

COUNCIL ACTION FORM

SUBJECT: FAREWAY REQUEST FOR TEMPORARY REMOTE PARKING ON CITY LOT 'N' DURING CONSTRUCTION OF NEW STORE

BACKGROUND:

Fareway plans to construct a new 24,247 sq. ft. grocery store at 619 Burnett Avenue. Fareway desires to keep the existing store (which includes 20,983 sq. ft.) open during construction. The amount of parking on site will be limited due to the construction of the new store on the east side of the property. In order to continue to operate the store, Fareway seeks approval of remote parking temporarily to address part of their parking requirement during construction.

There are currently 145 onsite parking spaces for the existing Fareway store. During construction, available parking will be reduced to 60 spaces through a combination of on-site spaces and credit for on-street parking abutting the site. Based upon the size of the new Fareway store, the Zoning Ordinance requires a minimum of 1/300 square feet of floor area (totaling 81 parking spaces for the new store) to be available. **The resulting need for up to 20 spaces can be supplied remotely according to Sec. 29.406(18) of the Zoning Ordinance.**

Downtown Lot N (City Hall) is located south of the Fareway property, across 6th Street. This lot includes a total of 86 spaces (See Attachment 'A'). These spaces are designated as 30 reserved; 3 publicly accessible spaces; 41 metered with a 10-hour limit, and 12 free parking spaces with a 10-minute limit. **Fareway requests allowing for remote parking in this lot, but not as traditional 24/7 reserved spaces. Fareway proposes to allow for the use of the 20 spaces on an as needed basis.**

The duration of the request is for approximately 12 months during the construction of the new store. The allowance of use for up to 20 of the metered spaces is not expected to be detrimental to City operations, as Fareway's peak operations are generally after 4 pm and on weekends, a time which aligns well with City Hall hours. The free and reserved parking are not affected by the proposal. Additionally, on street parking on 5th Street is often available to handle any overflow from Lot N.

City Council could choose to respond to the request by allowing use of metered parking at hourly rates, lease spaces at a reserved monthly rate, or allow for a "hang tag" system of allowing for employee parking in the lot within metered spaces without additional cost. **Provided City Council is amenable to allowing for temporary remote parking in Lot N, staff does not believe a fully reserved space option is needed by Fareway nor would it give flexibility to the public for use of Lot N when Fareway does not need the spaces. If Council choose the hang tag option, specific parking spaces are not guaranteed to Fareway during all hours of each day and if the lot is full, a Fareway users will need to find a different location to park.**

The City Council should note that recently Fareway worked with the City to meet our own temporary parking needs with the reconstruction of Parking Lot M behind City Hall. Fareway granted temporary access to 25 spaces on their property for City staff use, at no charge. The City agreeing to a no or nominal cost use of public parking spaces temporarily could be found to be consistent with the scope of the Fareway request similar to our recent assistance from Fareway.

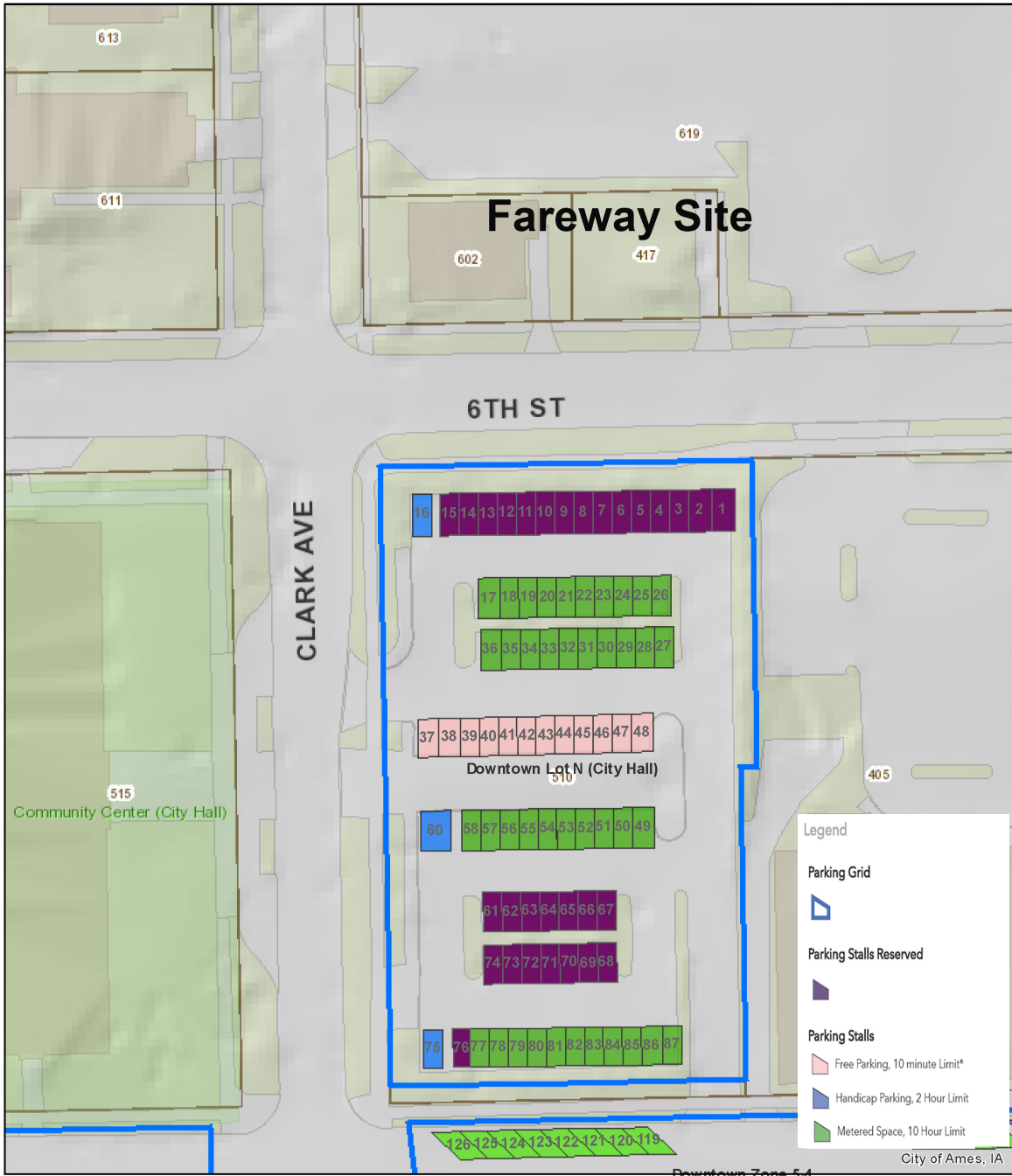
ALTERNATIVES:

