

COUNCIL ACTION FORM

REQUEST: **JOINT USE TEMPORARY PARKING PLAN FOR WAL-MART ON
NORTH GRAND MALL PROPERTY**

BACKGROUND INFORMATION:

Request. Wal-Mart plans to construct a new Supercenter at 3105 Grand Avenue. This will replace the current Wal-Mart store at 3015 Grand Avenue and the former Dahl's grocery store at 3121 Grand Avenue. The two lots will be combined through a Plat of Survey to create a single parcel of land for the new Supercenter. (See *Attachment A, Location Map, and Attachment B, Applicant's Narrative.*)

The current Wal-Mart store would remain in operation through the majority of time during the construction of the new Supercenter. Wal-Mart Stores, Inc. is requesting approval of a Joint Use Parking Plan with North Grand Mall during construction of the new Wal-Mart Supercenter. Once the new development is complete the Joint Use would cease. The proposed spaces are primarily located northeast of the J.C. Penney store. (See *Attachment C.*)

The Joint Use Parking Plan and associated "Parking Lease Agreement" are necessary for Wal-Mart to maintain the minimum required parking ratio throughout the entire time of demolition of the two existing buildings and construction of the new Supercenter. The minimum required parking ratio is one parking space for every 300 square feet of gross floor area (3.33 spaces/1,000 sq. ft.). During certain periods of construction, on-site parking may not be adequate to meet these ratios. As the demolition and construction progresses, Wal-Mart estimates that per City standards there would be a need for between 81 and 206 parking spaces off-site in addition to their available on-site spaces.

When acting upon an application for approval of a Joint Use Parking Plan, the City Council may approve the Plan if it finds that the criteria described in Section 29.406(17)(b) of the Zoning Ordinance are met by the application. Those criteria, along with the applicant's and staff's responses, are included in the attached "Staff Analysis" section.

The signed Agreement has not yet been received, but will be provided prior to the City Council meeting.

ALTERNATIVES:

1. The City Council can grant the request for approval of a Joint Use Parking Plan for the Shops at North Grand, located at 2801 Grand Avenue.

2. The City Council can deny the request for approval of a Joint Use Parking Plan for the Shops at North Grand, located at 2801 Grand Avenue.
3. The City Council can grant the request for approval of a Joint Use Parking Plan for the Shops at North Grand, located at 2801 Grand Avenue, with modifications.
4. The City Council can refer this request back to staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDATION:

The City has established minimum parking requirements to assure that a business operates in a manner that is safe, attractive, and convenient without burdening the surrounding properties and streets with potential overflow traffic. Although replacement parking is not typically required during a business renovation, the request to open the new Supercenter without its completed on-site parking led to this request for Joint Use Parking. Staff believes the location of parking on the Mall site is conveniently accessible for Wal-Mart employees and users and that it meets the criteria for approval of a temporary Joint Use Parking Plan.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

This alternative will allow Wal-Mart to begin demolition of the existing vacant building on the site and construction of the new Wal-Mart Supercenter. In the event the Joint Use Parking Permit is denied, the new Supercenter would be delayed from opening until the parking lot improvements are complete.

STAFF ANALYSIS

Approval of a Joint Use Parking Plan. When acting upon an application for approval of a Joint Use Parking Plan, the City Council may approve the Plan if it finds that the criteria described in Section 29.406(17)(b) of the Zoning Ordinance are met by the application. These criteria, along with the applicant's and staff's responses, are provided below.

1. The analysis presents a realistic projection of parking demands likely to be generated.

Applicant's Response: During the construction phasing, the parking ratio will fall below the required parking ratio of 3.33/1,000 sq. ft. of gross floor area. The existing Wal-Mart building (101,209 gross square feet) will have ratio of approximately 1.66/1,000 sq. ft. (256 spaces) for approximately one month, due to construction of an underground storm water detention vault beneath the parking lot. The minimum number of required parking spaces required for the existing building, by the current parking standards, is 337 spaces. This would leave the site 81 parking spaces short for the one month period expected during the summer of 2016.

The proposed Wal-Mart Supercenter (155,105 gross square feet) will have a parking ratio of 2.07/1,000 square feet (321 spaces) for approximately three months at the time of its planned initial opening, due to demolition of the existing Wal-Mart store to construct parking. The minimum number of required parking spaces for the Supercenter building is 527 spaces. This would leave the site 206 parking spaces short for the three month period while the site is completed in late spring of 2017.

The applicant states that a minimum of 185 on-site parking spaces will be available while the existing Wal-Mart is open during construction. A minimum of 303 on-site parking spaces will be available once the new Wal-Mart Supercenter opens, but site construction will not yet be completed. The 300 joint use parking spaces allow Wal-Mart to achieve greater than the 1 space/300 sq. ft. ratio, throughout the entire construction process, as required by code.

