

**Diana Drive
Roadway
Improvement Project**

March 16, 2016

Project history:

- ◆ Residents were concerned that the Beachwalk project would increase traffic along Diana Drive and would therefore impact the existing on-street parking
- ◆ Two community meetings were held on April 16, 2013 and February 6, 2014
Resident key points:
 - Concern that Beachwalk will add additional traffic on Diana Drive
 - Concern that existing on-street parking will be used by Beachwalk
 - Need to keep commercial and residential separate
 - Desire to use landscaping buffer in the median
 - Drainage
 - Install new sidewalk (pedestrian safety)
- ◆ June 17, 2015 - Resolution to award the design contract to EAC Consulting for \$89,300.
- ◆ Staff was directed to add sidewalk on the north side of Diana Drive and bike lanes on both side of the road.

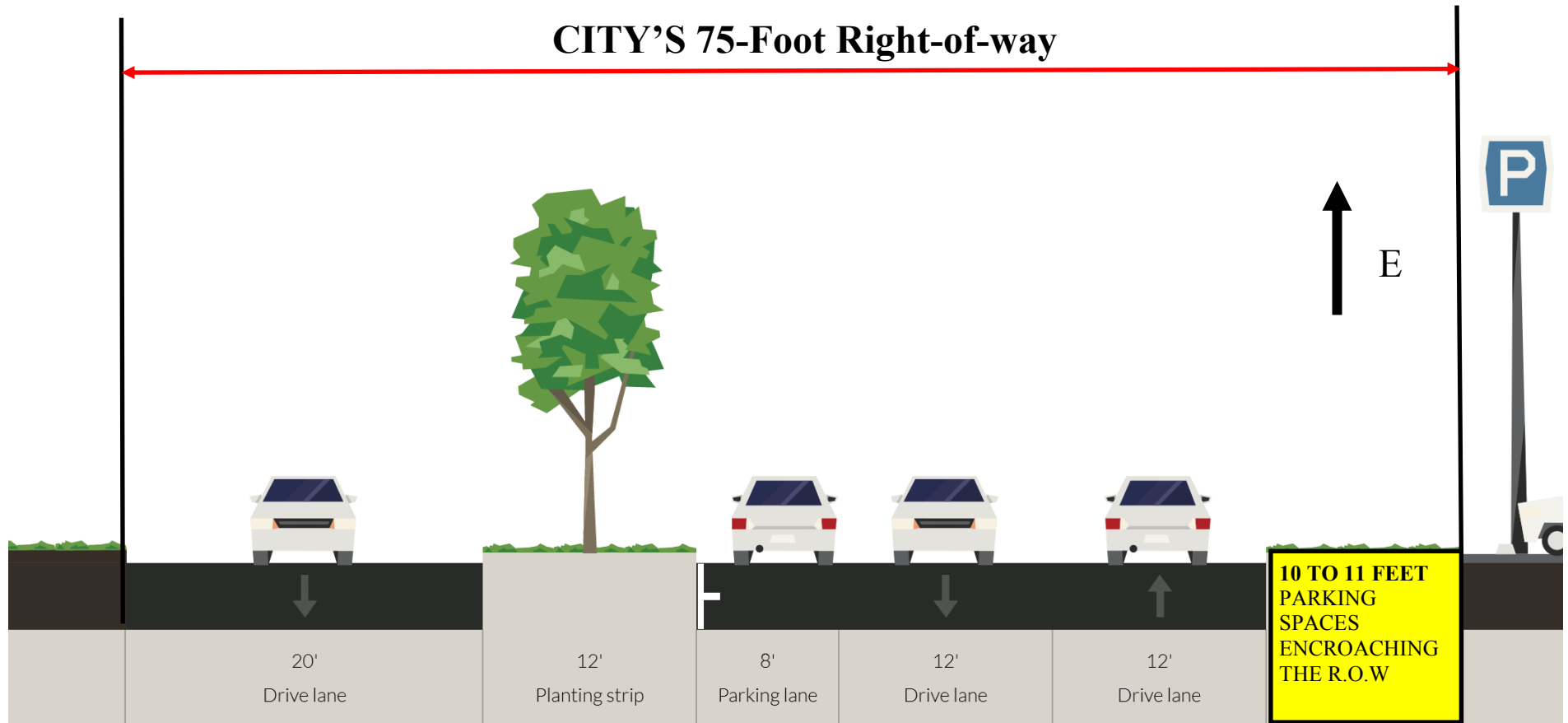
Today's presentation includes:

