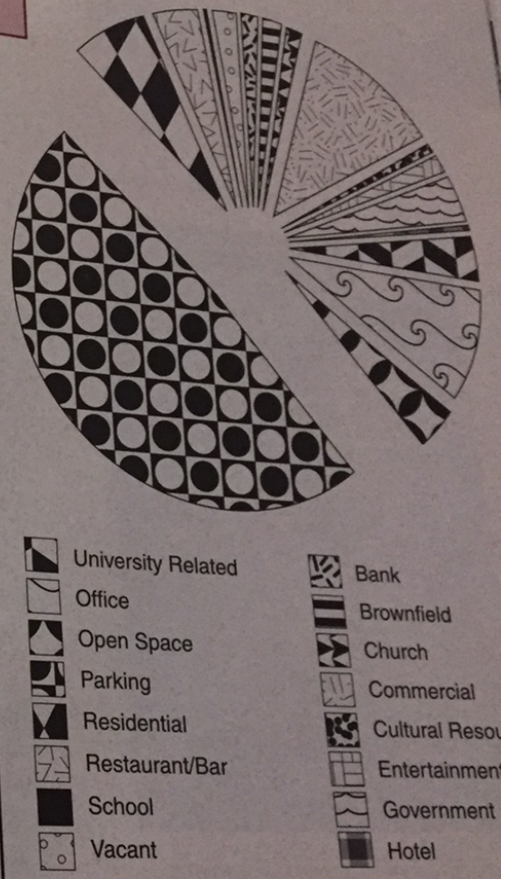

DBI Census Data
14000
12000
10000
8000
6000
4000
2000
0
1200
1000
800
600
400
200
0
Number of Residents or Employees
Number of Downtown Employers
1993
2005
2008
2010
2017
Year
1654
3500
6366
8988
10007
673
768
956
7714
12284
Residents
Employees
Businesses

2002 P&T Land Use Study

2002 DOWNTOWN LAND USE

DOWNTOWN LAND USE TABLE

LAND USE	AREA	FREQUENCY	PERCENT
Bank	1.74	15	1.48
Brownfield	1.94	8	1.65
Church	1.59	7	1.35
Commercial	13.27	145	11.25
Cultural Resources	0.83	4	0.71
Entertainment	1.67	10	1.42
Government	4.43	10	3.76
Hotel	0.5	3	0.43
University Related	4.34	8	3.68
Office	11.27	92	9.56
Open Space	4.36	2	3.7
Parking	56.49	196	47.9
Residential	8.04	129	6.82
Restaurant/Bar	4.69	62	3.98
School	0.31	1	0.26
Vacant	2.44	13	2.07
TOTAL	**117.91**	**705**	**100**



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TDM as a long range solution

Three components of TDM

1. Shifting priority from single-use vehicles
   - HOV–insufficient density
   - Dedicated bike/bus lanes–they don't exist
   - Dynamic/congestion pricing–not palatable
2. Collaborating with employers
   - Carpooling
   - Cash-outs
   - Telecommuting–doesn't help w/ retail or bar/restaurant
3. Improving public transportation
   - Access/Acceptability
   - Real-time info
   - Attractive / simplified fare structure

New Information

- When adaptive re-use is appropriate
- Design Team/CMR info
- Convention Center & Hotelier
- Downtown Employers
- Long-range capital repair plan
- Actual costs of repair
- Recommendation

What's "Driving" Adaptive Reuse

- Not being driven by car obsolescence.
- Driven by shortage of office/commercial space.
- Converted within 5-7 years of construction.
- No B/E value after 12 years.

- Factors driving cost +32%
  - Typical Design Live loads:
    - 40 psf for a parking garage
    - 40 psf for residential
    - 100 psf for an office building
    - 60-150 psf for assembly areas
  - EMP requirements
  - Construction/Insulation of exterior walls for future use
  - Planned future floor leveling

CMR Interviews

- Showcased innovative designs
  - More options than park-on-ramp
  - PV installations
  - Use of computer modeling to create adaptive lighting
  - All elected to be ParkSmart certified
  - Most use software to model energy consumption / reduce energy needs
  - 5/7 of the responding design team exceeded RDC Resolution expectations

  - Just one the CMRs referenced building 40,000 spaces last year alone—others didn’t report their total space count but had substantial work. Much of the work was completed in Indiana.

