January 15, 2013

TO: Commissioners, Director and Deputy Directors

FROM: Ryan Head, Transportation Funding Coordinator

SUBJECT: Kuna Park and Ride Decision Briefing

Staff Report for January 23, 2012 Commission Meeting

Executive Summary
On May 16, 2012, the ACHD Commission directed staff to complete a feasibility study for a potential park and ride site in the City of Kuna. The potential site is on City-owned land on 2nd Street in downtown Kuna. Staff has completed this evaluation and is seeking further Commission direction for how to proceed with the project.

Project Background
In 2009, ACHD received a federal earmark to construct a park and ride in the vicinity of Kuna. At the March 23, 2011 ACHD Commission meeting, the Commission directed staff not to proceed with the construction of the project. The primary concern was the lack of consensus on a preferred site between the city, ACHD, and the public. Further, constraints on the funding created risk with proceeding at that time. It was, however, recognized that a park and ride in Kuna would be valuable to Commuteride. Staff was directed to reevaluate this project at a later time. As a result of the Commission’s decision, the earmark funds were reprogrammed.

On April 3, 2012, ACHD staff attended a Kuna City Council meeting during which the city expressed renewed interest in the construction of a park and ride to serve city residents. In their discussion two sites were identified. After further review, ACHD Staff recommended further investigation of a site on 2nd Street.

Staff will be presenting the findings of the feasibility analysis to the Kuna City Council on January 15, 2013. The outcome of that meeting will be presented as part of the staff report.

Commuteride currently has 9 vans serving 100 riders in Kuna. Routes originate from four informal park and ride sites.

Feasibility Study Results
Since the May meeting, Staff completed the following tasks as part of the feasibility analysis:
- Obtained information on potential cost share and land use requirements.
- Evaluated stormwater treatment options.
- Completed concept designs to evaluate potential site layout and cost estimates.

Cost Share and Land Use Requirements
Staff is presenting cost share options to the Kuna Council during the January 15, 2013 Council meeting. ACHD staff will present the results of this discussion as part of the staff report. Preliminary indications are that City participation would be limited to lease of the site and ongoing maintenance.
The 2nd Street site is subject to a Special Use Permit, which requires more elaborate public outreach, design review, landscaping requirements, etc. While the project would be subject to these requirements, City staff has indicated that they would assist ACHD by running the project through there process on ACHD’s behalf and would allow phased implementation of the requirements.

**Stormwater Treatment Options**

As part of the feasibility analysis, staff completed a geotechnical report and review of stormwater treatment options. Constraints in the area limit treatment options. As part of the analysis, it was determined that in order to meet ACHD’s stormwater requirements, it would not be possible to simply pave and paint the site as a park and ride. Staff looked at two options for treating stormwater: an onsite pond or use of low-impact development (LID) techniques, including the use of permeable pavers and landscaped drainage swales. The cost of these two options is described below.

**Conceptual Designs and Cost Estimates**

Staff developed two different conceptual designed based on the two stormwater treatment options. Images of these options are attached.

<table>
<thead>
<tr>
<th>Option Includes</th>
<th>Parking Spaces</th>
<th>Design Costs</th>
<th>Construction Costs</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 – Standard Lot with Pond</td>
<td>Paving, striping, landscaping, lighting, shelter, bike lockers, on-site pond, curb, gutter, and sidewalk</td>
<td>91</td>
<td>$54K</td>
<td>$410K</td>
</tr>
<tr>
<td>Option 2 – Low-Impact Development Lot</td>
<td>Paving, striping, landscaping, lighting, shelter, bike lockers, permeable pavers, drainage swales, curb, gutter, and sidewalk</td>
<td>86</td>
<td>$144K</td>
<td>$727K</td>
</tr>
</tbody>
</table>

These costs may be reduced by reducing landscaping and lighting, though some amount of this is required under the land use requirements. The shelter and bike lockers could also be removed.

**Financial Analysis**

The 2nd Street site is the principal parking for the City parks that surround the lot. Use of the lot as a park and ride would have limited conflict with the park uses which would occur primarily during evenings and weekends. Since the site would be shared use, staff recommends not seeking federal funds for the project as federal requirements are onerous for shared use sites.

Long term maintenance of the parking surface is estimate at less than $12,000 over a 20 year period. Kuna is expected to participate in ongoing operational maintenance.

**Direction Requested**

1. Which design option does the Commission support moving forward?
2. How would the Commission direct staff to proceed with the project? Options for proceeding include:
   a. Proceed with project immediately. Add project into the budget during the next budget adjustment.
   b. Prioritize the project into the next Five-Year Work Program update. Program as it fits into that program.
   c. Do not proceed with the project.

**Recommendation**

Proceed with Option 1. Prioritize the project in the next Five-Year Work Program update.

Attachment(s): Diagrams of Design Options
CC: Project File, Planning and Projects Files, Central File
Option 1 – Standard Lot with Pond
Option 2 – Low-Impact Development Lot