



## City of Santa Barbara Transportation & Circulation Committee *Staff Report*

**DATE:** December 10, 2020

**TO:** Downtown Parking Committee Members

**FROM:** Chelsey Swanson, Project Planner  
Rob Dayton, Transportation Planning and Parking Manager

**SUBJECT:** Draft 5-Year Public Works Downtown Parking Capital Improvement Program for Fiscal Years 2022-2026

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### **RECOMMENDATION**

That the Downtown Parking Committee receive an overview and provide comments on the draft Public Works Downtown Parking Capital Improvement Program for Fiscal Years 2022-2026.

### **BACKGROUND**

Every two years, the Transportation Planning and Parking Division of the Public Works Department develops the Downtown Parking Capital Improvement Program (Program). This Program is included in the Citywide 5-Year Capital Improvement Program (CIP) and details infrastructure, maintenance, safety, planning, and program needs. The first two years of the Program form the basis of the next two-year Capital Budget that is adopted by Council. The remaining four years are used to plan for future projects.

Exhibit A is the Draft 5-Year Downtown Parking Capital Improvement Program Funding Summary and Exhibit B is the Draft 5-Year Downtown Parking Capital Improvement Program project list that includes project scope, cost, and schedule for all funded and unfunded Program projects.

### **PROPOSED PROGRAM FY22-26**

Because of the negative business impacts created by the COVID19 pandemic, Downtown Parking Revenues decreased significantly in FY20 and continue to be well below budget in FY 21. Downtown Parking reserves, created from net Parking revenue, which would normally be used to fund Capital projects have been used instead to fund operating expenses in FY 20 and FY 21. With an improving revenue outlook, the draft Fiscal Year 2022-2023 Program budgets will direct available Program funds on maintenance of existing infrastructure and safety projects, with a total of \$507,500 proposed for these first two fiscal years. Please note that the recommended Program budget is anticipated to be further refined during the formal budget review process.

As parking revenues increase and operating costs are reduced, in the next five fiscal years, staff anticipates additional priority projects and deferred maintenance can be funded starting in Fiscal Year 2024. .

## **BUSINESS CORRIDOR IMPROVEMENTS - MEASURE C**

In November 2017, Santa Barbara residents approved Measure C - Santa Barbara Critical Infrastructure and Essential Community Services, which provided a one-cent general purpose local sales transaction and use tax, bringing the new sales tax rate to 8.75%. Measure C became effective April 1, 2018, and generates an estimated \$22 million per year and provides much-needed general purpose funding, which can be used for critical infrastructure, to address deferred maintenance of City facilities, and to replace the City's outdated police station.

Downtown Parking staff manages Business Corridor Improvement projects funded by Measure C. The purpose of these projects is to provide the ongoing maintenance of business corridors in order to support clean and vibrant business districts. The project locations include, but are not limited to the following business districts: State Street, Coast Village Road, and Milpas Street. From FY 2019 through FY 2020, \$359,080 in Measure C funds were spent on Business Corridor Improvement related infrastructure and \$500,000 is programmed for Business Corridor Improvements in the FY 21 Measure C Budget. With anticipation of minimal future fluctuations to local sales tax, \$500,000 is also proposed for Fiscal Years 2022 – 2026.

### **NEXT STEPS**

Staff is scheduled to present the proposed Downtown Parking Program budget to the Planning Commission, Finance Committee, and City Council in the upcoming months. The proposed Program budget will be updated when more accurate revenue estimates are received and will be modified towards finalization through the budget review process.

