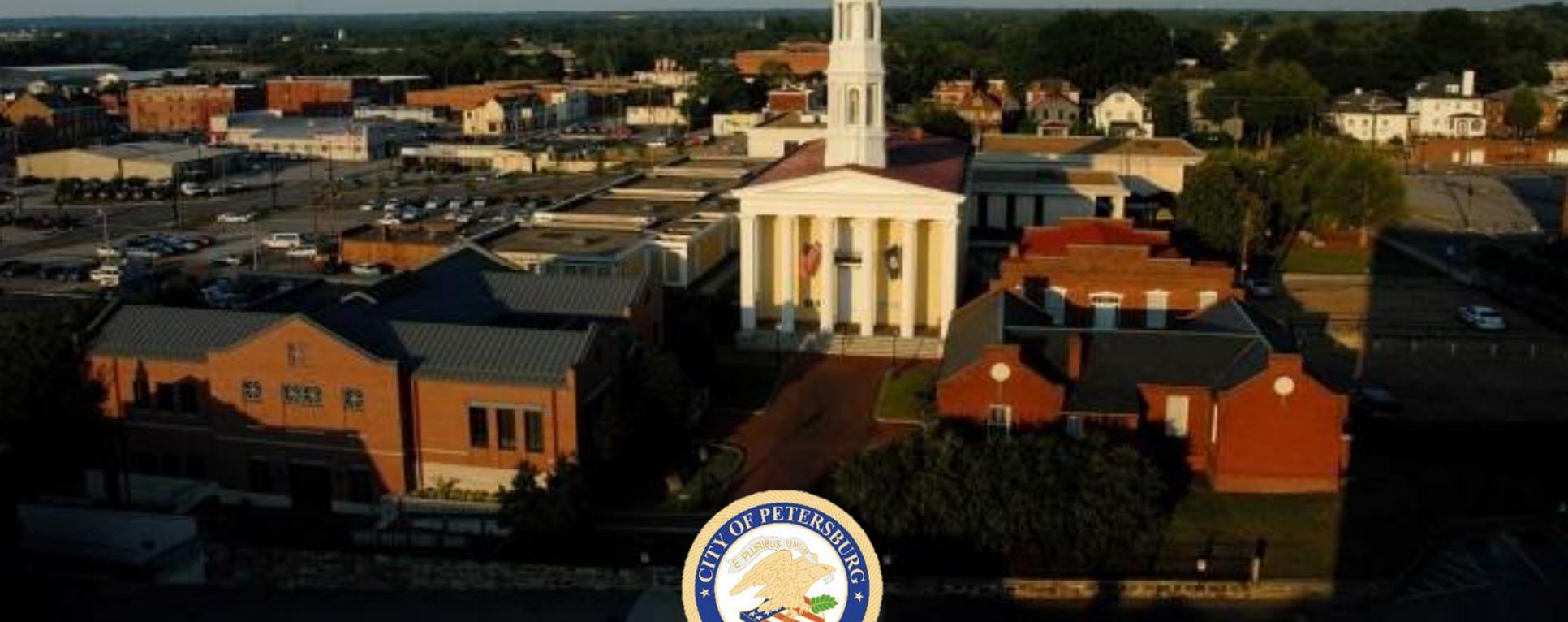


# *Petersburg Station Park & Ride Facility Update*

## *City of Petersburg* VIRGINIA



# 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)



# Council Approval- March 2019



- 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.



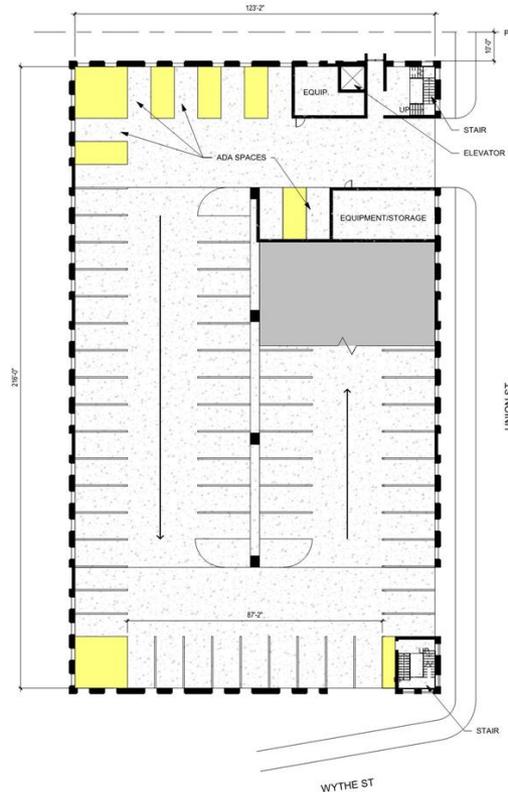
- Originally purchased by City for Transit Center Parking Garage
- Appraisal Report in 2015
- Built c1910 and 1912
- #42 not accessible due to 2<sup>nd</sup> floor collapse
- Approx. 7,800 SF and 11,760 SF
- Fair to Poor Condition
- Valued at \$120,000 and \$190,000 (2015 appraisal)
- Wood framed structures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