Staff's Analysis: The proposed Wal-Mart Supercenter will include a total of 155,105 gross square feet of floor area. The retail portion of the building will comprise 153,921 square feet, and the remainder of the floor area (1,184 square feet) will be occupied by a fast food business. Given the minimum required parking ratio of 3.33 parking spaces for every 1,000 square feet of gross floor area for the retail portion, and a parking ratio of 12 spaces for every 1,000 square feet, a total of 527 parking spaces (513 for retail and 14 for fast food) as a minimum for the new building.

Staff believes the applicant's estimated number of parking spaces available during

various phases of the construction period represents a realistic projection of parking demands likely to be generated.

2. Peak demand is sufficiently distinct so that the City Council is able to clearly identify a number of spaces for which there will rarely be overlap of parking demand.

Applicant's Response: Lori Bosley, General Manager of the Shops at North Grand, states that: "Peak hours occur on Saturday afternoons. Peak parking is about 50 cars maximum in the areas in the Joint Parking Exhibit, which is generally made up of employees at the Shops. There are special occasions that use the parking area, including the Farmer's Market, Holub's and the snow cone vendor, but these events bring an additional 10-15 cars at most."

Tob Carr, Wal-Mart Operations Manager, states that: "The existing Wal-Mart parking lot is not being fully utilized. On an average Saturday, 80 cars would be expected, as was counted during the peak hours of Saturday, January 30, 2016."

Staff's Analysis: The 300 parking spaces identified on the North Grand Mall property, as shown in *Attachment C, Joint Use Parking Exhibit*, are seldom used by shoppers at North Grand, with the exception of the parking spaces located directly north of the J.C. Penney building, which are used by the patrons of vendors set up in the parking lot on Wednesday afternoons and Saturday mornings during the late spring, summer, and early fall weeks. A small number of parking spaces may be occupied at any given time by patrons of the Holub's Greenhouse operation and the snow cone vendor in the northeast corner of the North Grand parking lot during the growing season.

There are 320 excess parking spaces, beyond the minimum number required by the zoning code, in the northern portion of the North Grand Mall parking lot, which covers the parking area between 30th Street and the TJ Maxx store.

Staff believes that peak demand is sufficiently distinct for the 300 identified parking spaces included in the Parking Lease Agreement, so that there will rarely be overlap of parking demand.

3. Rights to the use of spaces are clearly identified so as to facilitate enforcement.

Applicant's Response: The Applicant has included Joint Use Parking Exhibits with the Parking Lease Agreement that clearly identify the 300 parking spaces that are available for use by employees and customers of the existing Wal-Mart building, and of the Wal-Mart Supercenter building, once constructed.

Staff's Analysis: The Parking Lease Agreement states that: "The leased parking spaces shall be provided on an unreserved 'first-come, first-served' basis, provided that certain of the leased parking spaces may be marked for the

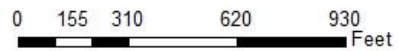
exclusive use of handicapped or disabled users if required under applicable accessibility laws.”

In this particular case, the Parking Lease Agreement will be in force for approximately eighteen months before the construction is complete, and all parking spaces for the Wal-Mart Supercenter will be located on the Wal-Mart site to meet the required parking ratio. Given the location of the leased parking spaces and the infrequency of their use by patrons and employees of businesses and vendors on the North Grand site, staff believes the need for enforcement will not be necessary.

Attachment A Location Map



Location Map 2801 Grand Avenue



Attachment B Applicant's Narrative



February 26, 2016

Department of Planning and Housing
City Hall, Room 214
515 Clark Avenue
Ames, Iowa

RE: JOINT PARKING USE AGREEMENT
PROPOSED WAL-MART SUPERCENTER NO. 749-05
AMES, IOWA

Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

Ladies and Gentlemen:

Please find attached the Joint Parking Exhibit, prepared by Manhard Consulting, Ltd., dated February 4th, 2016. As discussed with Ray Anderson on December 30th, 2015, the construction of the above-mentioned Wal-Mart Supercenter will require additional parking spaces to accommodate shoppers per City of Ames parking requirements. The existing Wal-Mart is located at 3015 Grand Avenue. The proposed on-site construction of the new Wal-Mart Supercenter will be at 3105 Grand Avenue. We have proposed a parking use agreement with the existing Shops at North Grand, located at 2901 Grand Avenue, directly south of the proposed Wal-Mart. In order to maintain a 3.33/1000 SF throughout the entire construction process, 300 spaces are being requested to be used as Joint Use in the existing JC Penny parking lot.

Lori Bosley, the General Manager of the Shops at North Grand, said that peak hours occur on Saturday afternoons. Peak parking is about 50 cars maximum in the areas in the Joint Parking Exhibit, which is generally made up of employees at the Shops. She included that there are special occasions that use the parking area, including the farmers market, Holub's and a snow cone vendor, but that these events only bring an additional 10-15 cars at most.

Tob Carr, the existing Wal-Mart Operations Manager said that the existing Wal-Mart parking lot is not being fully utilized. On an average Saturday, 80 cars would be expected, as was counted during the peak hours of Saturday January 30th, 2016.