### **EXHIBITS**

- A. Draft 5-Year Downtown Parking Capital Improvement Funding Summary
- B. Draft 5-Year Downtown Parking Capital Improvement Project List

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## Public Works Downtown Parking

Project Description	Infrastructure		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total
ADA Transition Plan Implementation	Parking	Unfunded	\$0	\$0	\$50,000	\$0	\$50,000	\$150,000	\$250,000
Amtrak Building Repair and Maintenance	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000
Business Corridor Improvements	Public Safety	Proposed	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Canon Perdido Garage (Lot 2) – Floor Joint & Deck Coating Repairs	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$261,000	\$261,000
Elevator Modernizations and Repairs	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
EV Charging Station Installation and Equipment Replacement	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Granada Garage (Lot 6) – Repaint Garage Interior and Exterior	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$169,000	\$169,000
Lobero Garage (Lot 9) – Maintenance and Repair	Parking	Unfunded	\$0	\$0	\$60,000	\$0	\$0	\$275,000	\$335,000
Lot 3 Paseo Relocation and Mid-Block Pedestrian Crossing Project	Bike & Pedestrian	Unfunded	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000
Old Town Lot (Lot 11) Trellis Repair	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Ortega Garage (Lot 10) Cornice and Plaster Repair	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Parking Facility Maintenance Annual Repair Program	Parking	Proposed	\$160,000	\$160,000	\$350,000	\$350,000	\$350,000	\$160,000	\$1,530,000
Parking Systems Upgrades and Maintenance	Parking	Unfunded	\$0	\$0	\$50,000	\$50,000	\$50,000	\$200,000	\$350,000
Paseo Enhancement/Replacement	Bike & Pedestrian	Unfunded	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
Pavement Surface Maintenance	Parking	Proposed	\$93,750	\$93,750	\$250,000	\$250,000	\$250,000	\$300,000	\$1,237,500
Repair/Replacement of Drain Line at Figueroa Lot (Lot 3)	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Rey Road Public Parking Lot Improvements (Lot 13)	Parking	Unfunded	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000
Trash Enclosure Repair	Parking	Unfunded	\$0	\$0	\$32,500	\$50,000	\$50,000	\$0	\$132,500
<b>TOTAL:</b>			<b>\$753,750</b>	<b>\$753,750</b>	<b>\$1,292,500</b>	<b>\$1,200,000</b>	<b>\$1,250,000</b>	<b>\$5,665,000</b>	<b>\$10,915,000</b>

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### Public Works Downtown Parking (cont.)

Source of Funds - Totals	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total
Measure C (General Fund)	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Parking	\$253,750	\$253,750	\$600,000	\$600,000	\$600,000	\$460,000	\$2,767,500
Unfunded	\$0	\$0	\$192,500	\$100,000	\$150,000	\$4,705,000	\$5,147,500
<b>TOTAL:</b>	<b>\$753,750</b>	<b>\$753,750</b>	<b>\$1,292,500</b>	<b>\$1,200,000</b>	<b>\$1,250,000</b>	<b>\$5,665,000</b>	<b>\$10,915,000</b>

# Public Works Downtown Parking

## ADA Transition Plan Implementation

**Infrastructure:** Parking

**Description:**

ADA issues are addressed with every Downtown Parking Capital Project. In addition to addressing ADA with each CIP project, this design and construction work will address the following for the Downtown Parking facilities:

- 1) ADA issues not addressed in CIP projects
- 2) Updates to the written ADA Transition Plan
- 3) Prioritization of physical improvements identified in the ADA Transition Plan
- 4) Cost estimates

This item includes garages, surface lots, and paseos. The cost of each ADA improvement listed in the Transition Plan is not known at this time. This project was previously identified as the ADA Compliance Project. The project name has been updated for clarification and consistency with the planned work.



**Specific Plans or Policies Relating to this Project:**

This capital improvement item provides for implementation of the City's ADA Transition Plan.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	50,000	0	50,000	150,000	\$250,000	\$250,000
Total		0	0	0	0	50,000	0	50,000	150,000	\$250,000	\$250,000

**Drivers:** Maintain Infrastructure, Modernize City Facilities, Compliance with regulatory requirements

## Amtrak Building Repair and Maintenance

**Infrastructure:** Parking

**Description:**

The Amtrak Depot Building is located at the Depot Lot (Lot 13). Per the Parking Structure Condition Assessment Report prepared in 2017 for this building, maintenance and repairs are needed to address damaged columns, cracks in the exterior plaster, and damaged windows that need repairs or further weather proofing. The Report also identified the need to replace the roof and flashing, which is nearing the end of its useful life and has the potential for water intrusion.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking structures and their structural integrity is crucial to the City's parking garages and the patrons. The existing building is designated on the National Register of Historic Places, and exterior modifications must be made in accordance with historic preservation guidelines.

