



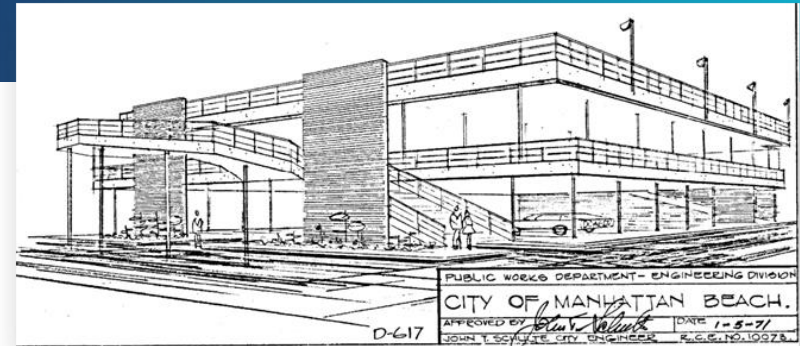
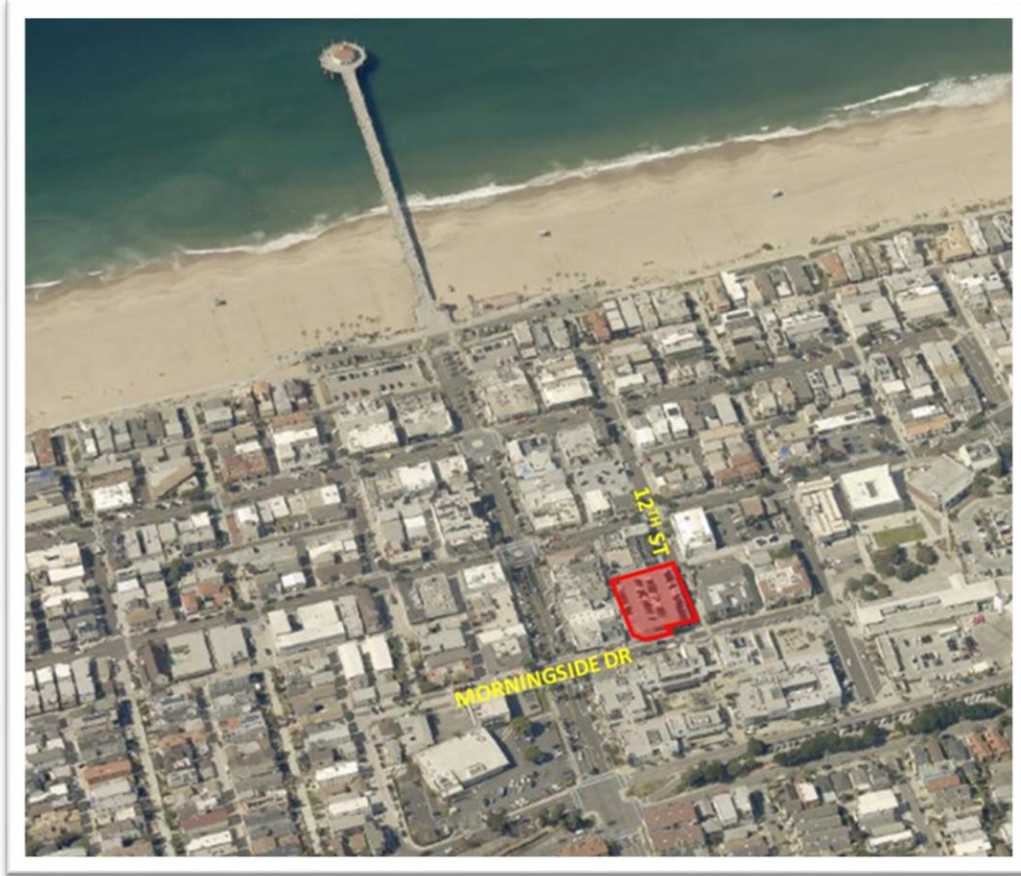
# LOT 3 PARKING STRUCTURE

**UPDATE**  
JEFF FIDALKA, PRINCIPAL CIVIL ENGINEER  
ERIK ZANDVLIET, CITY TRAFFIC ENGINEER

OCTOBER 1, 2024



# TIMELINE



- 6/24/24 – Upper Level Closed
- 7/30/24 – Full Closure
- 9/3/24 – Local Emergency Declared



# LOT 3 LOCAL EMERGENCY

- Full Demolition of Structure
- Interim Parking Lot
- Temporary Relocation of Farmer's Market
- Parking Alternatives
  - Additional spaces within walking distance of Downtown
  - Shuttle service for Special Events



# BID RESULTS

- Eight contractors contacted and six bids received:

<u>Contractor</u>	<u>Total Bid</u>
<u>Amount</u>	
American Wrecking, Inc. 190,000	\$
Force Demolition, Inc. 341,820	\$
Applied Restoration, Inc. (ARI) AMPCO Contracting, Inc. 457,250	\$ 418,000
Integrated Demolition and Remediation, Inc. (IDR) Leckey Land Clearing/Murakami 1,850,000	\$ 605,000

**Note:** The scope of work is for demolition only. Construction of an interim at-grade parking facility will be procured at a later time.



