



# Town Center Parking and Pedestrian Corridor Summary

October 19, 2015

City Council Meeting  
City of Grove City





# Options Evaluated

Administration evaluated various options to add parking to Town Center

## Consideration 1:

- Land Requirements

## Consideration 2:

- Without the Pedestrian Corridor
- With the Pedestrian Corridor

# Pedestrian Promenade (Corridor)



Resolution No. CR-42-13

Previously endorsed a pedestrian promenade connecting the residential development and the new Library

## **Building on Green Frame Goals:** **Maintain Historic Town Center character**

1. Walkable urbanism
  - Pedestrian friendly
  - Mix of uses
  - Moderate density
2. Civic/social destinations

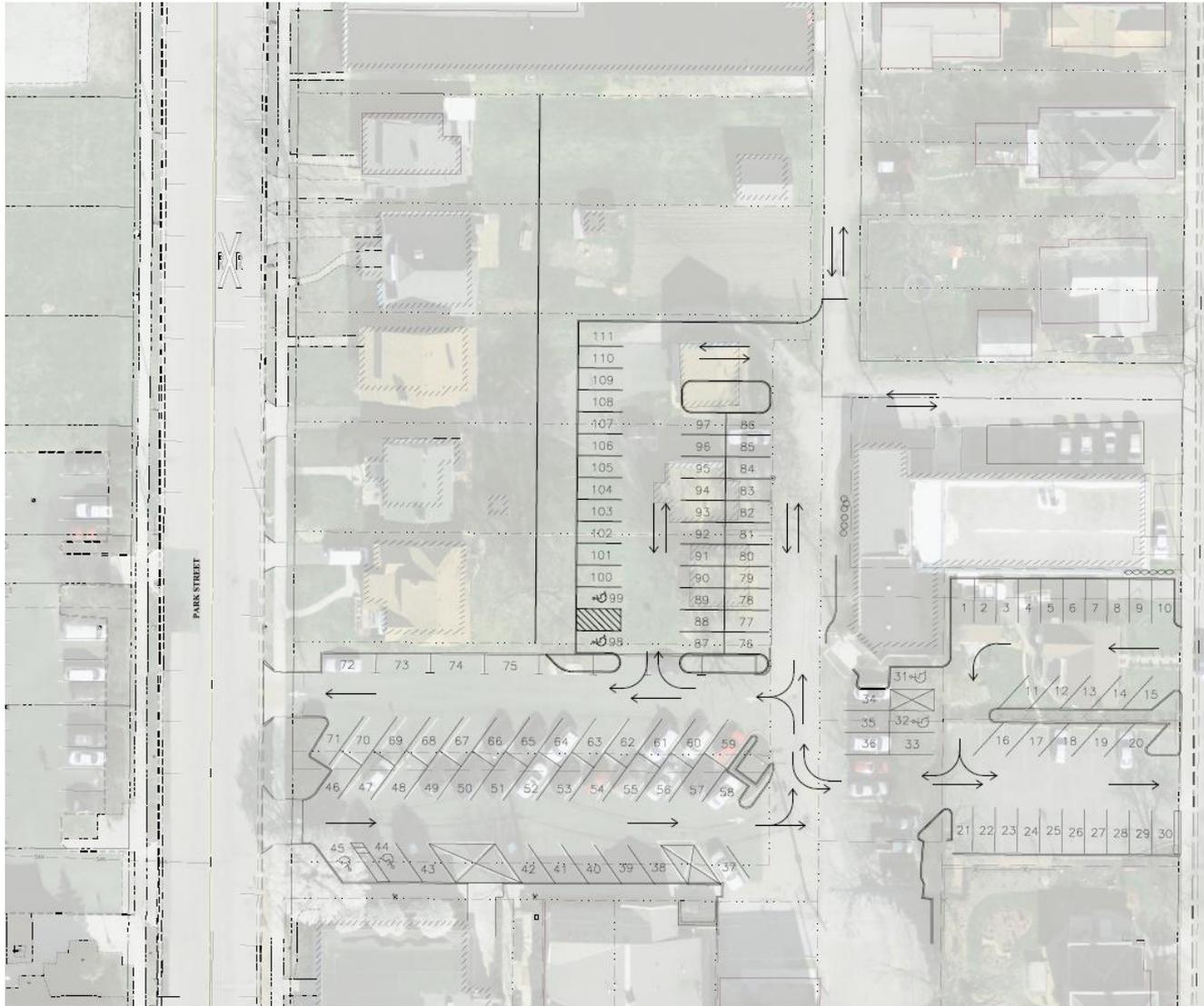
## **Enhance economic vitality**

1. Strengthen retail/service environment
  - Foot traffic/captive market
2. More town center residents
3. More town center jobs
4. Capitalize on civic/social destinations & tourism
  - Provide a walkable network which links all development



# Options Evaluated

- Option 1** Surface Parking; Back of 3 Parcels, without Pedestrian Corridor
- Option 2** Surface Parking; Back of 4 Parcels, without Pedestrian Corridor
- Option 3** Surface Parking; Back of 4 Parcels + 1 Full Parcel, without Pedestrian Corridor & Second Access on Park Street
- Option 4** Surface Parking; Back of 5 Parcels, without Pedestrian Corridor
  