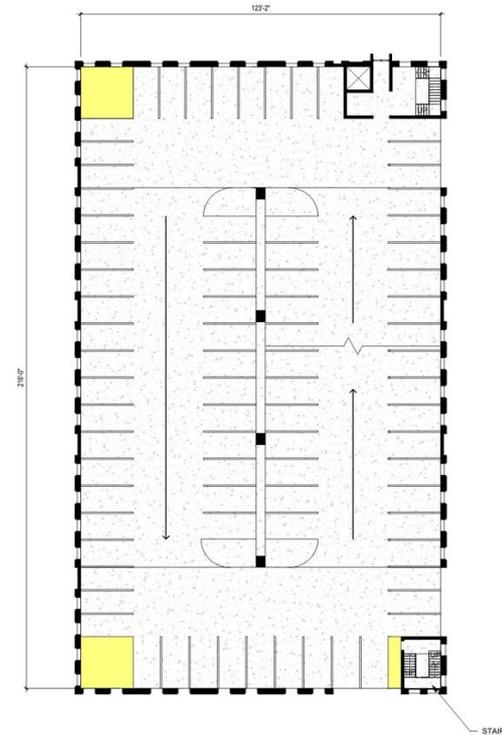
# Council Approved Plan- Option E

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

Ground Floor



Second Floor



# Project Renderings



*Rebuilding our Foundation for a Brighter Future*

# Project Renderings



*Rebuilding our Foundation for a Brighter Future*

# Project Renderings



*Rebuilding our Foundation for a Brighter Future*

# VDOT- Smart Scale Project Guidelines



NEED IDENTIFIED BY  
VDOT IN 2013'S PARK &  
RIDE LOT INVENTORY  
STUDY



CONDITIONS INCLUDE 200  
PARKING SPACES  
MINIMUM

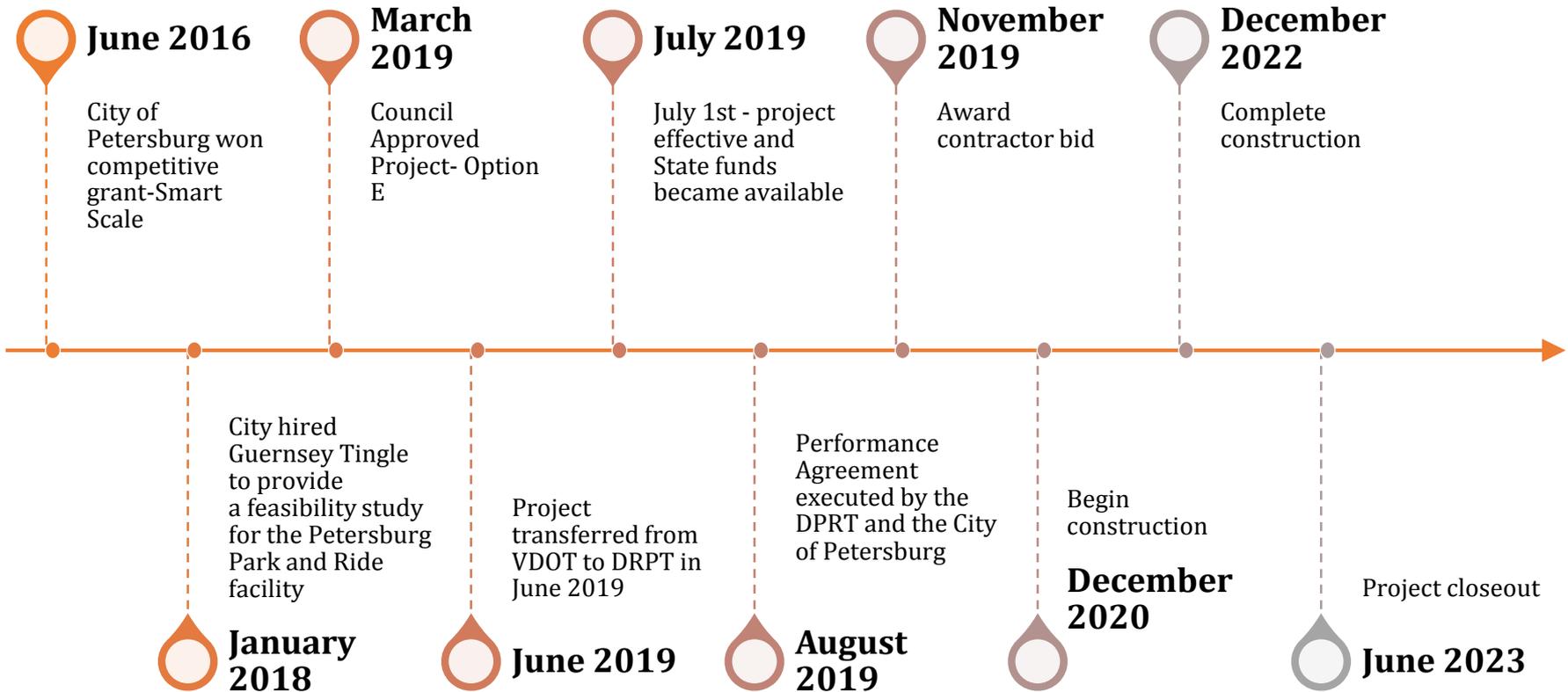


MUST BE LOCATED NEAR  
TRANSIT STATION



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

# Timeline



# Commonwealth Transportation Board (CTB) Funding FY19-23



<b>Petersburg Station Park &amp; Ride Facility</b>	
