



Nicholas Navin
Parking Director

MEMORANDUM

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Diane N. Tradd, Director of Planning and Development/Asst. City Manager
Nicholas Navin, Parking Director

SUBJECT: Council Motion of 7/24/18 by Councilor Nuon
Request City Manager investigate the feasibility of constructing a new parking garage on the Davidson Street Parking Lot in order to free up parking in other City facilities

DPD and the Parking Department have done a very preliminary review of the site's potential, and it appears the construction of an approximately 1,000 space parking garage seems feasible at-a-glance. There are some apparent challenges, such as the site's proximity to the river and its location within a 100-year flood zone. In order to fully investigate the feasibility, an industry-leading parking design consultant should be hired to complete a site feasibility/parking study. The City could then proceed with the design of a new garage at the Davidson Street lot.

A parking garage on Davidson Street could yield a large number of parking spaces within the downtown, principally and primarily by creating ample inventory to shift Middlesex Community College's transient parking out of the Leo Roy and Joe Downes garages, thereby unencumbering up to 500 day time spaces within our two primary downtown parking garages.

In order to move this project forward, we were successful in getting the following earmark included in the Economic Development Bill:

\$3,000,000 shall be expended for the City of Lowell for the design and engineering of a 1,000 space parking garage on the site of a current surface parking lot

The City will continue to work with the Delegation to advocate for this funding to be included in future capital spending plans.

DT/NN
8/10/18

Cc: Kara Keefe-Mullin, Assistant City Manager