- Option 5** Surface Parking; Back of 3 Parcels, with Pedestrian Corridor
- Option 6** Surface Parking; Back of 4 Parcels, with Pedestrian Corridor
- Option 7** Surface Parking; Back of 4 Parcels + 1 Full Parcel, without Pedestrian Corridor & Second Access on Park Street
- Option 8** Surface Parking; Back of 5 Parcels, with Pedestrian Corridor
  
- Option 9** Structured parking (approx. 230 spaces), 5 Full Parcels, without Pedestrian Corridor



## Town Center Parking OPTION 1

- Land Requirement: 3 Parcels (Rear)
- No Pedestrian Corridor

### Summary of Potential Improvements

Existing parking Spaces = 79  
 Resulting Parking Spaces = 111  
 Net New Parking Spaces = 32

Estimated Total Cost  
**\$1,359,000**

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
**\$12,245**

## Town Center Parking OPTION 2

- Land Requirement: 4 Parcels (Rear)
- No Pedestrian Corridor

### Summary of Potential Improvements

Existing parking Spaces = 79

Resulting Parking Spaces = 123

Net New Parking Spaces = 44

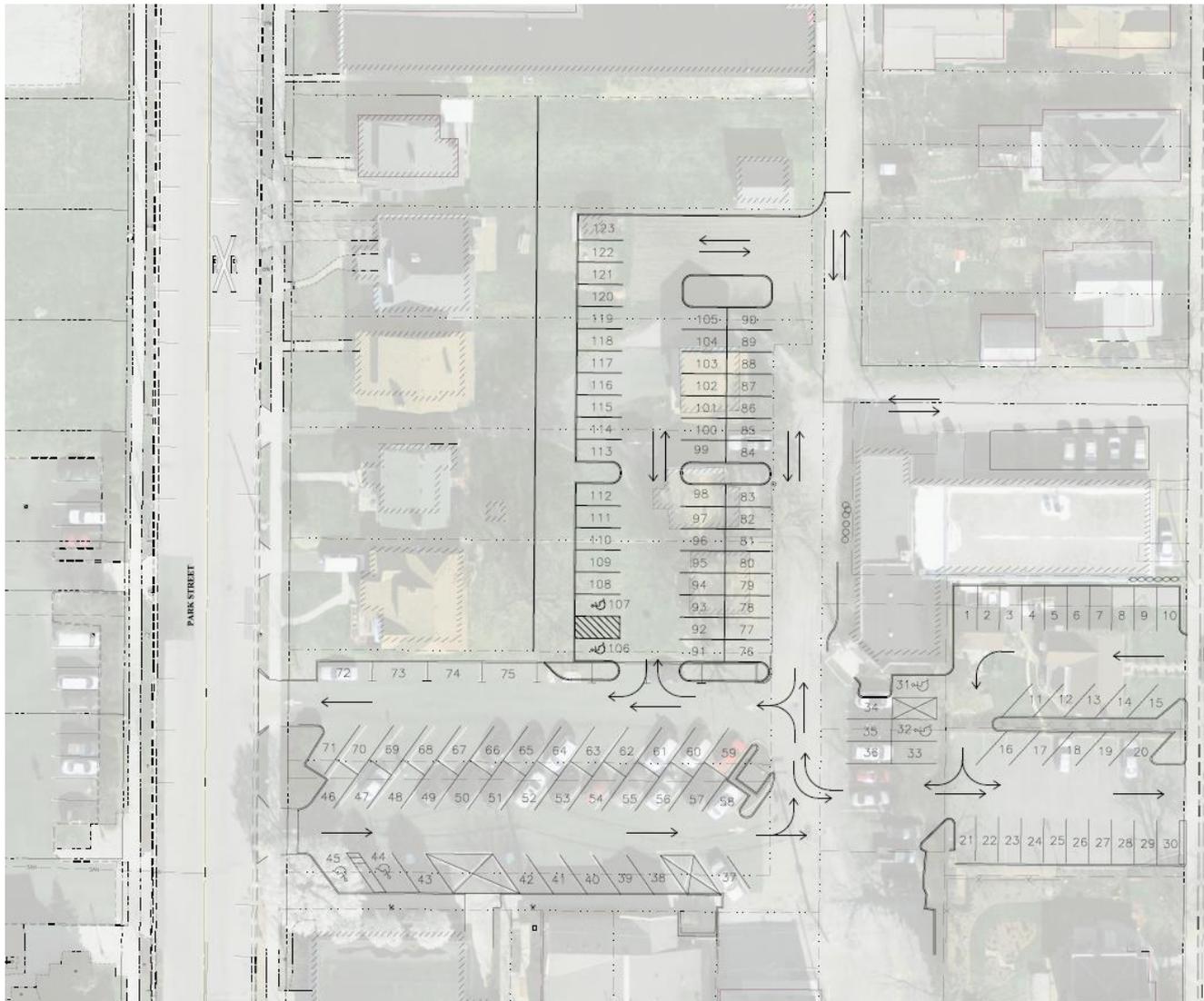
Estimated Total Cost

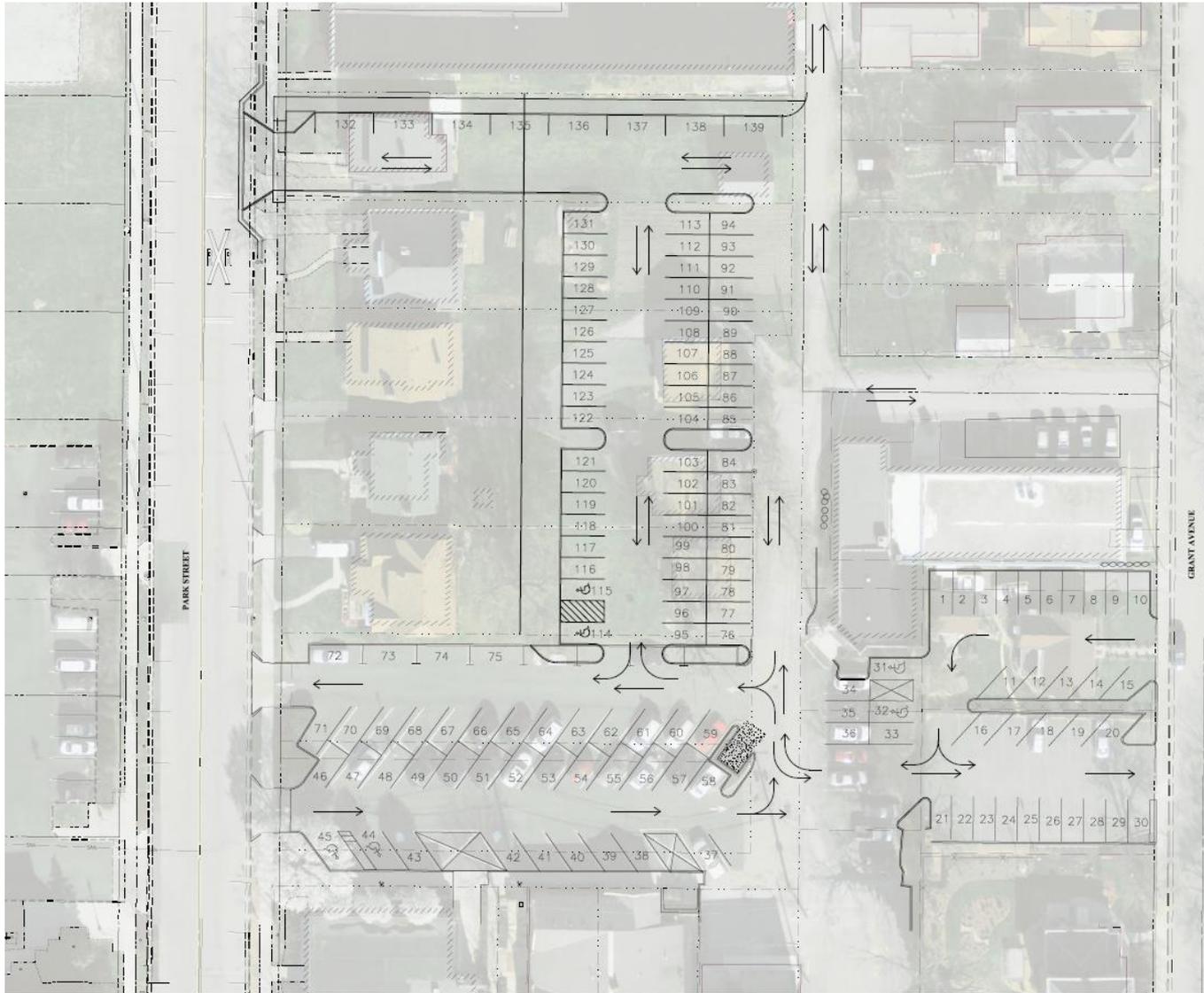
**\$1,533,000**

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)