1. Approve temporary remote parking for the construction of the new Fareway Store with use of the Parking Lot N as remote parking and direct the City Attorney to prepare a lease agreement with Fareway not to exceed the cost of \$1.00 per space for 20 metered spaces in Downtown Lot N for up to 18 months or until completion of the parking lot for the new Fareway store. *(This option calls for the use of 20 hang tags to distribute to Fareway for their use)*
2. Approve temporary remote parking for the construction of the new Fareway Store with use of the Parking Lot N as remote parking with no lease agreement and require payment of normal parking meter hourly rates at the time the spaces are utilized.
3. Approve temporary remote parking for the construction of the new Fareway Store with use of the Parking Lot N as remote parking upon Fareway entering into a lease for reserved parking spaces at a monthly cost of \$50.00 per space.
4. Do not approve the request for remote parking.

CITY MANAGER'S RECOMMENDED ACTION:

Fareway has been an important fixture of downtown Ames for many years. The City Council has previously voiced their support of Fareway's efforts to expand and update their facility through the process of addressing zoning ordinance amendments for the new store. The request for use of the City parking lot is unique due to the circumstances of the reconstruction. Due to requirements of the Zoning Ordinance, agreeing to remote parking is necessary for the project to proceed, even though the identified spaces in Lot N are already publicly available as metered spaces. Staff also notes that Fareway cooperated with the City in 2017 by providing free spaces to City employees during the reconstruction of our own parking lot.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the request from Fareway to lease 20 remote parking spaces at \$1.00 per space for up to 18 months during the construction of the new store.



**Ames Parking
Downtown Lot N**



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 1/16/2019

1 inch = 83 feet

ATTACHMENT 'B'- Letter



FAREWAY STORES, Inc
Corporate Office
715 8th Street, Boone, IA 50036-0070
515.432.2623 | Fax 515.433.4416

December 28, 2018

City of Ames
PO Box 811
Ames, IA 50010
Attn: Diane Voss, City Clerk

RE: Fareway Stores, Inc. – Remote Parking Request

SENT VIA E-MAIL TO: dvoss@city.ames.ia.us

Honorable Mayor and Council Members:

In June 2019, Fareway Stores, Inc. (“Fareway”) plans to begin construction and relocation of its store located at 619 Burnett Avenue in Ames, Iowa. Fareway anticipates completion of the project to occur in or around July 2020 (“Construction Period”).

Fareway respectfully requests the City of Ames (“City”) allow Fareway access to 15-20 metered or reserved City parking spaces during the Construction Period. Fareway will use the parking spaces only as needed and will identify these vehicles with a hangtag or other identification system, if necessary. The existing store will remain open while the new store is being constructed, resulting in reduced parking and the need for our request. Also, given the scope of the project, the requested parking is vital to Fareway’s operations and its customers during the Construction Period; especially after 4 p.m. on weekdays and on Saturdays.

Fareway envisions a similar practice implemented by the City and Fareway, where the City had access to 25 parking spaces on Fareway property during its construction project in 2017.

We appreciate your consideration of this important request. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Koby M. Pritchard". The signature is stylized with a large initial "K" and a long horizontal stroke.

Koby M. Pritchard
Fareway Stores, Inc.

cc: ESahlstrom@city.ames.ia.us
kdiekmann@city.ames.ia.us