

# PARKING AND PLANNING PROJECTS

## Parking Alternatives - City of Rochester, Minnesota



Albersman & Armstrong, Ltd. staff was retained by the City of Rochester, Minnesota to provide a detailed analysis of planning alternatives to facilitate a selection by City staff. The scope of services provided for this planning analysis included;

1. Summarize Funding Sources
  - a. Parking Enterprise Fund
  - b. Tax Increment Financing
2. Prepare Block Diagrams for Alternatives Sites
  - a. Number of Levels / Spaces
  - b. Bay Width
  - c. Net New Spaces
3. Economic Analysis of Alternative Sites
  - a. Development Costs
  - b. Land Assembly
  - c. Other Costs (skyway, roadwork, etc.)
  - d. Revenue Potential
  - e. Operating Expenses
4. Comparison of Alternatives based on the following criteria
  - a. Ability to Satisfy Parking Demand
    - i. Employees
    - ii. Transients
    - iii. Event Parking
  - b. Economics
  - c. Development Impact
  - d. Development Obstacles
  - e. Urban Design Impact