



Eileen Donoghue
City Manager

MEMORANDUM

TO: Mayor Leahy and Members of the City Council

FROM: Eileen Donoghue, City Manager *ED*

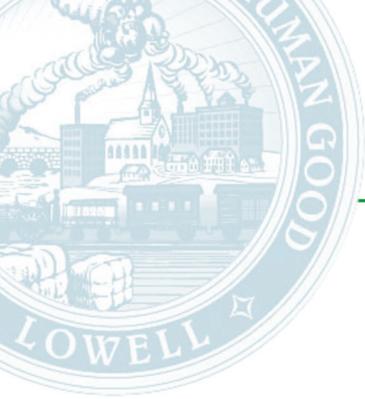
DATE: August 11, 2020

SUBJECT: **Motion by C. Nuon, 3/10/20** Req. City Mgr. Investigate Working With Middlesex Community College Regarding Construction Of New Parking Garage On The Davidson Street Parking Lot In Order To Free Up Parking At Other City Facilities

As requested by the City Council, I have been in communication with Middlesex Community College President James Mabry to discuss the prospect of the College constructing a parking facility on the City owned Davidson Street Lot. Given MCC's high rate of usage in City garages, a parking facility at this location constructed specifically to meet the parking needs of the college's students and staff would be valuable in addressing the current and anticipated parking limitations downtown.

The attached letter has been sent to President Mabry which formally proposes the idea and details the mutual advantages of a potential college-constructed parking facility.

While the current circumstances derived from the public health crisis make the prospect of a construction project of this nature being initiated in the immediate term unlikely, I will continue to remain in contact with the College about the feasibility of this proposal and will keep the Council apprised of pertinent developments.



Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

August 5, 2020

Dr. James C. Mabry, President
Middlesex Community College
33 Kearney Square
Lowell, MA 01852-1987

Dear President Mabry:

In regards to the current parking concerns we are facing and the extensive development in the Hamilton Canal Innovation District, the City must prepare a plan to address current and future parking limitations. The City applied for, and has been awarded a grant through the Department of Housing and Community Development's Housing Choice Community Grant Program in order to plan for current and future parking needs.

We anticipate that the parking study results, slated to be finalized in mid-2021, will verify that the community is in need of additional parking spaces in order to sustain our vibrant community.

The City is currently constructing a 900 space parking garage that includes 1,200 square feet of retail space in the Hamilton Canal Innovation District (HCID). These spaces will provide for HCID development, the new Justice Center and the Lowell National Park.

Currently the City and Middlesex Community College (MCC) Lowell have a mutual agreement for approximately 500-700 spaces of intermittent parking throughout our garage system and the Davidson Street parking lot. MCC's cost of the parking agreement over a three year period is \$2,498,472, and the agreement expires July 2021.

The Davidson Street parking lot offers a unique opportunity for both Middlesex Community College and the City of Lowell in addressing parking concerns. The City anticipates that a parking garage constructed at the Davidson Street lot would enable MCC to accommodate students and faculty parking needs as well as provide potential revenue through evening and off season parking to accommodate the Lowell Memorial Auditorium, Merrimack Repertory Theatre, area residential development, and community needs.

We would like to propose the potential of MCC constructing a parking facility on the City owned Davidson Street Lot to meet the parking needs of MCC's students and faculty as well as the communities and look forward to meeting with you to discuss the mutually beneficial proposed parking plan at your convenience. Thank you for your consideration.

Sincerely,

Eileen Donoghue
City Manager