A minimum of 185 on-site parking spaces are available while the existing Wal-Mart is open during construction. A minimum of 303 on-site parking spaces are available once the new Wal-Mart opens, but site construction is still being completed. The 300 joint use parking spaces allow Wal-Mart to achieve greater than 1 sp./300 sq. ft. ratio throughout the entire construction process, as required by code.

Based on this information, it is apparent that the shared usage of spaces in the northern parking lots within the Shops at North Grand parking lot will not hinder mall operations. Please let us know if you need any other information. Your prompt response is greatly appreciated.

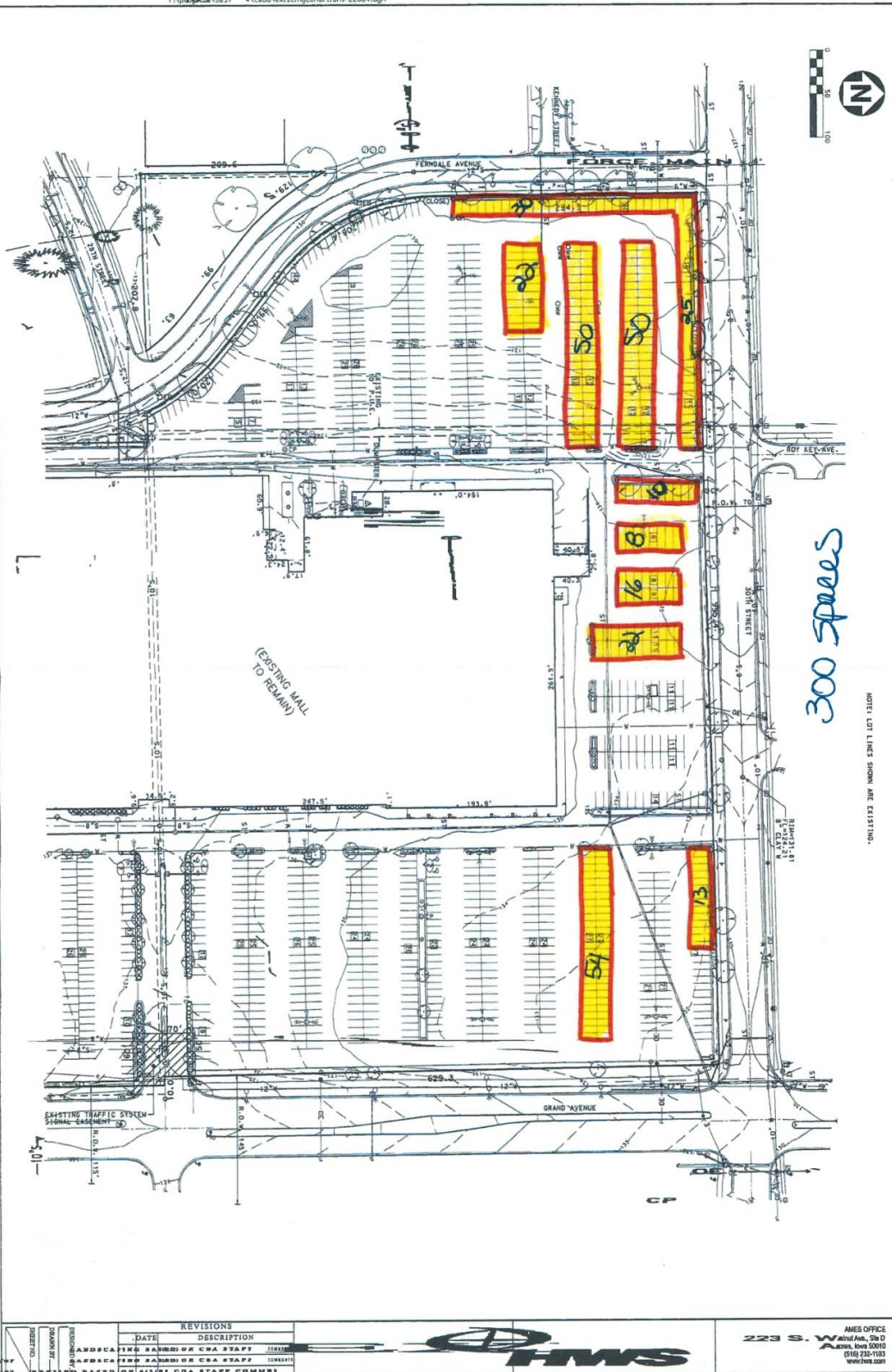
Yours truly,
Manhard Consulting, Ltd.

A handwritten signature in blue ink, appearing to read 'Dan Miletic', written over a horizontal line.

Dan Miletic
Project Engineer

Attachment C Joint Use Parking Exhibit (Page 1)

Joint Use Parking Exhibit Page 1 of 2



Attachment C
Joint Use Parking Exhibit (Page 2)



Google Maps

300 Spaces

Joint Use Parking Exhibit Page 2 of 2