**Status:**

Staff is monitoring the condition and addresses minor repairs as-needed.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	☐	0	0	0	0	0	0	0	300,000	\$300,000	\$300,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>

**Drivers:** Maintain Infrastructure, On-going Maintenance

## Business Corridor Improvements

**Infrastructure:** Public Safety

**Description:**

The purpose of Business Corridor Improvement projects is to provide the ongoing maintenance of business corridors in order to support clean and vibrant business districts. Project locations include, but are not limited to, the following business districts: State Street, Coast Village Road, and Milpas Street.

Work includes sidewalk maintenance, curb painting, sign maintenance, graffiti abatement, electrical box repairs/replacement, street lighting maintenance, irrigation repairs, drinking fountain repairs, repairs/replacement of existing benches, and other maintenance improvements located in the public right-of-way.

The Downtown portion of State Street was closed to vehicular traffic in May 2020 to provide a way to support businesses and allow them to reopen outdoors during the implementation of COVID-19 related restrictions. This interim closure to vehicles requires new safety and aesthetic improvements, including lighting, bollards, planters, signage, and green bike lanes.



**Specific Plans or Policies Relating to this Project:**

Maintaining infrastructure in the City's business districts is crucial to the financial health of the City's business corridors. This work is required in order to ensure that the corridors meet all prevailing industry standards for safety and cleanliness, and to provide attractive and accessible public space for customers coming to shop or conduct business in the business districts.

**Status:**

Staff continues to monitor the condition of this infrastructure and addresses concerns on an as-needed basis. Fiscal Year 2020 efforts were focused on the State Street Plaza and included brick sidewalk repair, curb painting, electrical box replacement, irrigation repairs, tree replacements, and drinking fountain repairs. A Landscape Enhancement Project was completed in early FY 2021 on State Street. Implementation of traffic control devices, planters, bike lanes, and lighting will be implemented in FY 2021 to improve safety, function, and aesthetics related to the interim State Street closure to vehicles.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Measure C (General Fund)	☑	206,560	500,000	500,000	500,000	500,000	500,000	500,000	500,000	\$3,000,000	\$3,706,560
<b>Total</b>		<b>206,560</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>\$3,000,000</b>	<b>\$3,706,560</b>

**Drivers:** Maintain Infrastructure, Public Safety, On-going Maintenance

## Canon Perdido Garage (Lot 2) – Floor Joint & Deck Coating Repairs

**Infrastructure:** Parking

**Description:**

Per the Parking Structure Condition Assessment Report prepared in 2017 for this building, the following deck surface treatments were identified:

- 1) Floor joints at control joints and closure strips at the upper level show evidence of leaking and need to be re-sealed.
- 2) The deck coating at second level has reached the end of its service life and should be replaced.
- 3) A water-repellent surface treatment is recommended at all elevated parking decks for protection against carbonation-induced corrosion.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking structures and their structural integrity is crucial to the City's parking garages and the patrons.

**Status:**

Staff is monitoring the condition and addresses minor repairs as-needed.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	261,000	\$261,000	\$261,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>261,000</b>	<b>\$261,000</b>	<b>\$261,000</b>