**\$12,465**





## Town Center Parking OPTION 3

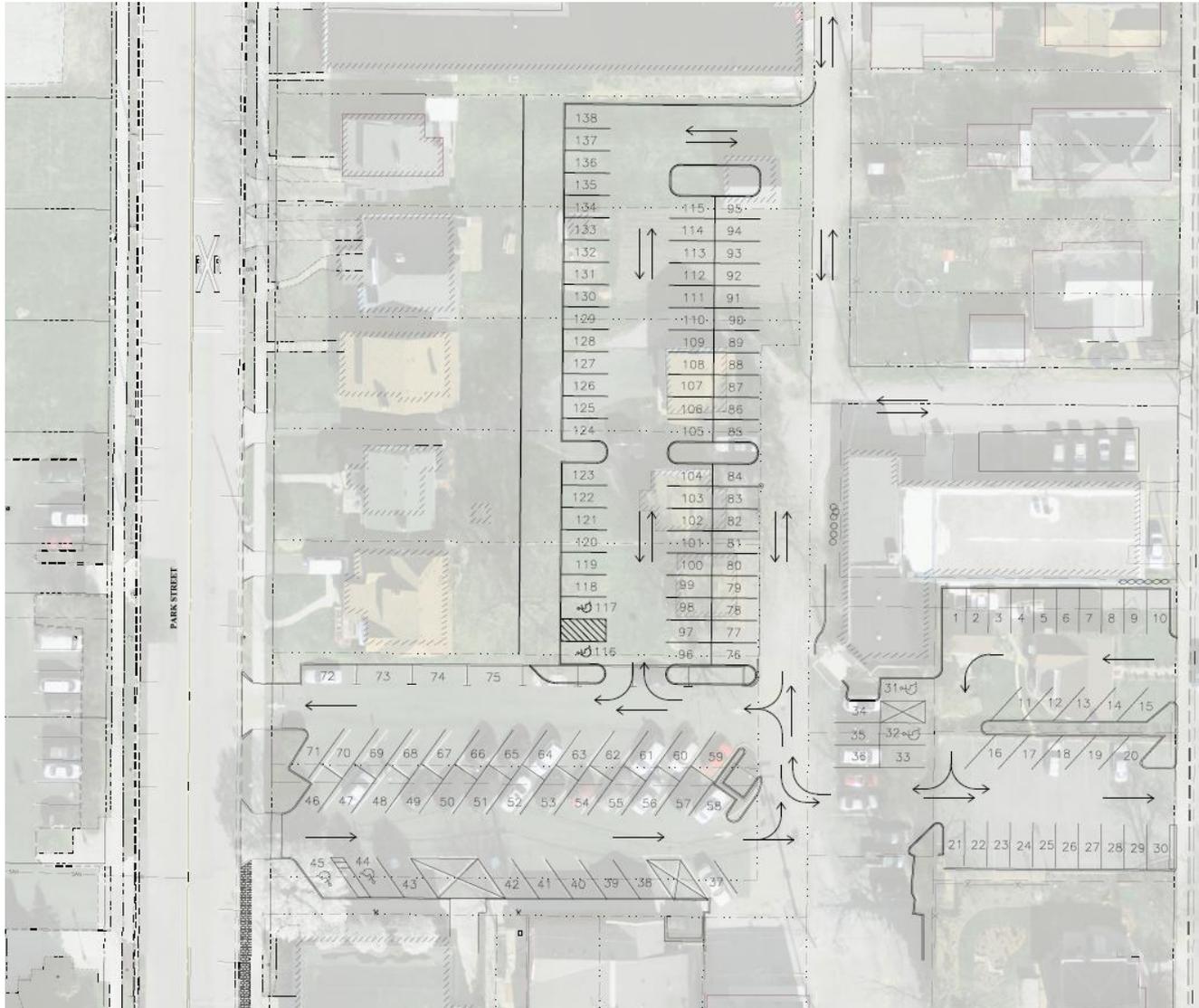
- Land Requirement: 4 Parcels (Rear) and 1 Parcel (Full)
- No Pedestrian Corridor
- Western access to Park Street

### Summary of Potential Improvements

Existing parking Spaces = 79  
 Resulting Parking Spaces = 139  
 Net New Parking Spaces = 60

Estimated Total Cost  
**\$1,887,000**  
 (includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
**\$13,575**



## Town Center Parking OPTION 4

- Land Requirement 5 Parcels (Rear)
- No Pedestrian Corridor

### Summary of Potential Improvements

Existing parking Spaces = 79

Resulting Parking Spaces = 138

Net New Parking Spaces = 59

Estimated Total Cost

**\$1,701,000**

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)

