



LOT 3 PARKING STRUCTURE

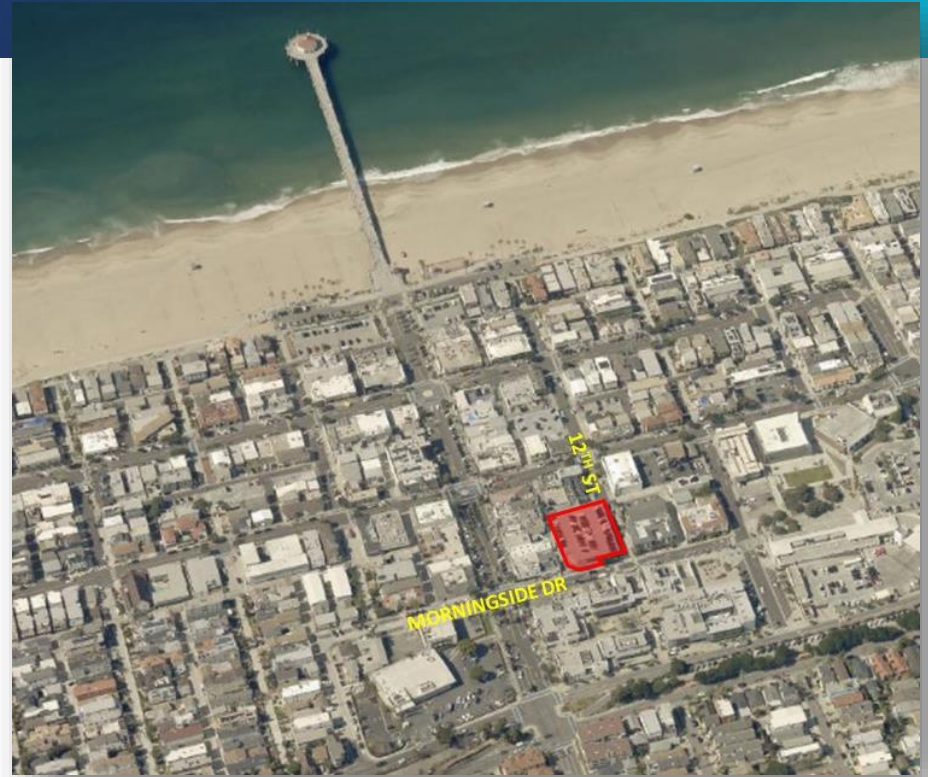
KATHERINE DOHERTY, CITY ENGINEER

SEPTEMBER 3, 2024



BACKGROUND

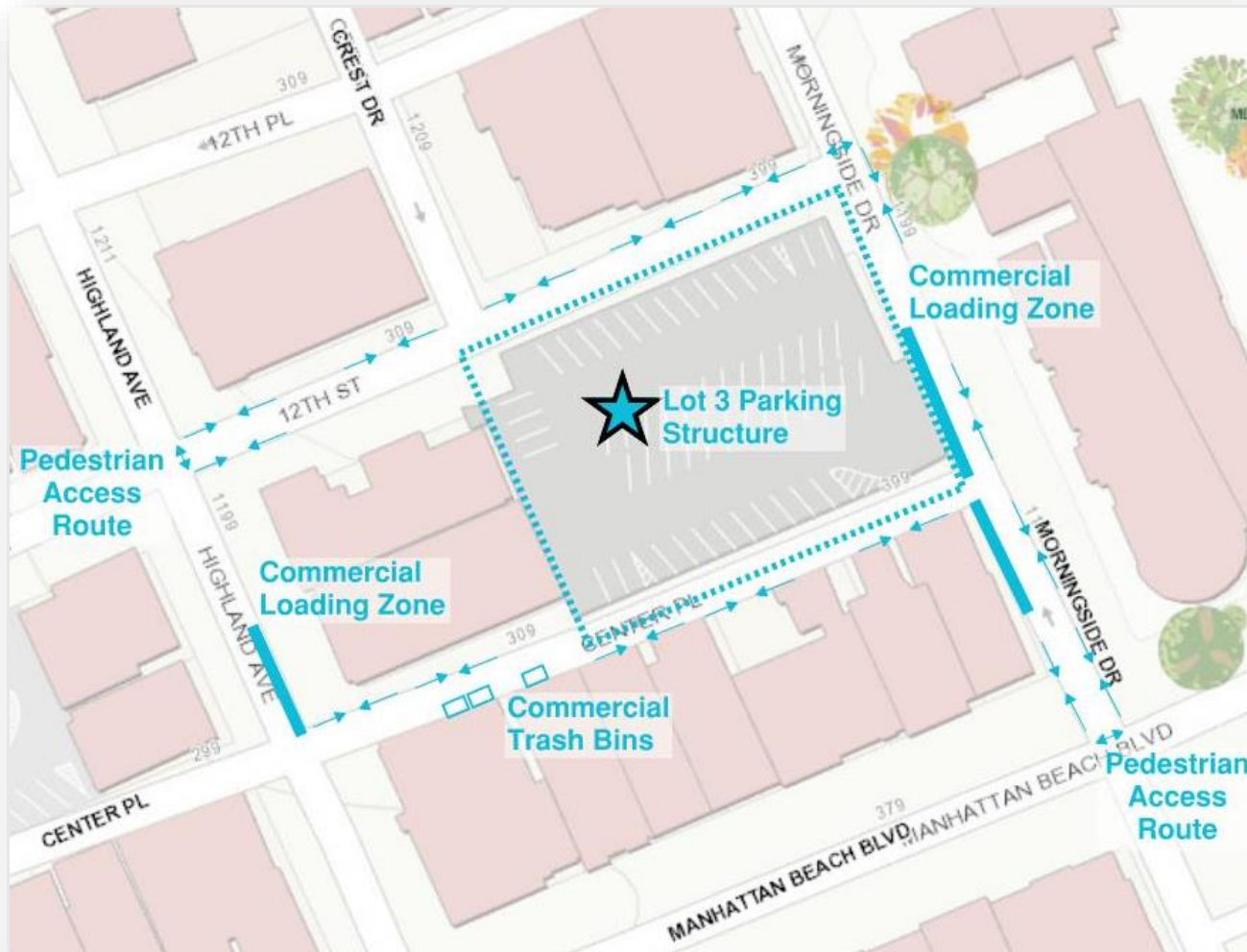
- Built in 1971
- Redevelopment study for long term CIP Project underway
- Routine inspections by City staff and 3rd party structural engineer
- Significant deterioration of steel elements necessitated closure