**Drivers:** Maintain Infrastructure, On-going Maintenance

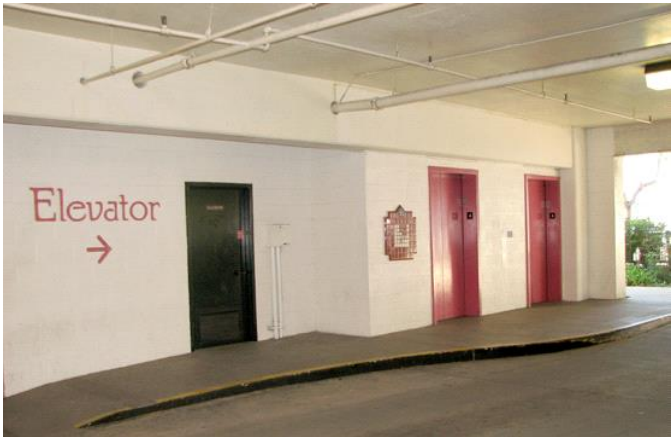


## Elevator Modernizations and Repairs

**Infrastructure:** Parking

**Description:**

During the CIP 2014-2019 cycle, all elevator operating systems were upgraded or replaced in all of the City's parking structures. Investigation of existing elevator equipment and implementation of repairs or replacement of equipment may also be needed as elevator systems age.



**Specific Plans or Policies Relating to this Project:**

Maintenance of the elevator operating systems is a top priority of the Downtown Parking's maintenance program to maintain public safety and accessibility.

**Status:**

There are eleven total elevators in the five Downtown Parking garages. Modernization of the elevator systems ensures public safety, improves reliability, conserves energy, and brings the operating systems into compliance with all current codes. In addition to modernizing the mechanical operating systems, ADA upgrades will also be performed/constructed when required.

**Capital Costs:**

Funding Sources	Proposed	Prior Yr.	Current Yr.	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total	Project Total
		Expense	Budget								
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	200,000	\$200,000	\$200,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>

**Drivers:** Maintain Infrastructure, Public Safety, Modernize City Facilities, Compliance with regulatory requirements, On-going Maintenance

## EV Charging Station Installation and Equipment Replacement

**Infrastructure:** Parking

**Description:**

The demand for electric vehicle (EV) charging stations continues to increase due to an increase in electric vehicle ownership and State mandates related to zero emission vehicles. It is anticipated that both new installations of EV charging stations and the replacement of outdated EV charging equipment at downtown parking lots will be necessary.



**Specific Plans or Policies Relating to this Project:**

Maintenance of existing infrastructure is required to continue to meet the public demand for EV charging stations. Additionally, improvements will include updates as required to comply with ADA. This project is also consistent with policies in the Environmental Resources Element of the General Plan that call for the expansion of infrastructure and incentives for use of lower emission vehicles and equipment.

**Status:**

Several EV charging stations were installed in FY 2020 and there are currently 42 Level 2 EV charging stations in the City’s downtown parking lots; 34 at the Granada Garage, 2 at the Library, 3 at the Helena Lot, and 3 at the Old Town Lot.

Staff will apply for any available grant funding for installation of EV Charging Stations.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	238,348	0	0	0	0	0	0	250,000	\$250,000	\$488,348
<b>Total</b>		<b>238,348</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>	<b>\$250,000</b>	<b>\$488,348</b>

**Drivers:** Maintain Infrastructure, Modernize City Facilities, Compliance with regulatory requirements, On-going Maintenance

## Granada Garage (Lot 6) – Repaint Garage Interior and Exterior

**Infrastructure:** Parking

**Description:**

Paint/refinish Granada Garage exterior and interior walls.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking facilities and their systems is crucial to the appearance of the City’s parking garages. This work is required in order to ensure that the City’s downtown parking lots meet all prevailing industry standards for safety and cleanliness, and to provide attractive, accessible and convenient parking for customers coming to shop or conduct business in the downtown core.

**Status:**

The Granada Garage was constructed in 2006 and needs a paint refresh in the coming years.

**Capital Costs:**

Funding Sources	Proposed	Prior Yr.	Current Yr.	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total	Project Total
		Expense	Budget								
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	169,000	\$169,000	\$169,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169,000</b>	<b>\$169,000</b>	<b>\$169,000</b>

**Drivers:** Maintain Infrastructure, Modernize City Facilities, On-going Maintenance

## Lobero Garage (Lot 9) – Maintenance and Repair

**Infrastructure:** Parking

**Description:**

The Parking Structure Condition Assessment Report prepared in 2017 identified maintenance and repairs needed at the Lobero Garage. Examples of larger project priority needs include the following:

- 1) Application of a corrosion-inhibiting surface treatment to elevated parking decks for protection against carbonation-induced corrosion.
- 2) Overhead spall repair, crack repair, and joint sealant replacement for the deck.
- 3) Repair delamination of sealant over reinforcement strips at the roof deck.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking structures and their structural integrity is crucial to the City's parking garages and the patrons.

