

# NOKOMIS CENTER REVITALIZATION

Project: COLONIA LANE PARKING PLAN (TR-10)

**Project Type:** County Project

**Project and Background Description:**

Construct public parking for the Nokomis Commercial Center near Martha Lane and for the Colonia Lane Commercial and Industrial Area near the railroad tracks. Coordinate parking projects with the Colonia Lane roadway reconstruction project. Consider developing shared stormwater facilities for area businesses.

Preliminary analysis shows that there are parking conflicts and a deficit of commercial parking in the Nokomis Commercial Center and in the commercial and industrial area along Colonia Lane. Several existing commercial and multi-family businesses on Colonia Lane have pull-in parking lots, which force motorists to back onto the roadway. Non-conforming developments on some small lots have limited on-site parking and motorists must park within the right-of-way. Parking conflicts are a particular concern at the intersection of Colonia Lane and U.S. 41 where there are vehicular turning conflicts. Parking conflicts also are a problem in the Colonia Lane commercial and industrial area near the railroad tracks where there is significant heavy truck traffic and the potential of a recreation trail crossing in the future.

The Colonia Lane reconstruction project will intensify existing parking conflicts. A parking plan will improve traffic circulation and support the existing commercial uses along Martha Lane, the proposed limited commercial and office uses in the Arts and Office Overlay District, and the commercial and industrial uses along Colonia Lane. Possible locations for public parking include, but are not limited to:

- SW corner of Nash Avenue and Colonia Lane.
- Vacant commercial strip center south of Colonia Lane just east of Martha Lane.
- Along the railway corridor at Colonia Lane, if purchased by the County in the future.
- On Colonia Lane in the vicinity of the American Pantry convenience store.

The County can address parking issues as part of the Colonia Lane reconstruction project and as part of the Rails-to-Trails project, for both funding and public input.

**Preliminary Cost Estimates:**

Nokomis Commercial Center Parking (80 spaces @ \$900 each)	\$ 63,000
Colonia Lane Neighborhood Commercial Center West (50 spaces @ \$900 ea)	\$ 45,000
Colonia Lane Neighborhood Commercial Center East (50 spaces @ \$900 ea)	\$ 45,000
<i>Total Estimated Costs*</i>	<i>\$ 153,000</i>

\* Does not include land costs.

**Potential Funding Source(s):** Transportation Efficiency Act, Public Improvement District (PID)

**Implementation Time Frame:** Mid term, five years

**Responsible Parties:** Public Works Construction, Property Owners

**Steps Required to Implement:**

- Hold neighborhood workshops to identify parking needs and potential locations for public parking.
- Determine what parking improvements can be included in the Colonia Lane reconstruction project.
- Seek funding for resolving parking problems not directly created by the widening of Colonia Lane.
- Determine if a Public Improvement District is a potential funding source.

**Issues Requiring Further Analysis/Action:**

1. Explore opportunities to include common stormwater management systems designed to reduce individual on-site stormwater retention requirements.

