

MEMORANDUM

TO: City Commission

THROUGH: Douglas Hutchens, Interim City Manager 

DATE: June 17, 2016

FROM: Robert C. Ironsmith, CRA Director

SUBJECT: Improvements to 500 Wood Street (Former First Baptist Church site) to define and enhance existing parking spaces as well as to create additional downtown parking and golf cart spaces

PRESENTER: Robert C. Ironsmith, CRA Director
Joan Rice, Traffic Engineer

RECOMMENDATION: Approve improvements to 500 Wood Street

BUDGET IMPACT: \$50,000 from previously approved (001-1801-515-6301) parking funds for improvements to 500 Wood Street

ATTACHMENTS: Site design

PAST ACTION: Item postponed from June 16, 2016 Commission meeting

NEXT ACTION: Initiate improvements in July to coincide with loss of Keller (Douglas Avenue) parking spaces

BACKGROUND: As a measure to provide a more defined and aesthetically pleasing parking lot, staff has developed a site plan and design on the City-owned 500 Wood Street property, which adds downtown parking spaces and golf cart spaces. The attached design shows the addition of 26 parking spaces and 8 golf cart spaces in a more visually pleasing layout. Funding for this project is available through a previously approved budget amendment which allocated \$111,500 for downtown parking lot improvements. The budgeted funds for parking lot improvements were initially contemplated to be used on the Mease Materials property (592 Main Street) but that deal did not materialize for a number of reasons (expense, current parking demand in this area of Downtown, etc.) and staff is now recommending enhancing the former First Baptist Church parcel (500 Wood Street).

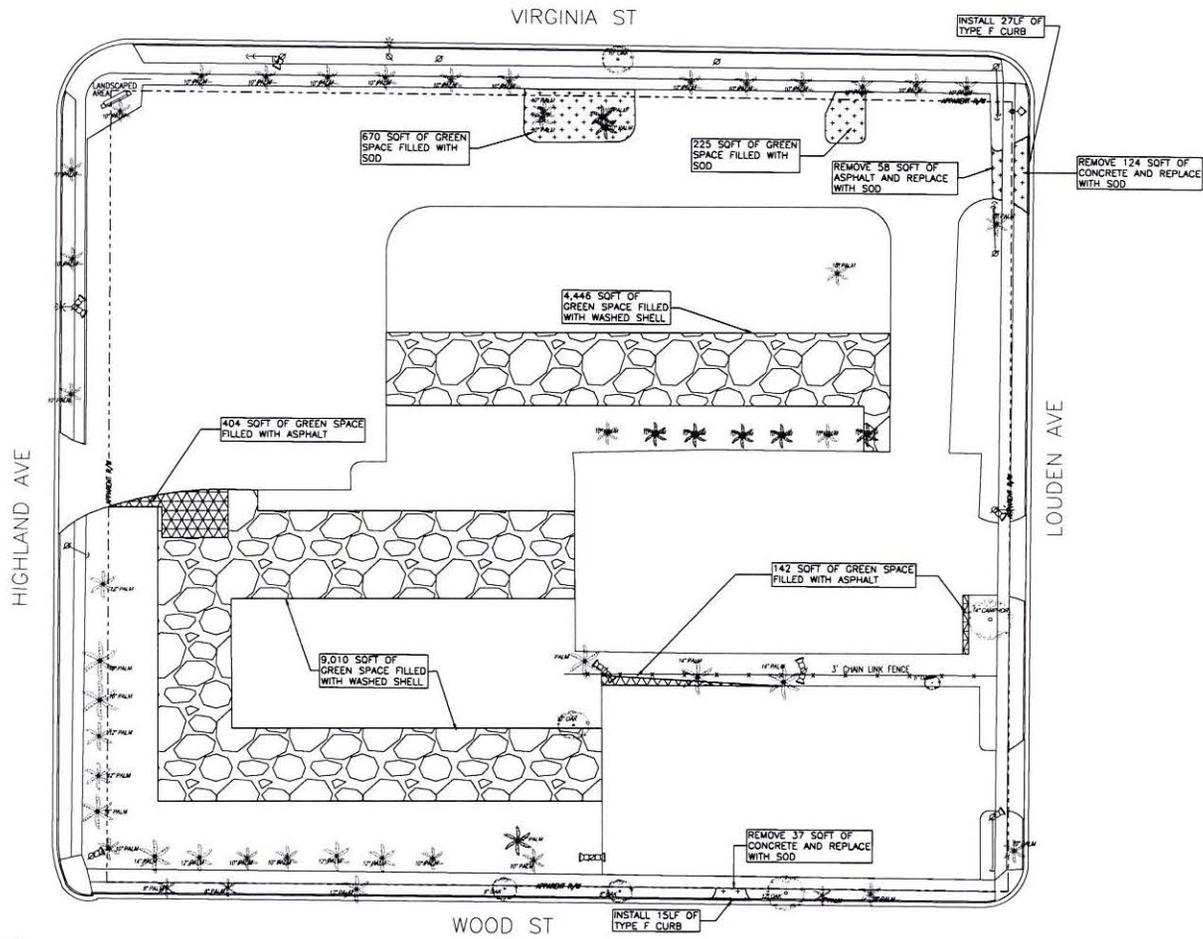
The improvements to 500 Wood Street (which include wheel stops, pavement sealing, asphalt, shell, landscaping, irrigation, bike racks and railroad ties) are estimated to cost \$50,000 and are viewed as a measure to enhance and provide additional downtown parking and golf cart spaces in a high demand area. As the future plans for the 500 Wood Street property are not expected to occur for several years, the addition of parking spaces with proximity and visibility to Main Street is seen as highly desirable. It is also important to note that the overall condition of this property (City-owned) has deteriorated over the years and staff has received concerns and complaints from adjacent property owners.