**Status:**

Previous repairs were made to the roof deck in 2011 to address a structural concern identified in a 2005 Condition Assessment of this garage. The reinforcement strips are now delaminating and are creating a potential public safety hazard. Additionally, water intrusion from the roof deck to the lower levels is occurring. Addressing the roof deck repair needs are a priority.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	☐	0	0	0	0	60,000	0	0	275,000	\$335,000	\$335,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	<b>275,000</b>	<b>\$335,000</b>	<b>\$335,000</b>

**Drivers:** Maintain Infrastructure, On-going Maintenance

## Lot 3 Paseo Relocation and Mid-Block Pedestrian Crossing Project

**Infrastructure:** Bike & Pedestrian

**Description:**

The Figueroa Lot (Lot 3) is located at the corner of Chapala and W. Figueroa Streets. This project was formerly known as the Lot 3 Paseo Improvement Project. The original project included upgrades to the existing paseo for public safety and cleanliness. Through the development review process, the scope of work transformed into a paseo relocation project and also added Figueroa Street improvements for a new pedestrian crossing.

The Lot 3 Paseo Relocation and Mid-Block Pedestrian Crossing Project has also been divided into two phases:

Phase 1: Close public access to existing paseo and convert to a back-of-house space with new plaster walls and pedestrian gates.

Phase 2: Redesign of existing vehicular entrance to Lot 3. Construction of relocated paseo adjacent to vehicular entrance, and construction of a mid-block crosswalk on Figueroa Street.



**Specific Plans or Policies Relating to this Project:**

The project will enhance public safety, cleanliness, appearance, and convenience. This revised scope will align the relocated Paseo for better pedestrian use and a legal mid-block crossing, consistent with the City's Pedestrian Master Plan.

**Status:**

Conceptual design for Phase 1 is complete and anticipated to receive Design Review Approval in 2021. Construction of Phase 1 is on hold until funding is available. Design review approval of Phase 2 is anticipated in 2021, with construction on hold until funding is available.

**Capital Costs:**

Funding Sources	Proposed	Prior Yr.	Current Yr.	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total	Project Total
		Expense	Budget								
Parking	<input type="checkbox"/>	48,319	30,000	0	0	0	0	0	600,000	\$600,000	\$678,319
<b>Total</b>		<b>48,319</b>	<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,000</b>	<b>\$600,000</b>	<b>\$678,319</b>

**Drivers:** Maintain Infrastructure, Public Safety, Modernize City Facilities

## Old Town Lot (Lot 11) Trellis Repair

**Infrastructure:** Parking

**Description:**

Existing wood beams show signs of dry rot and need to be replaced.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking structures and paseo infrastructure and their structural integrity is crucial to the City's parking garages and the patrons.

**Status:**

Staff is continuing to monitor the condition of the beams for public safety.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	100,000	\$100,000	\$100,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>

**Drivers:** Maintain Infrastructure, Public Safety, On-going Maintenance

## Ortega Garage (Lot 10) Cornice and Plaster Repair

**Infrastructure:** Parking

**Description:**

Repair and replacement of damaged cornices and the application of plaster finish and painting of exterior of structure. The Ortega Parking Garage (Lot 10) is located at 621 Anacapa Street, corner of Ortega and Anacapa Streets.



**Specific Plans or Policies Relating to this Project:**

At the time the Lot 10 Garage was constructed, some of the cornice work was installed incorrectly and has loosened over time.

**Status:**

This work will be similar to the Historic Landmarks Committee approved solution used on Lot 2. Until permanent repairs are made, staff checks the cornices on a regular basis and removes those that are loose.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr.</u> <u>Expense</u>	<u>Current Yr.</u> <u>Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project</u> <u>Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	500,000	\$500,000	\$500,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>

**Drivers:** Modernize City Facilities

## Parking Facility Maintenance Annual Repair Program

**Infrastructure:** Parking

**Description:**

This project consists primarily of unexpected/unplanned maintenance issues in the City's downtown parking lots.