<i>Year</i>	<i>Funding</i>
<b>Fiscal Year 2019</b>	\$1,270,296
<b>Fiscal Year 2021</b>	\$1,499,291
<b>Fiscal Year 2022</b>	\$2,503,851
<b>Fiscal Year 2023</b>	\$2,726,562

# Project Budget Estimate



<b>Park &amp; Ride Parking Facility</b>	
<b>Parking Spaces</b>	215
<b>Land &amp; Site Analysis</b>	\$86,500
<b>Site Development</b>	\$678,060
<b>Building Construction</b>	\$5,473,187
<b>Furnishings &amp; Equipment</b>	\$30,000
<b>Architectural Engineering Fees</b>	\$503,123
<b>Other Fees &amp; Soft Costs</b>	\$36,000
<b>Subtotal Project Costs</b>	\$6,806,870
<b>Contingency</b>	\$1,021,031
<b>Total Project Budget</b>	\$7,828,000
<b>Cost per Parking Space</b>	\$36,409

# 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**

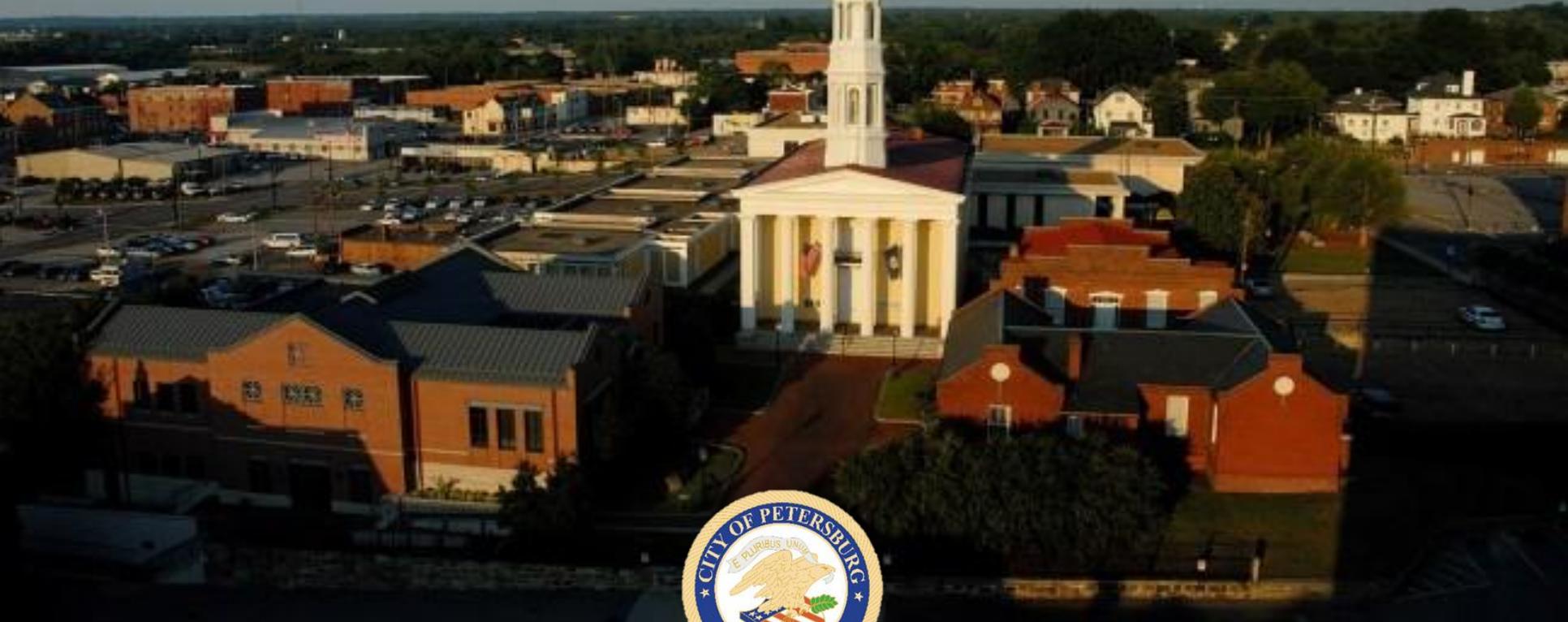
**4) Develop Request for Proposal (RFP) for the Project Management Firm**

