

Project: Expand Front Parking Area at Cinnamon Municipal Complex **Cost: \$450,000 or \$225,000**

Project Description:

The parking area in front of the Cinnamon Municipal Complex (CMC) currently holds approximately 22 vehicles and the employee parking on the side of the building holds 55 vehicles, but is frequently full between the weekday hours of 7AM and 4PM. While this parking is sufficient for current operations at the CMC, it will not be adequate if the Recreation Department relocates to this building. The parking lot will need to be expanded to accommodate the additional activities at the CMC.

The parking lot expansion has two options. The first is anticipated to cost \$450,000, which includes engineering and design, landscape and tree removal, paving and grading and adding 185 additional spaces for a total of approximately 262 parking spaces. The second option is anticipated to cost \$225,000 and provide an additional 58 spaces for a total of 135 parking spaces. Both options include the appropriate number of handicap spaces, a 6-foot side walk from Cinnamon Drive to the parking lot, parking lot landscape curbs, light poles, and landscape and irrigation.

Need for Project:

- This project will make it easier for the relocation and expansion of the Recreation Department to the CMC to take place

Drawbacks:

- This could be paid for out of impact fees because it is growth related. The Recreation Facilities impact fee account currently has a balance \$502,000 and the General Municipal Facilities impact fee currently has an account balance of 524,000.
- The first option provides an additional 185 spaces that are not necessary now or in the near future. The second option which creates 58 spaces meets our needs much better.
- There is additional maintenance cost associated with expanding this parking lot, including lighting, asphalt maintenance, and landscape maintenance.

Staff Recommendation:

Staff recommends that the RDA Board not proceed with this project, and instead the City proceed with the \$225,000 project using impact fees.