



Legislation Details (With Text)

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File created: 2/12/2018 **In control:** Town Council Meeting

On agenda: 2/26/2018 **Final action:**

Title: Public hearing to discuss Town's purchase of public parking condominium on 223-241 Mill Street NE

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2017_1211_Floor Plans Elevations- Mill Street Garage (4), 2. InkedMill Street Aerial_LI, 3. Back Elevation Options 02 07 2018, 4. Trip Generation Comparison Memo - Mill Street Public Parking and Commercial Building - 9-11-17, 5. Mill Street Development - Trip Generation Memo Review, 6. Mill Street Public Parking Condominium-Traffic and Intersection Analysis.._

Date	Ver.	Action By	Action	Result
2/26/2018	1	Town Council Meeting	approved	Pass

Subject:

Public hearing to discuss Town's purchase of public parking condominium on 223-241 Mill Street NE

EXPLANATION AND SUMMARY :

The Town has been exploring the possibility of establishing a public parking facility or facilities in the Church Street C-1B Pedestrian Commercial Zone for some time. Recently the Town was approached by a developer who had purchased a parcel at 223-241 Mill Street NE, approximately a half block off of Church Street NW. The developer has proposed selling the Town the second floor of a new four-story development for public parking; the sale would be structured as a condominium ownership. Town and developer representatives have discussed the Town's parking requirements as well as design integration of a parking floor into the proposed building and have come to an understanding of general design terms as well as a proposed turnkey contract price of \$4.6 million for approximately 127 parking spaces.

In the interim, the Town was informed by the Northern Virginia Transportation Authority (NVTA) of the existence of transportation grants that support public parking. The Town would be required to restrict 50% of spaces in a funded parking facility for a portion of the day for Metro/bike path/carpool parking in order to be eligible for an NTVA grant of 50% of project costs. The Town applied for a 50% grant for this parking structure and will learn by May 2018 if the grant has been awarded.

The project will be funded by a separate bond issue in the summer of 2018 for costs not covered by the NVTA grant, should the Town receive that grant.

Town Council approved setting a public hearing for this project at its January 29, 2018 Council meeting.

This is a public hearing to allow comment by citizens and business owners on the proposed purchase of a public parking condominium at 223-241 Mill Street NE.

Town Council is scheduled to consider the purchase at its March 12, 2018 Council meeting.

Departmental Recommendation : Recommend approval.

Finance Recommendation : Recommend approval.

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may conduct a public hearing on the proposed Mill Street Public Parking proposal in its discretion.

Town Manager's Recommendation : I recommend the Town Council close the public hearing and recommend the Town Council have a meeting on March 12, 2018 for the consideration of purchasing a floor in the proposed Mill Street project for public parking.

Cost and Financing: not to exceed \$4,600,000

Account Number: Funding from new bond issue, TBD

Decision Needed by This date: February 26, 2018

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing. I further move that the Town Clerk set a Town Council agenda item for the regular Town Council meeting of March 12, 2018 for consideration of purchase of a floor in the proposed Mill Street project for public parking."

Or

Other action deemed necessary by Council.