**\$12,325**

## Town Center Parking OPTION 5

- Land Requirement 3 Parcels (Rear)
- With Pedestrian Corridor

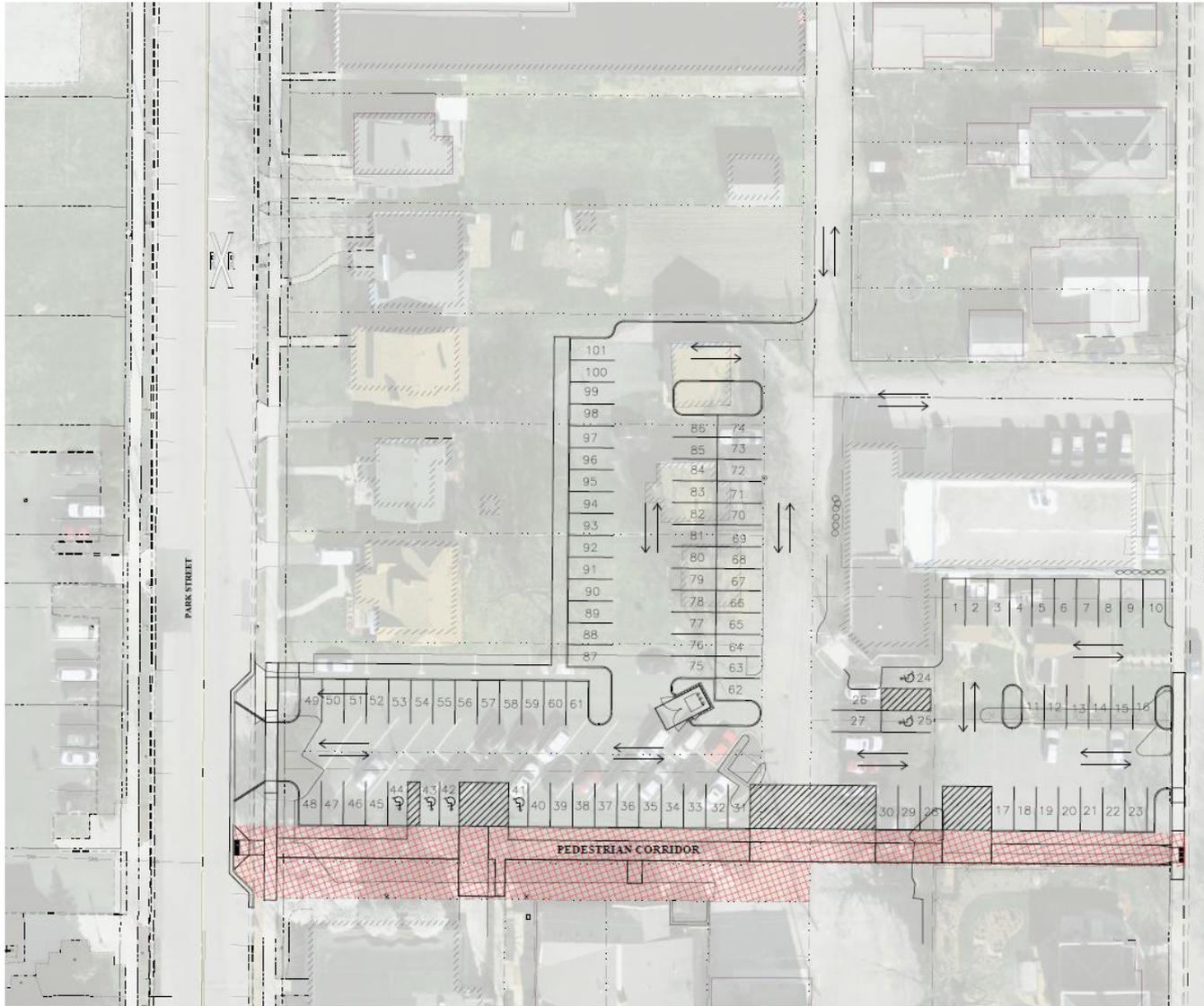
### Summary of Potential Improvements

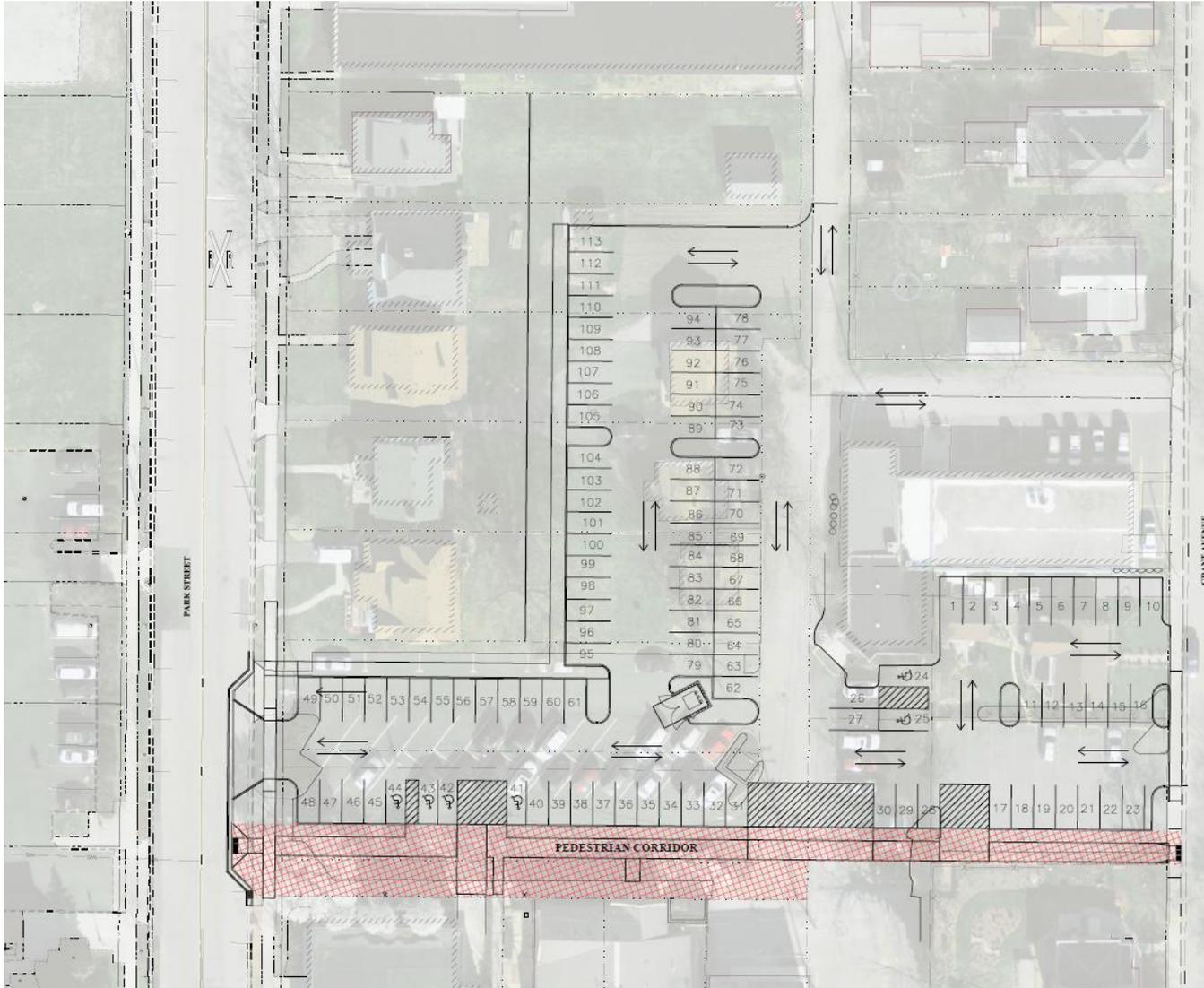
Existing parking Spaces = 79  
 Resulting Parking Spaces = 101  
 Net New Parking Spaces = 22