Typically maintenance work includes tree trimming, replacement of ticket columns destroyed by errant drivers, repair or replacement of miscellaneous electrical systems, sidewalk repairs, pavement repair/replacement, and funding for unexpected professional services.



**Specific Plans or Policies Relating to this Project:**

This work is required in order to ensure that the City's downtown parking lots meet all prevailing industry standards for public safety and cleanliness, and to provide attractive, accessible and convenient parking for customers coming to shop or conduct business in the downtown core.

This work reduces trip hazards and the preventative maintenance prolongs the useful life of the lots, reducing costly reconstruction. When restriping is needed, it is done in compliance with the Americans with Disabilities Act (ADA).

**Status:**

Annual, on-going maintenance and repair.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input checked="" type="checkbox"/>	109,405	324,059	160,000	160,000	350,000	350,000	350,000	160,000	\$1,530,000	\$1,963,464
<b>Total</b>		<b>109,405</b>	<b>324,059</b>	<b>160,000</b>	<b>160,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>160,000</b>	<b>\$1,530,000</b>	<b>\$1,963,464</b>

**Drivers:** Maintain Infrastructure, On-going Maintenance



## Parking Systems Upgrades and Maintenance

**Infrastructure:** Parking

**Description:**

Analyze, plan, and implement the replacement/improvement of infrastructure and technology related to access control systems and efficient operations throughout Downtown Parking facilities. Upgrades to existing infrastructure or replacement of obsolete technology may be required. The project may include systems for future management of on-street parking.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking facilities and access/revenue control systems is crucial to the City’s parking garage operations.

**Status:**

The City is currently implementing hardware and software upgrades to the SKIDATA Parking and Access Revenue Control System (PARCS) equipment. The current system is aging and the upgrades will allow for improved security, “contactless” payment process, and more convenient and efficient payment methods. Future improvements will include new pay stations, gates, and columns. Another project that will be implemented in FY 2021 is the License Plate Recognition (LPR) system, which also allows for increased efficiency for access control in parking lots.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	292,866	0	0	50,000	50,000	50,000	200,000	\$350,000	\$642,866
<b>Total</b>		<b>0</b>	<b>292,866</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>200,000</b>	<b>\$350,000</b>	<b>\$642,866</b>

**Drivers:** Maintain Infrastructure, Modernize City Facilities, Revenue-generating possibilities, Compliance with regulatory requirements

## Paseo Enhancement/Replacement

**Infrastructure:** Bike & Pedestrian

**Description:**

Paseos serve as important pedestrian access to and from City parking lots and amenities in the Downtown. Some paseos are subject to vehicular traffic as well, and existing materials do not support vehicular traffic in the long-term. Replacement of infrastructure such as tile and concrete, with more durable materials is needed. Projects to replace paseo surfaces would also address any existing drainage issues. Enhancement projects for paseos could include improvements to public safety, cleanliness, appearance, and convenience. Paseos adjacent to Lots 2 and 10 have been identified for needed infrastructure upgrades.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing paseo infrastructure is crucial to provide access for patrons to the City's parking garages.

**Status:**

Staff is continuing to monitor the condition of paseos and will pursue opportunities for enhancement and replacement. Staff performs minor repairs as needed to maintain public safety.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr.</u> <u>Expense</u>	<u>Current Yr.</u> <u>Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project</u> <u>Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	1,000,000	\$1,000,000	\$1,000,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>

**Drivers:** Maintain Infrastructure, Public Safety, Modernize City Facilities, On-going Maintenance

# Public Works Downtown Parking

## Pavement Surface Maintenance

**Infrastructure:** Parking

**Description:**

This project consists of pavement repair/replacement in the City's downtown parking lots.

Pavement repair/replacement includes major repair or replacement of deteriorated asphalt, concrete, tile, or brick in the garages, surface lots, and paseos. Pavement repair work can often be performed concurrently with the City's annual pavement preparation and/or slurry seal contracts.



