

LOT 3 UPDATE

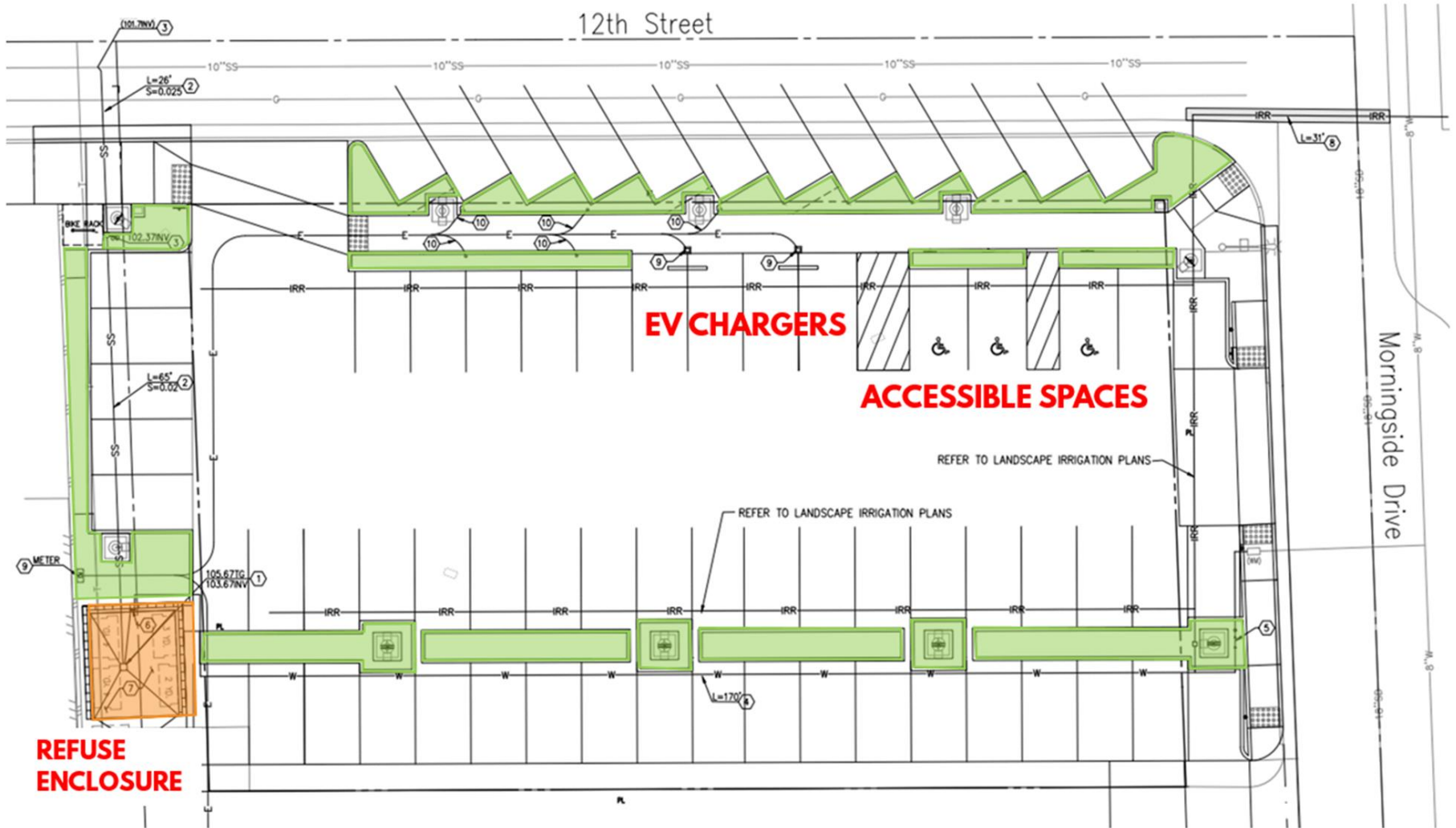
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Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

INTERIM PARKING LOT DESIGN



REFUSE ENCLOSURE

During the January 21st Lot 3 Update, City Council requested that staff:

- Develop proposed fees for the use of the enclosure
- Confirm if the refuse enclosure provides a public benefit



POTENTIAL LICENSE FEES

Costing Approach	Assumptions	Total Monthly Cost	Cost/SF/Month*	Monthly Fee, per Licensee**
Lost Parking Revenue	2 Parking Spaces @ \$2/hr, 13 hrs/day	\$1,560	\$5.87	\$390
Maintenance and Utilities	Weekly Cleaning, Water & Sewer Service	\$500	\$1.88	\$125
Cost Recovery for Improvements	Construction Costs = \$135,000 Design Life = 25 years***	\$450	\$1.69	\$113
Market Rate for Vacant Public Space	No Improvements, Full-time Occupation	N/A	\$6.00	\$399

*Calculated using footprint of refuse enclosure (265.67 SF).

**Assuming costs are shared between 4 businesses.

***Monthly costs reflect a 25-year useful life of the refuse enclosure. Actual life of structure may be limited due to future redevelopment.



STAFF RECOMMENDATIONS

Staff recommends that the City Council:

- A. Determine, by four-fifths vote, that there is a need to continue the emergency action.
- B. Discuss and provide direction regarding the negotiation of licensing agreements for the use of the refuse enclosure within the Lot 3 interim parking lot.