Estimated Total Cost  
**\$1,689,000**  
 (includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
**\$16,725\*\***

\*\* Includes cost for pedestrian corridor distributed over the per space costs





## Town Center Parking OPTION 6

- Land Requirement 4 Parcels (Rear)
- With Pedestrian Corridor

### Summary of Potential Improvements

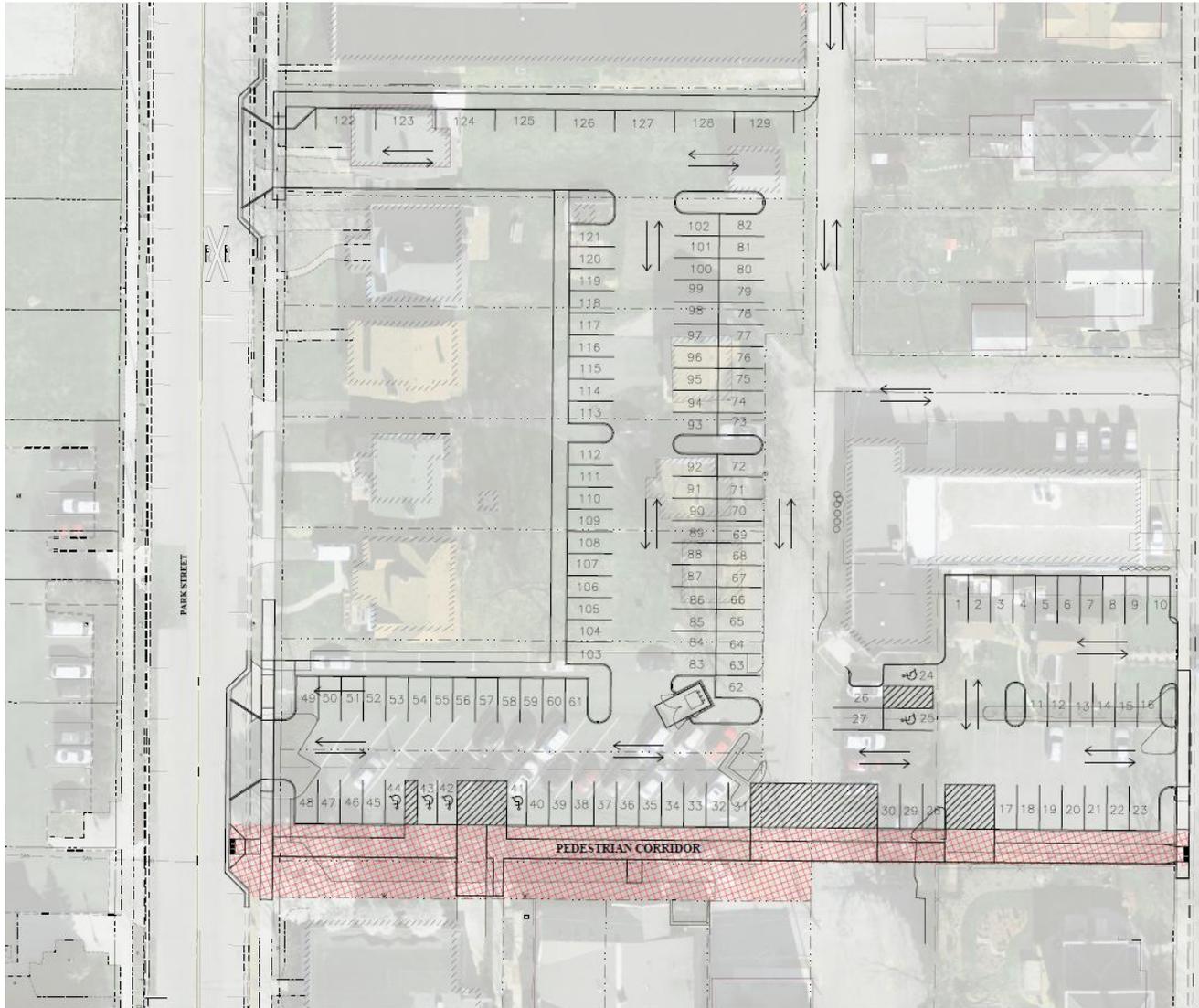
Existing parking Spaces = 79  
 Resulting Parking Spaces = 113  
 Net New Parking Spaces = 34