**Specific Plans or Policies Relating to this Project:**

This work is required in order to ensure that the City's downtown parking lots meet all prevailing industry standards for public safety and cleanliness, and to provide attractive, accessible, and convenient parking for customers coming to shop or conduct business in the downtown core.

**Status:**

This work reduces trip hazards and the preventative maintenance prolongs the useful life of the lots, reducing costly reconstruction. When restriping is needed, it is done in compliance with the Americans with Disabilities Act (ADA).

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr.</u> <u>Expense</u>	<u>Current Yr.</u> <u>Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project</u> <u>Total</u>
Parking	☑	0	241,970	93,750	93,750	250,000	250,000	250,000	300,000	\$1,237,500	\$1,479,470
Total		0	241,970	93,750	93,750	250,000	250,000	250,000	300,000	\$1,237,500	\$1,479,470

**Drivers:** Maintain Infrastructure, On-going Maintenance

## Repair/Replacement of Drain Line at Figueroa Lot (Lot 3)

**Infrastructure:** Parking

**Description:**

The existing surface drain at the exit drive aisle backs up when it rains. A portion of the existing drain line has collapsed. Investigate the existing drain line to determine if it can be repaired. If not, design a new surface drain to re-direct water to Chapala Street or surface drainage options.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking facilities and their systems is crucial to the safety and appearance of the City's parking lots.

**Status:**

Staff monitors the drain when it rains and pumps out excess water.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	100,000	\$100,000	\$100,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>

**Drivers:** Maintain Infrastructure

## Rey Road Public Parking Lot Improvements (Lot 13)

**Infrastructure:** Parking

**Description:**

Design and construction work to incorporate the Rey Road public parking lot into the hourly lot operation of the existing Depot Parking Lot (Lot 13). This could require relocation of existing revenue control equipment on Rey Road for entry into the lot, or blocking off Rey Road at Montecito Street. The Rey Road parking lot would be designed and constructed to comply with the City's Parking Lot Design Standards, including compliance with the American with Disabilities Act (ADA).

\$100,000 is needed for project scoping and conceptual design. Final design and construction are estimated at \$500,000. The cost estimate will be refined after the final design work is completed.



**Specific Plans or Policies Relating to this Project:**

Incorporation of the Rey Road parking lot into the Depot Lot will create more short-term visitor and customer parking for the adjacent businesses and for those in the Funk Zone. This new hourly revenue will offset the costs to operate and maintain the lot.

**Status:**

A temporary solution to incorporate the existing Rey Road parking lot into the existing Depot Lot was completed in 2017 which included relocation of existing access control equipment on Rey Road toward Montecito Street. A permanent solution which will include bringing up the parking lot to meet current City parking lot design standards is planned for future years.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	0	0	0	600,000	\$600,000	\$600,000
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,000</b>	<b>\$600,000</b>	<b>\$600,000</b>

**Drivers:** Maintain Infrastructure, Modernize City Facilities, Revenue-generating possibilities

## Trash Enclosure Repair

**Infrastructure:** Parking

**Description:**

Existing City-owned trash enclosures located in parking lot paseos require significant repairs, such as roof replacement. One example of an identified need is replacement of the roof structure at the Canon Perdido (Lot 2) paseo.



**Specific Plans or Policies Relating to this Project:**

Maintaining existing parking structures and paseo infrastructure and their structural integrity is crucial to the City's parking garages and the patrons.

**Status:**

Staff is continuing to monitor the condition of trash enclosure structures for public safety.

**Capital Costs:**

<u>Funding Sources</u>	<u>Proposed</u>	<u>Prior Yr. Expense</u>	<u>Current Yr. Budget</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>Future Needs</u>	<u>Total</u>	<u>Project Total</u>
Parking	<input type="checkbox"/>	0	0	0	0	32,500	50,000	50,000	0	\$132,500	\$132,500
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32,500</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>\$132,500</b>	<b>\$132,500</b>

**Drivers:** Maintain Infrastructure, Public Safety, On-going Maintenance