**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 Council Approval- March 5 2019



## City of Petersburg

### Ordinance, Resolution, and Agenda Request

**DATE:** March 5, 2019

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Aretha Ferrell-Benavides, City Manager

**THROUGH:** Lionel D. Lyons, Deputy City Manager

**FROM:** Reginald Tabor, Economic Development Manager,  
Office of Economic Development and Charles Koonce,  
Transit General Manager

**RE:** Smart Scale/HB2 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 HB2) 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 authorizes the City Manager to execute all documents required to access the VDOT Smart Scale funding and contract documents necessary to 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

# Performance Agreement- August 2019



Petersburg Area Transit  
100 W. Washington St,  
Petersburg, VA 23803  
Phone: (804) 733-2450

Charles Koonce, Jr., Director of Mass Transit

## SUBMISSION FORM FOR ITEMS REQUIRING REVIEW

**Item:** Multiple Year Agreement for Use of Commonwealth Transportation Funds Six Year Improvement Program Approved Project UPC 109308

### 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 "Pen" 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 coversheet and meeting minutes).

Department Head Signature: Charles P. Koonce, Jr. Date: 8-2-19

Date item need to be reviewed by: August 9, 2019

Reviewed by: [Signature] Date: 8/7/2019  
[Signature] Date: 8/7/2019  
[Signature] Date: \_\_\_\_\_

Co: Lionel D. Lyons, Deputy Director of Development  
Tangela Innis, Director of Public Works  
Reggie Tabor, Economic Development Manager

# 106 Review



## City of Petersburg

Office of the City Manager  
135 North Union Street  
Petersburg, Virginia 23803

(804) 733-2301  
Fax 732-9212  
TDD 733-8003

August 6, 2019

Karen Roscher  
Federal Transportation Administration  
1760 Market Street, Suite 500  
Philadelphia, PA 19103-4124

Marc C. Wagner  
Senior Architectural Historian  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, Virginia 23221

### 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 \$7,828,000 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/#FedQ1>). 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 E (48) Disposition: The settlement of the federal interest in project property that is no longer needed for the originally authorized purpose.



## COMMONWEALTH of VIRGINIA

### Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler  
Secretary of Natural Resources

Julie V. Langan  
Director

Tel: (804) 367-2323  
Fax: (804) 367-2391  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

13 August 2019

Ms Aretha R. Ferrell-Benavides  
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-Benavides:

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 (VCTB) 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 extant 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 a 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 plan for which it applied for federal funding, consultation under Section 106 may be necessary. Pursuant to 36 CFR §800.3(a) 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 inform us if it believes the City's use of the Transit parking lot is subject to Section 106 review.

Administrative Services  
10 Courthouse Ave.

Eastern Region Office  
2801 Kensington Avenue

Western Region Office  
962 Kime Lane

Northern Region Office  
5357 Main Street





# Petersburg Park & Ride

## Budget Project Cost Summary

				Option B	Option E
<b>Land &amp; Site Analysis</b>				\$ 86,500	\$ 86,500
<b>Site Development</b>				\$ 678,060	\$ 678,060
<b>Building Construction</b>				\$ 6,680,564	\$ 5,473,187
<b>Furnishings &amp; Equipment</b>				\$ 30,000	\$ 30,000
<b>Architectural Engineering Fees</b>				\$ 662,639	\$ 503,123
<b>Other Fees &amp; Soft Costs</b>				\$ 36,000	\$ 36,000
<b>Subtotal Project Costs</b>				\$ 8,173,763	\$ 6,806,870
<b>Contingency</b>				\$ 1,226,064	\$ 1,021,031
<b>Total Project Budget</b>				\$ 9,400,000	\$ 7,828,000
<b>Parking Spaces</b>				215	215
<b>Cost per Parking Space</b>				\$ 43,721	\$ 36,409