Estimated Total Cost  
**\$1,863,000**

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
**\$16,490\*\***

\*\* Includes cost for pedestrian corridor distributed over the per space costs



## Town Center Parking OPTION 7

- Land Requirement 4 Parcels (Rear) and 1 Parcel (Full)
- With Pedestrian Corridor
- Western access to Park Street

### Summary of Potential Improvements

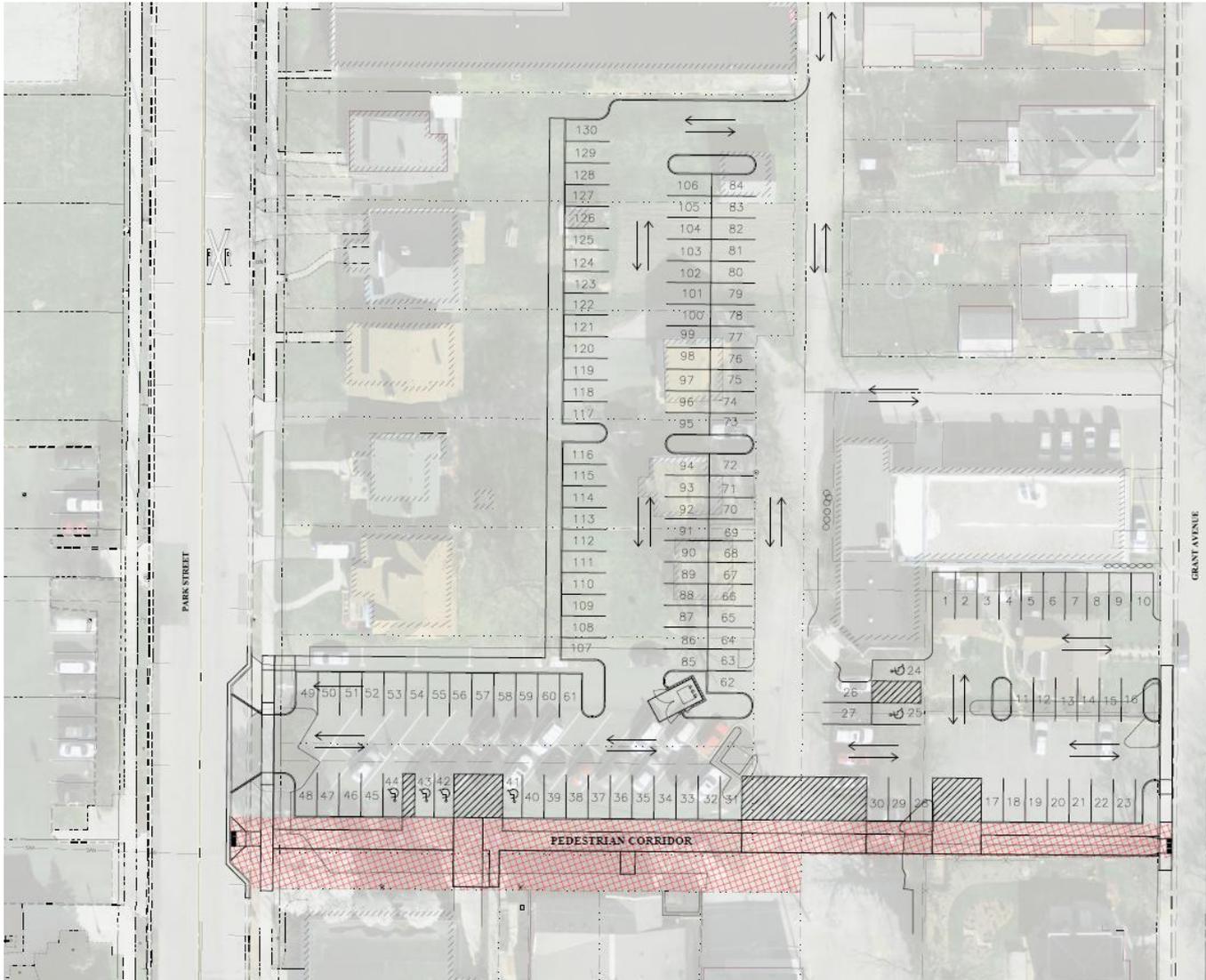
Existing parking Spaces = 79  
 Resulting Parking Spaces = 129  
 Net New Parking Spaces = 50