# LOT 3 UPDATE

- ✓ Perimeter Fencing
- ✓ Center Place Modifications
- ✓ Temporary Shoring
- ✓ Lead and Asbestos Survey
- ✓ Utility Disconnection
- ✓ Resident Engineer
- Topographical Survey
- Demolition Contract
- Interim Parking Lot Design



# DOWNTOWN PARKING MODIFICATIONS

- 90 potential additional spaces
  - Valley Drive
  - 15th Street
  - Manhattan Beach Boulevard
  - Morningside Drive
  - Bayview Drive
  - Manhattan Avenue
- 58 spaces currently being installed
- 32 spaces require removal of travel lane or bike lane (yellow)



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# VALET PARKING SERVICE

## DOWNTOWN PUBLIC PARKING POSSIBLE PUBLIC VALET PARKING LOCATIONS

LOCATION*	EXISTING PARKING	TOTAL NEW SPACES	COMBINED SPACES	MONTHLY METER REVENUE	MONTHLY VALET COST	MONTHLY COST PER ADDED SPACE	NOTES
13 <sup>th</sup> Street	26	15-26	46-55	\$20,280	\$12,000 - \$26,250	\$800 / space	No street closure = 15 new spaces Street Closure = 26 spaces Street must be open during Lot 3 demo.
Lot 1	47	13	60	\$24,300	\$12,000 - \$26,250	\$923 / space	Lot 1 and 2 merchant permit holders would have to use valet.
Lot 6	25	7	32	\$17,940	\$12,000 - \$26,250	\$1,714 / space	
Lot 7	19	14	33	\$13,260	\$12,000 - \$26,250	\$857 / space	
Upper Pier	54	30	84	\$31,200	\$24,000 - \$106,080	\$800 / space	Upper N and S can be operated together. Verify LA County supports valet operation.
Infeasible Locations							
Lot 2 Upper	21	9	30				<del>Valet parking might exceed allowable parking structure load.</del>
Lot 8	47	0	47	0			<del>No net parking gain. No parking meters in lot per LCP.</del>
Metlox Lower	250	95	345				<del>Additional parking may not be feasible due to fire suppression requirements.</del>

Notes:

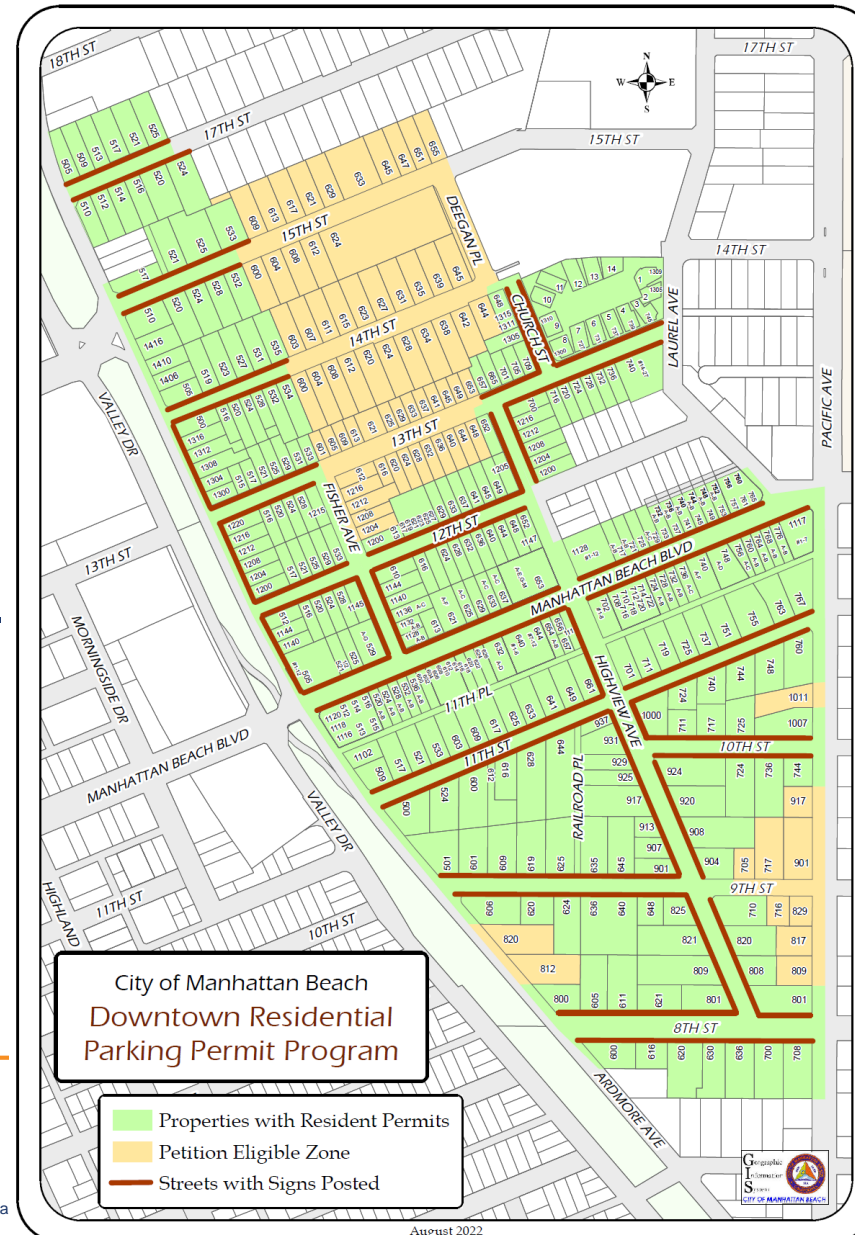
- \*All public lots require 24/7 attendant or physical closure of lot at night to prevent private vehicles from occupying valet spaces during operating hours.
- Meter revenue assumes full occupancy between 8 AM and 9 PM every day.
- Valet costs assume valet operation between 8 AM and 9 PM every day.
- Current Parking Attendant/Valet operator rates = \$31 - \$42 per hour per person.



# DOWNTOWN RESIDENT PERMIT PARKING

## Options

- Restore 2-hour time limit except by permit restrictions
- Restore 2-hour time limit except by permit restrictions, and allow Lot M Permittees to park
- Restore permit restrictions with 3-hour public time limit
- Maintain current unrestricted parking.