The Role of the Convention Center

- Expanded 4th Street garage can service a hotel located at 3rd/College
  - Planned parking for visitors guests vs. partial parking at the Graduate Hotel

- It's in our interests to keep the hotel close to the core of Downtown
  - Increase pedestrian activity between Convention Center and Downtown
  - Keep visitors Downtown in local shops and restaurants
  - Reduction in VMT?
  - Reduces competition for street spaces?
  - Get paid for the full cost of any spaces leased to the hotel

Questions from Downtown Employers

1. Parking connects people with goods and services. Parking must be acceptable.
2. Is there a structural problem with large employers residing Downtown ?
   - Finelight
   - Great West Casualty – moved to the westside
   - Regions Bank HQ
   - Technology Service Corp – moved to the westside
   - Envisage (?)
3. Density vs. Sprawl
4. Downtown employers are willing to pay the full cost of parking
5. Feel disenfranchised from the process
6. Council voted for a garage to support employment at Trades. Why not Downtown ?

Actual Costs of Repair

Initial structural assessment 2017:	$57,970
Addendum #1 for structural engineering 2018:	$6,500
Addendum #2 for SE 2018:	$7,205.78
SE study for repair 2018:	$42,280.99
CE repair estimate:	$1.5MM
CORE project management ($200M for both)	$100,000 (NTE)
Bond Counsel	$50,000
The unexpected (10%)	$150,000
Total Estimated cost of repair:	$1,913,956.77

10 Year Capital Improvement Plan (2017-2026)

Morton

- Total improvements of $680,000
- $165M completed / $515M remaining

7th Street

- Total improvements of $1.655MM
- $615M completed / $1.04MM remaining

Approximately 1.6MM in repairs scheduled for remaining garages. Facilities balance: ~1.1MM.

If we allocated all the Parking Meter Fund to repair and capital improvement, we will be short and relying on general-fund.

Fourth Street

- $2.607MM scheduled
- $397M completed on switching and skywalk / $113M in SE work
- $2.55MM in work scheduled but not likely to be completed under a repair scenario

Challenges with Repair

All-in Cost of repair: $1.9MM
(30% for 5 years compared to building a new 343 space structure for 50 years)

Capital Improvement: $1.6MM
Parking Facilities Balance $1.1MM
Shortfall: -$2.4MM

- General Fund dollars will be used to repair existing garages
- No synergy with Convention Center Hotel
- No accommodation for growth in downtown residents/employees

Site Plan

- 220’x125’ with an existing height of 43’ at 4th and Walnut
- 275’x125’ if Southern-facing property is acquired by the city
- 100 spaces per deck w/ traditional layout
- Rather than constraining height, cap at 550 space max
- Permit the designers to create more than park-on-ramp

- Expanding the footprint and capacity to 550 spaces, the garage should not exceed 70 feet.

Financial Opportunities

- Cost/Space Reduced from $27,000 to ~$20,000: $3.85MM
- Mobilization/Demobilization savings: $100,000
- Save on Design Fee (~25%) $250,000
- CMR Fee (half of 7%) $330,000
- Procurement cost savings (5-7%) $770,000
- We've already paid Bond Counsel $50,000
- Construction Index Savings (4%): $1.87MM
  - Garage will be 17% more expensive in 5 years

- Preserves COH for Capital Repairs for 7th/Morton Street garages

Opportunities & Efficiencies

- Revisit the bond for a garage capped at 550+/-5% spaces at $20M/space
  - Recycling of concrete and construction material from 4th Street
  - PV to offset the operational structure
  - 25 Now, future EV infrastructure in place
  - Bike parking on-site
  - Public restrooms
  - ParkSmart certification
  - Multi-modal Hub
  - Others?

- Utilize Core to build both garages
- Save on mobilization/demob costs
- Save on procuring materials
- Save 17% due to construction costs
- Synergy with convention center
- Expanded capacity
- No need to re-advertise the Bond
- Approval in 1 session by Resolution

New garage online by Dec 2020

Pay now or pay more later…

- $1.9MM to Repair for 5 years: $380,000 per year
- $6.8MM to build a new 343-space garage
- $11MM today for 550 spaces for 50 years: $220,000 per year
- $13.4MM – 14.4MM to build new 550 space garage in 5 years.
- Cost savings of building both Trades and a Downtown Garage is 25% of the cost of the garage in 5 years