Petersburg Station Park & Ride Facility Update

City of Petersburg

Rebuilding our Foundation for a Brighter Future
Project Team

- Lionel D. Lyons, Deputy City Manager
- India Adams, Assistant to City Manager
- Reginald Tabor, Economic Development Manager
- Tangela Innis, Director of Public Works & Utilities
- Charles Koonce, Director of Mass Transit
- Stephanie B. Harris, Deputy Director of Mass Transit
- Temidire Okeowo, CIP Manager
- Bill Riggleman, Project Manager
- Michelle Peters, Director of Planning & Community Development
- Kate Sangregorio, Historic Preservation Planner
- John Hines, Building Official
- Robert Floyd, Director of Budget and Procurement
- Patrice Elliott, Director of Finance
- Patrice Strachan, Project Manager (DRPT)
Rebuilding our Foundation for a Brighter Future

The Petersburg Station Park and Ride project was presented and approved by City Council on March 5, 2019.

Per the March 5, 2019 minutes City Council voted and approved the following motion:

- City Council affirms the existing surface parking lot behind the Transit Center and the two adjacent parcels at 38 and 42 S Union Street as the location of the Park and Ride structured lot, which is the location included in the grant application and approved by VDOT and it is further recommended that the City Council considers and approves a **Scope, Budget Estimate and Draft Development Schedule of the Park and Ride Structured lot** and authorizes the City Manager to execute all documents required to access the VDOT Smart Scale funding and contract documents necessary to complete the project with **Option "E."**
Site History

• 100 West Washington, 38 and 42 South Union Street properties were originally purchased for the purpose of building a Transit Facility with a Transit Center Parking Garage in 2007.

• The scope was reduced due to funding and a small asphalt lot was built.
  • Demolition of two vacant blighted buildings on site was deferred as a result.

• The new project aims to enhance the current lot and expand the parking capacity.
Project Sites- Petersburg Area Transit Lot

• 38 and 42 South Union St
38 and 42 South Union St.

- Originally purchased by City for Transit Center Parking Garage
- Appraisal Report in 2015
- Built c1910 and 1912
- #42 not accessible due to 2\textsuperscript{nd} floor collapse
- Approx. 7,800 SF and 11,760 SF
- Fair to Poor Condition
- Valued at $120,000 and $190,000 (2015 appraisal)
- Wood framed structures with brick bearing walls
- Both buildings open to the elements
Council Approved Plan - Option E

- 76,500 sq. ft
- 3 ½ Stories
- 215 Spaces
Project Renderings
Project Renderings

Rebuilding our Foundation for a Brighter Future
NEED IDENTIFIED BY VDOT IN 2013’S PARK & RIDE LOT INVENTORY STUDY

CONDITIONS INCLUDE 200 PARKING SPACES MINIMUM

MUST BE LOCATED NEAR TRANSIT STATION

STATE (CTB) WILL COVER 100% OF $8M BUDGET; NO LOCAL MATCH REQUIRED
Timeline

**June 2016**
City of Petersburg won competitive grant-Smart Scale

**March 2019**
Council Approved Project- Option E

**January 2018**
City hired Guernsey Tingle to provide a feasibility study for the Petersburg Park and Ride facility

**June 2019**
Project transferred from VDOT to DRPT in June 2019

**July 2019**
July 1st - project effective and State funds became available

**November 2019**
Award contractor bid

**December 2019**
Performance Agreement executed by the DPRT and the City of Petersburg

**December 2020**
Begin construction

**December 2022**
Complete construction

**December 2023**
Project closeout

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Rebuilding our Foundation for a Brighter Future
Petersburg Station Park & Ride Facility

<table>
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<tr>
<th>Year</th>
<th>Funding</th>
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# Project Budget Estimate

## Park & Ride Parking Facility

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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*Rebuilding our Foundation for a Brighter Future*
Performance Agreement Milestones

➢ Award Contractor Bid - November 1, 2019
➢ Start Construction - December 15, 2020
➢ Complete Construction - December 31, 2022
➢ Project Closeout Date - June 30, 2023
Next Immediate Steps

1) City Council approval of appropriations from Commonwealth Transportation Board for FY19 ($1.2M)

2) Section 106 Review
   Staff Lead- Kate Sangregorio, Planning & Community Development
   • Evaluates the project for its impact on historic resources
   • State review required for projects that have Federal interest
   • Determination would not hinder project progress, but could require mitigation for loss of historic buildings (mitigation could include; documentation of buildings, pictures or plaque recognizing the structure)
   • Timeline includes staff completion of application (started)
   • DHR 30-day initial review and comment period
   • This review was anticipated in the report provided by Guernsey Tingle

3) Develop Invitation For Bid (IFB) for the Construction Management Firm

4) Develop Request for Proposal (RFP) for the Project Management Firm

5) Select a Demolition Contractor
   • Quotes have been received and will be reviewed by project management team
Petersburg Station Park & Ride Facility Update

City of Petersburg

Virginia
City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 5, 2019
TO: The Honorable Mayor and Members of City Council
THROUGH: Aretha Powell-Bennivides, City Manager
THROUGH: Lionel D. Lyons, Deputy City Manager
FROM: Regional Labor, Economic Development Manager,
Office of Economic Development and Charles Keonce,
Transit General Manager
RE: Smart Scale/BB2 Project -- Petersburg Station Park and Ride
Structured Lot

PURPOSE: This is a status report and recommendation regarding the Park and
Ride Structured Lot that was awarded funding through the Virginia
DOT Smart Scale (formerly BB2) grant program in 2016.

REASON: To affirm the Scope, Budget Estimate and Draft Development
Schedule of the Petersburg Station Park and Ride Structured Lot.