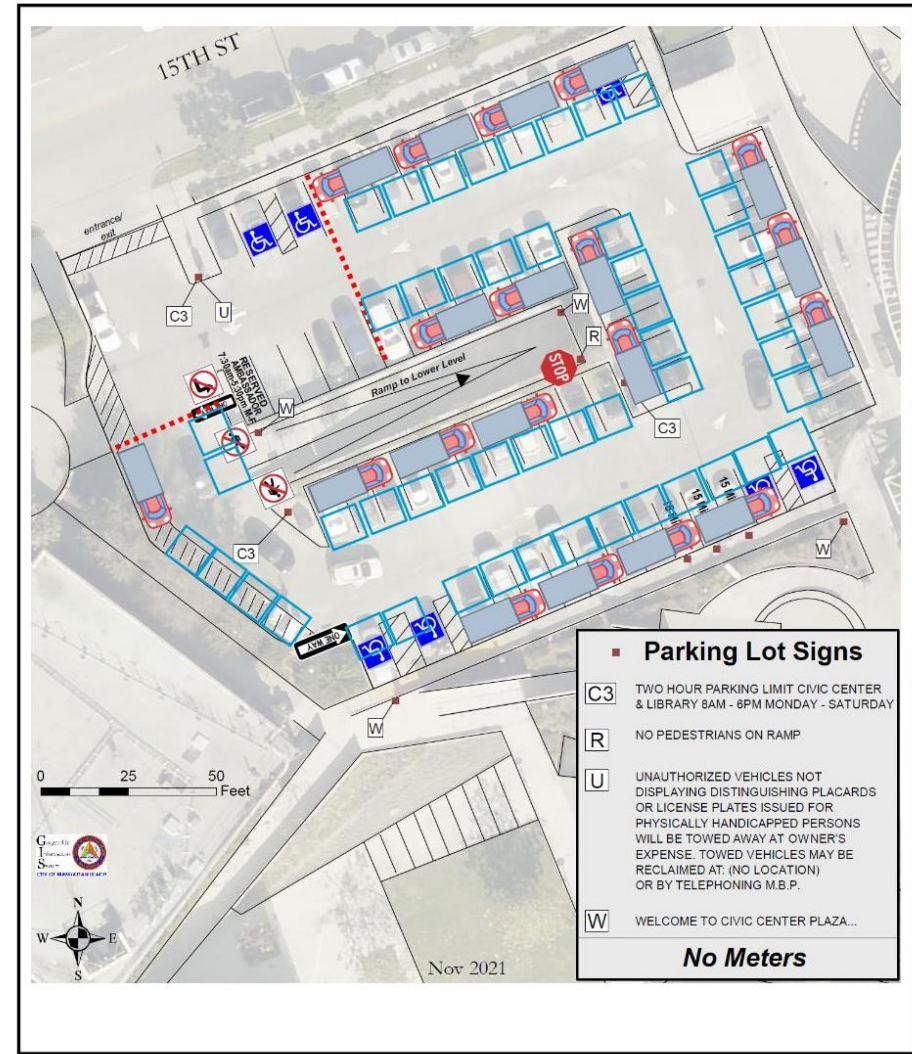
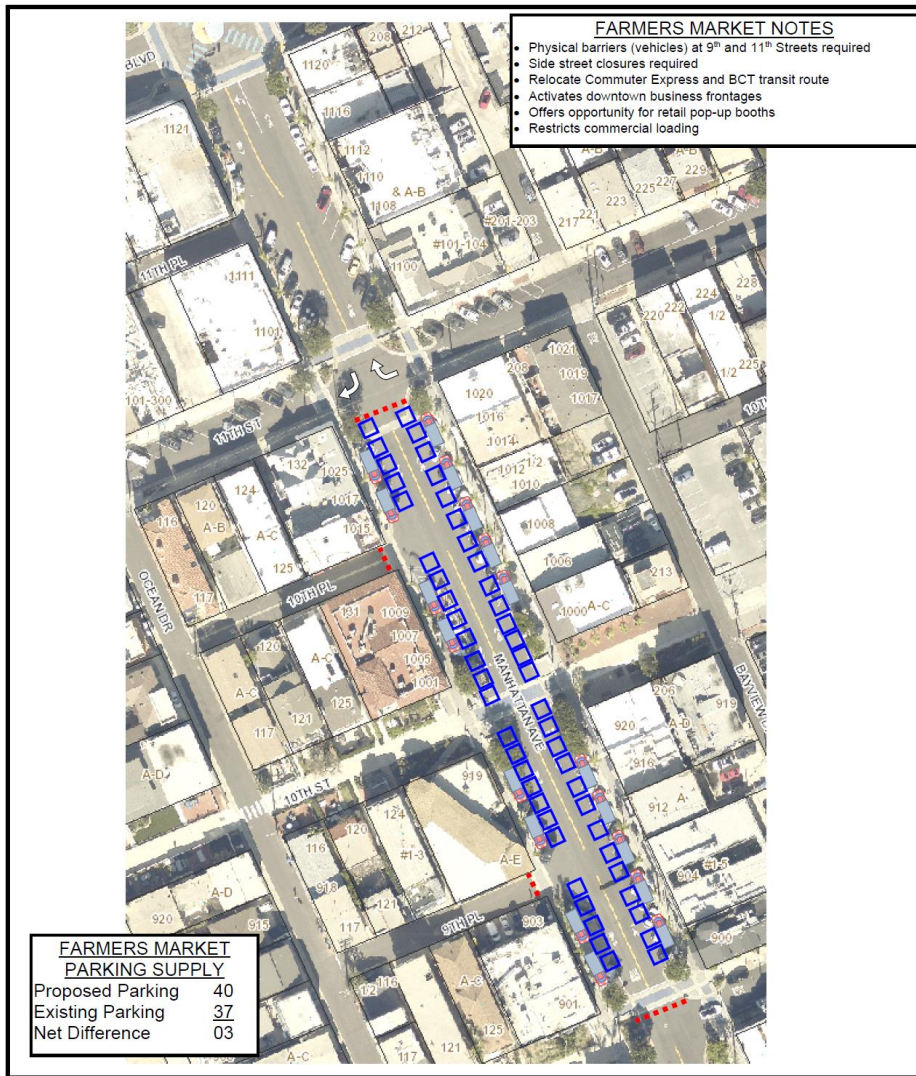


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# FARMER'S MARKET RELOCATION



# STAFF RECOMMENDATIONS

Staff recommends that the City Council:

- A. Determine, by four-fifths vote, that there is a need to continue the emergency action; and
- B. Discuss and provide direction on the following:
  - Additional parking spaces in the Downtown area
  - Valet Parking Service
  - Downtown Residential Parking Permit Program
  - Farmer's Market Relocation Alternatives