The remaining funds from the prior approved budget amendment (\$111,500 (budgeted) - \$50,000 (cost of the project) = \$61,500) are recommended to be used to address other opportunities that present themselves to increase parking stock.

Please note staff has been re-investigating the ability for an arrangement with the Mease Hospital Inc. (592 Main Street) to lease parking at their Mease Materials property, but at this time for a number of reasons a deal structure has not developed.

Staff recommends moving forward with improvements to 500 Wood Street to create a more defined and aesthetically pleasing lot that will enhance the existing parking area as well as add downtown parking and golf cart spaces.

500 WOOD STREET PARKING LOT PLAN.DWG



REMOVE 1,114 TOTAL SQFT OF CONCRETE AND OR ASPHALT AND REPLACE WITH SOD
INSTALL 42 TOTAL LF OF TYPE F CURB
546 SQFT OF NEW ASPHALT
13,456 SQFT OF WASHED SHELL



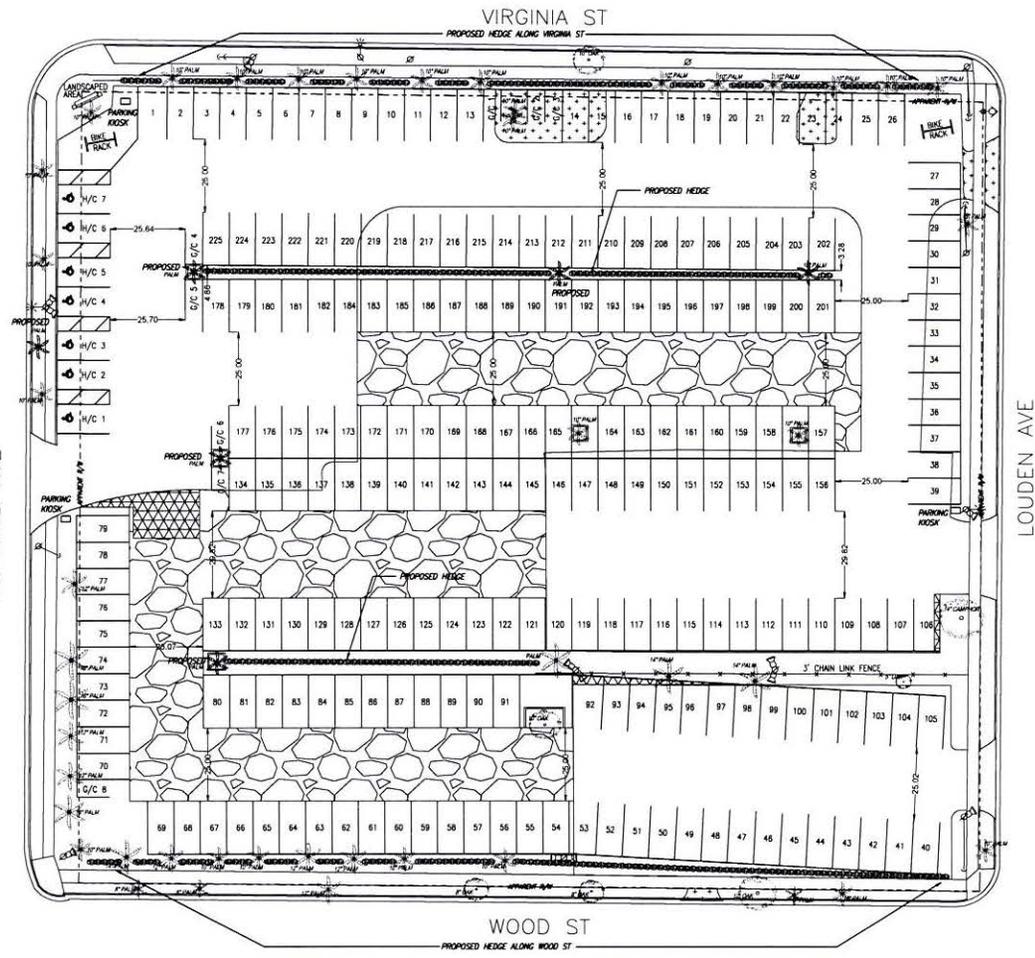
CITY OF DUNEDIN
 DEPARTMENT OF
 PUBLIC WORKS & UTILITIES
 (727) 298-3000
 P.O. BOX 1348
 DUNEDIN, FL
 34697-1348

DRAWN BY: WRC
 DESIGNED BY: JAW/PMC
 CHECKED BY: JAW
 SCALE: 1" = 20'
 DATE: JUNE 2016

500 WOOD STREET PARKING LOT PLAN
 EXISTING CONDITIONS, REMOVAL AND INSTALL
 AKA FORMER BAPTIST CHURCH SITE

NO.	DATE	REVISIONS	APP'D. BY

ENGINEER: JOAN M. RICE
 DATE: 02/26/16
 PE NO: 52746



7 HANDICAP SPACES
225 9X18 PARKING SPACES
8 6X11 GOLF CART PARKING SPACES
1 ADDITIONAL BIKE RACK
4 ADDITIONAL PALM TREES
845 LF OF HEDGES
TO BE FILLED WITH ASPHALT
TO BE FILLED WITH WASHED SHELL
TO BE FILLED WITH SOD



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500 WOOD STREET PARKING LOT PLAN PARKING LAYOUT

AKA FORMER BAPTIST CHURCH SITE

NO.	DATE	REVISIONS	APP'D. BY	ENGINEER: JOHN M. RICE
				DATE:
				PE NO.: 52746
				SHEET 1 OF 2