Estimated Total Cost  
**\$2,217,000**

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
**\$17,190\*\***

\*\* Includes cost for pedestrian corridor distributed over the per space costs



## Town Center Parking OPTION 8

- Land Requirement 5 Parcels (Rear)
- With Pedestrian Corridor

### Summary of Potential Improvements

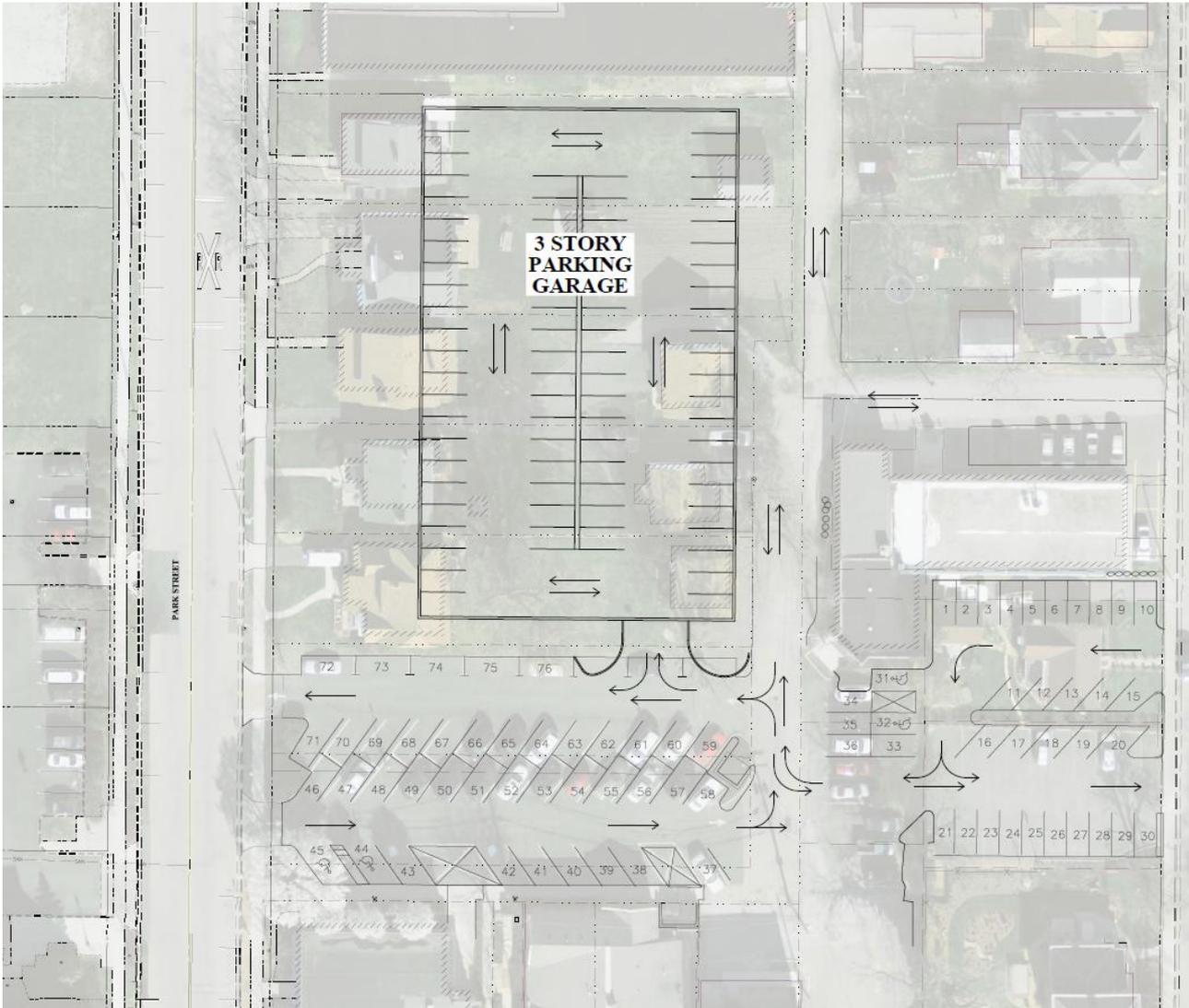
Existing parking Spaces = 79  
 Resulting Parking Spaces = 130  
 Net New Parking Spaces = 51

Estimated Total Cost  
 \$2,031,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
 \$15,625\*\*

\*\* Includes cost for pedestrian corridor distributed over the per space costs



## Town Center Parking OPTION 9

- Land Requirement 5 Parcels (Full Parcel)
- No Pedestrian Corridor

### Summary of Potential Improvements

Existing parking Spaces = 79  
 Resulting Parking Spaces = 306  
 Net New Parking Spaces = 227

Estimated Total Cost  
 \$6,935,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)  
 \$22,665



# Summary of Options

	NO PEDESTRIAN CORRIDOR				WITH PEDESTRIAN CORRIDOR				
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
<b>Parcels Required</b>	3 (Back)	4 (Back)	4 (Back), 1 (Full)	5 (Back)	3 (Back)	4 (Back)	4 (Back), 1 (Full)	5 (Back)	5 (Full)
<b>Total Parking Spaces</b>	111	123	139	138	101	113	129	130	306
<b>Net Increase in Parking</b>	32	44	60	59	22	34	50	51	227
Estimated Total Cost*	\$1,359,000	\$1,533,000	1,887,000	\$1,701,000	\$1,689,000	\$1,863,000	\$2,217,000	\$2,031,000	\$6,935,000
Cost per/Space (Total)	\$12,245	\$12,465	\$13,575	\$12,325	\$16,725**	\$16,490**	\$17,190**	\$15,625**	\$22,665
Cost per/Space (Net Gain)	\$42,470	\$34,840	\$31,450	\$28,830	\$76,775**	\$54,795**	\$44,340**	\$39,825**	\$30,550

\* Includes land acquisition, professional services, construction, and contingency funds

\*\* Includes cost for pedestrian corridor distributed over the per space costs (approx. \$235,000 for sidewalk and aesthetics)