

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 11/7/2025

**Re:** Public Parking lot – Next to new Johnston Drive

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## **Overview:**

Business owners and residents who shop, eat, and visit Downtown Pineville have asked for additional parking options in the downtown area. The Town will have available land left over from where the town had to purchase a property for the Johnston Drive Realignment project.

The Town had originally asked NCDOT to include the public parking lot in an amended scope of the Johnston Realignment after we received a direct grant from the Federal Government. NCDOT and the FHWA would not amend the scope because the parking lot was not in the original project.

However, due to the direct grant from the Federal Government the Town is anticipating having an excess of approximately \$900,000 in the project budget that was going to be the Town's original match to the project. The Town can use this money for the initial cost of Phase I, which will be the engineering work and land development process at a cost of \$20,000 (this will need to be accomplished prior to construction). After the engineering documents are complete, town staff will bring back the anticipated construction costs as a Phase II to ask Town Council if they would like to solicit bids for the construction of the parking lot.