RECOMMENDATION: City Council affirms the existing surface parking lot behind the
Transit Center and the two adjacent parcels at 38 and 42 S Union Street as the location of the
Park and Ride structured lot, which is the location included in the grant application and approved
by VDOT. It is further recommended that the City Council considers and approves a Scope,
Budget Estimate and Draft Development Schedule of the Park and Ride Structured Lot, and
submits this for City Manager to execute all documents required to access the VDOT Smart Scale
funding and complete the project.

BACKGROUND: The City of Petersburg submitted an application for grant funding to
construct a Park and Ride Parking Structure adjacent to the City’s Transit Center. The

Rebuilding our Foundation for a Brighter Future
SUBMISSION FORM FOR ITEMS REQUIRING REVIEW

Item: Multiple Year Agreement for Use of Commonwealth Transportation Funds Six Year Improvement Program Approved Project UPC 109368

Summary:
Please review the attached agreement between the City of Petersburg and the Commonwealth of Virginia for the Park and Ride Structured Lot. The Commonwealth asked that the City highlight Articles § 1.1, § 2.1, § 2.2, § 2.6 and § 6.2. Once the City Attorney and City Manager approve the agreement, the Department of Rail and Public Transportation has asked that the Director of Mass Transit “Put the Agreement in the On-line Grant Administration System.

Background:
The Park and Ride project was presented and approved by City Council on March 15, 2019. City Council gave the City Manager the authorization to execute all documents required to access the VDOT Smart Scale Funding and contract documents necessary to complete the project (see attached agenda cover sheet and meeting minutes).

Department Head Signature: [Signature] Date: 8-2-19

Reviewed by: [Signature] Date: 8-7-2019

Co: Lionel D. Lyons, Deputy Director of Development
    Tangela Innis, Director of Public Works
    Reggie Tabor, Economic Development Manager
Re: Petersburg Station Park and Ride Structured Lot

Dear Ms. Roscher and Mr. Wagner:

In 2016, the City was awarded an $8,000,000 grant from the Virginia Commonwealth Transportation Board (CTB) to build a park and ride facility on Petersburg Area Transit (PAT) property. This project is 100% funded with no local match requirement. The total project budget is $7,022,000, which includes a $1,021,031 contingency.

The proposed Petersburg Station Park and Ride Facility will be built next to the current PAT transit facility. The proposed location is the current Transit asphalt parking lot and two vacant buildings. The City respectfully requests written confirmation of two issues that have arisen due to the property's federal interest. The first issue is whether a 106 review is required if federal dollars are not used to build the facility. The second issue is whether the City must reimburse the Federal Transit Authority (FTA) for the useful life of the current asphalt lot.

Whether a 106 review is required if federal funds are not used for the construction of the facility.

It is the City's understanding that a Section 106 Review applies when the nature of the project is federally funded, licensed, or permitted, not the mere presence of a property in a historic district or listed on the National or State Registry of Historic Places. (https://www.dhr.virginia.gov/environmental-review/frequently-asked-questions-federal-reviews/#FAQ01). The City recognizes that there is a federal interest in the real estate property. The City is also aware that federally funded projects require a Section 106 Review. The Park and Ride Structure is 100% funded by the Commonwealth of Virginia. It is the City's belief that due to the funding source of the proposed newly constructed park and ride facility that a 106 review is not required. Please confirm this determination in writing.

Whether the City must reimburse the FTA for the useful life of the current asphalt lot. According to FTA C 5010.1 B (48) Disposition: The settlement of the federal interest in project property that is no longer needed for the originally authorized purpose.

13 August 2019

Ms. Aretha R. Ferrell-Benvides
City of Petersburg
Office of City Manager
135 North Union Street
Petersburg, Virginia 23803

Re: Petersburg Station Park and Ride Structure
City of Petersburg
DHR File # 2019-0238

Dear Ms. Ferrell-Benvides:

The Department of Historic Resources (DHR) has received your letter dated 6 August 2019 regarding the above referenced project. It is our understanding that the City of Petersburg received a grant award of $8 million from the Virginia Commonwealth Transportation Board (CTB) to build a park and ride facility on Petersburg Area Transit (PAT) property. The proposed Petersburg Station Park and Ride structure is planned to be constructed next to the PAT facility on the current Transit asphalt parking lot and in the footprint of two vacant buildings. The purpose of your 6 August correspondence is to clarify two issues. The first is whether or not a review pursuant to Section 106 of the National Historic Preservation Act, as amended, and its implementing regulation 36 CFR Part 800 is necessary, and if the City must reimburse the Federal Transit Authority (FTA) for the useful life of the current asphalt lot.

As stated in your letter, the proposed park and ride structure will utilize a VCTB grant award without the need for any Federal funding. If the undertaking is not funded in whole or in part by Federal money, or if federal license or permit is not needed, then Section 106 review is not necessary. However, if the existing Transit asphalt parking lot was acquired or constructed with financial assistance from FTA and the Petersburg Station Park and Ride structure represents a change from the City's original plans for which it applied for Federal funding, consultation under Section 106 may be necessary. Pursuant to 36 CFR §800.3(c) it is up to the federal agency, in this case the FTA, to determine if the action is subject to Section 106. By copy of this letter DHR requests that the FTA informs us if it believes the City's use of the Transit parking lot is subject to Section 106 review.
Option D

**Advantages:**
- Building Footprint avoids historic buildings
- No parking on sloped ramps
- Access close to Transit Center

**Disadvantages:**
- Expensive 2-way elliptical ramp
- Long distance from entry to bulk of parking on 3rd and 4th floors
## Petersburg Park & Ride

### Budget Project Cost Summary

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