



DATE: August 5, 2024
TO: Michelle Hale and Committee of the Whole (COW)
THROUGH: Katie Koester, City Manager
FROM: Denise Koch, Engineering and Public Works Director
SUBJECT: Capital Civic Center – Parking Impacts

Feedback on the current version of the Capital Civic Center in spring of 2024 indicated a concern about the decreased parking area, exacerbating the already limited daytime parking availability. Furthermore, the access to the Commons between the Capital Civic Center and Centennial Hall appears to be very tight, potentially inhibiting the option use the Commons for vehicular access, whether for parking or loading/unloading equipment for events.

Given that the use of the Commons is yet to be determined and the sufficiency of existing parking is a concern, parking impacts of the proposed Capital Civic Center were analyzed with two assumptions at opposite ends of the use spectrum: 1) the Commons as open space, and 2) Commons as a fully enclosed, heated and cooled Assembly “theatre space”. Please see the [Parking Assessment for the New JACC](#) prepared by CBJ, July 2024.

Parking needs for the Capital Civic Center with the Commons as open space came to 62 spaces for the entire facility (0 spaces for the Commons). Considering the Commons as enclosed Assembly theatre space generated 126 parking spaces required for the facility including the 64 spaces of that for the Commons.

There are 522 parking spaces on the entire block, 331 of which are owned by CBJ. Taking into account spaces that are committed to other users through lease agreements and the 49 spaces that would be lost with construction of the Commons, 102 of the 331 CBJ-owned spaces would remain for use by the Capital Civic Center. (See chart on p.4 of Parking Analysis).

The impact of the two options is summarized in the chart below:

	New JACC – “open” Commons	New JACC – “Theater” Assembly
Net Spaces Available	102	102
Parking Spaces Needed	-62	-126
Net Impact	40	-24

Consequently, the “low build” option would leave 40 spaces available for other users. The more intense use of the Commons would require parking lease agreements and/or use of street parking for the additional 24 spaces needed.

It should be noted that this parking analysis does not consider the required parking for Centennial Hall or the other facilities on the site, but instead is based on current site parking usage. The numbers in the Parking Assessment report are the best estimates that staff could develop based on the information available. A comprehensive parking strategy for this area could provide a benefit to all users of this site and eliminate the ambiguity associated with parking delineation.

If the Assembly should decide to invest in design of the connecting Common space, staff strongly recommends that a comprehensive parking analysis of the site, as recommended in the attached assessment, be included in this effort. This will better inform decisions about the potential uses and occupancy of the space. Cost of operations and maintenance of this space should also be taken into consideration, as the Capital Civic Center will be operated and maintained by CBJ.