- ✓ Upper-level closure – June 24, 2024
- ✓ Full closure – July 30, 2024
- ✓ Shoring Installation - In Progress



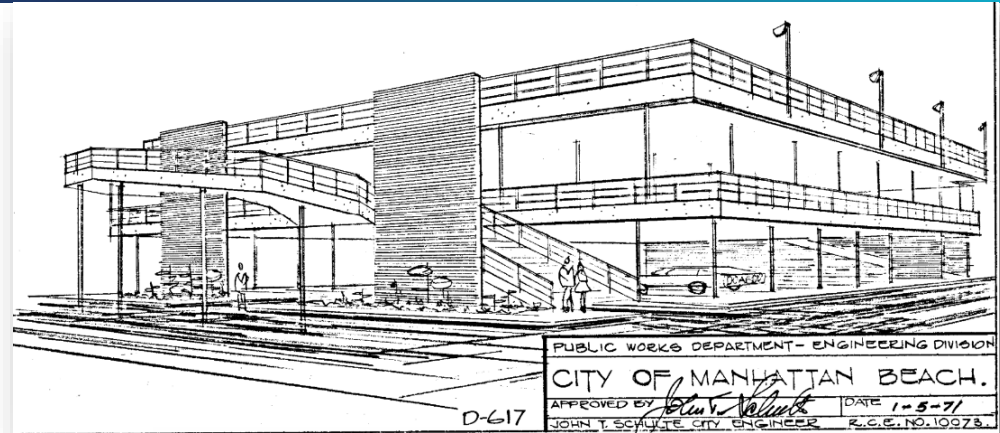
COORDINATION WITH BUSINESSES AND PUBLIC



DEMOLITION AND INTERIM REPLACEMENT

- Complete demolition
- Temporary surface level parking lot (~70 Spaces)
- Cost approximately \$3M
- Timeline of 6 to 8 Months*
- Work Hours:
 - Weekdays: 7:30a.m. - 6:00p.m.
 - Saturdays: 9:00a.m. - 6:00p.m.

*Timeline assumes emergency procurement procedures



PARKING

- California Coastal Commission
- Alternative Options:
 1. Rideshare voucher program
 2. Extend shuttle service
 3. Discontinue shuttle service
- Additional Considerations:
 - Holiday season and events
 - Lower Civic Center Lot



BUSINESS IMPACT

- Current impacts from closure:
 - Deliveries
 - Trash pickup
 - Parking shortage
- Future construction impacts:
 - Demolition
 - Redevelopment
- DBPA request for business assistance



STAFF RECOMMENDATIONS

Staff recommends that the City Council:

- A. Discuss and provide direction regarding the following:
- Demolition of the Lot 3 Parking Structure and Replacement of parking at the site;
 - Alternative parking solutions; and,
 - Options to assist impacted businesses.
- B. Adopt Resolution No. 24-0105 to declare a local emergency.