- ◆ Analysis of the existing situations (Right-of-way parking)
- ◆ Parking analysis (private and on-street inventory)
- ◆ Proposed new road cross sections
- ◆ Revised design proposal
- ◆ Preliminary construction cost estimate

Next Steps

- ◆ Recommend a cross section to be implemented

Diana Drive Existing Conditions



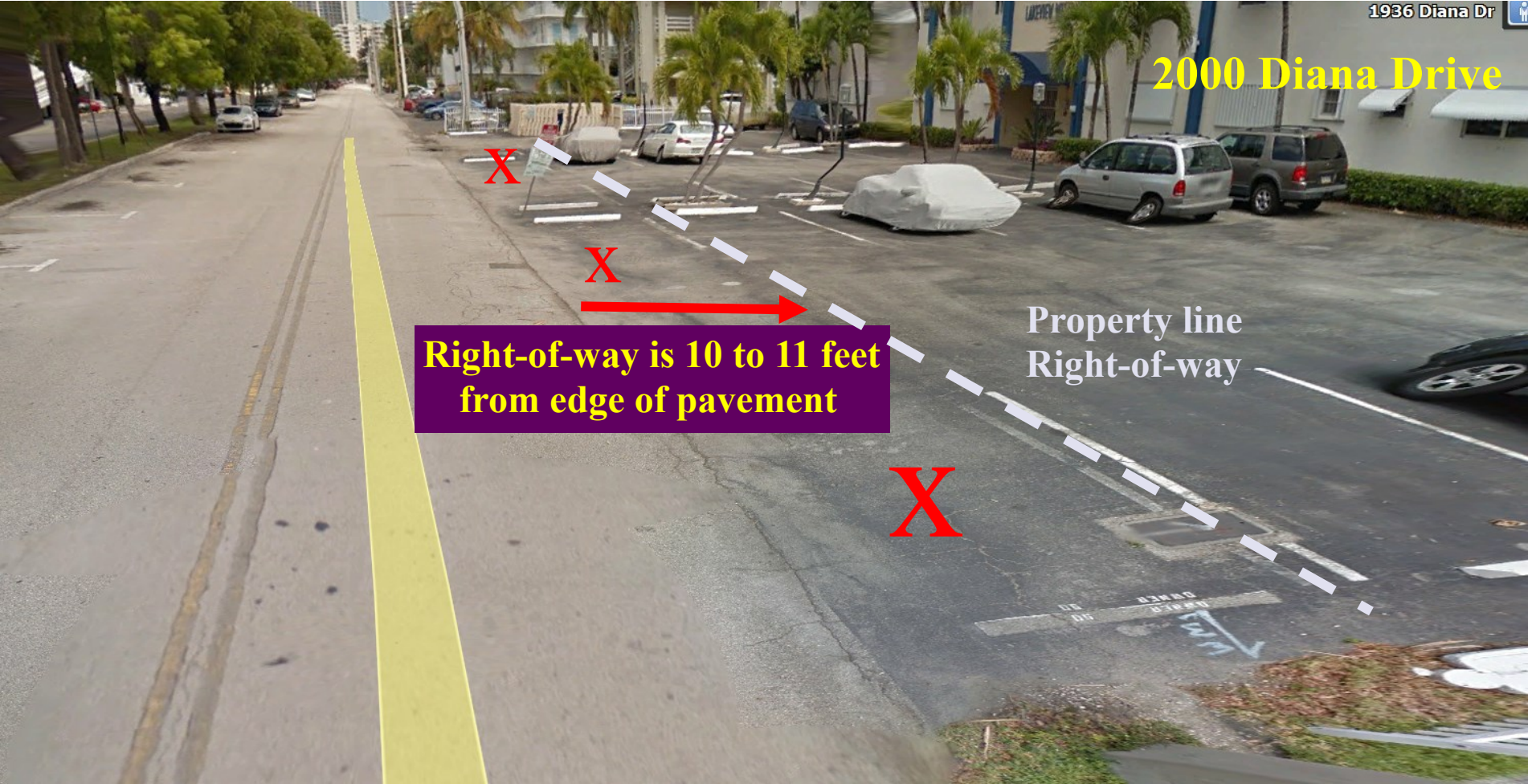
1900 Diana Drive - Existing Conditions – No Parking spaces created within the Right-of-Way



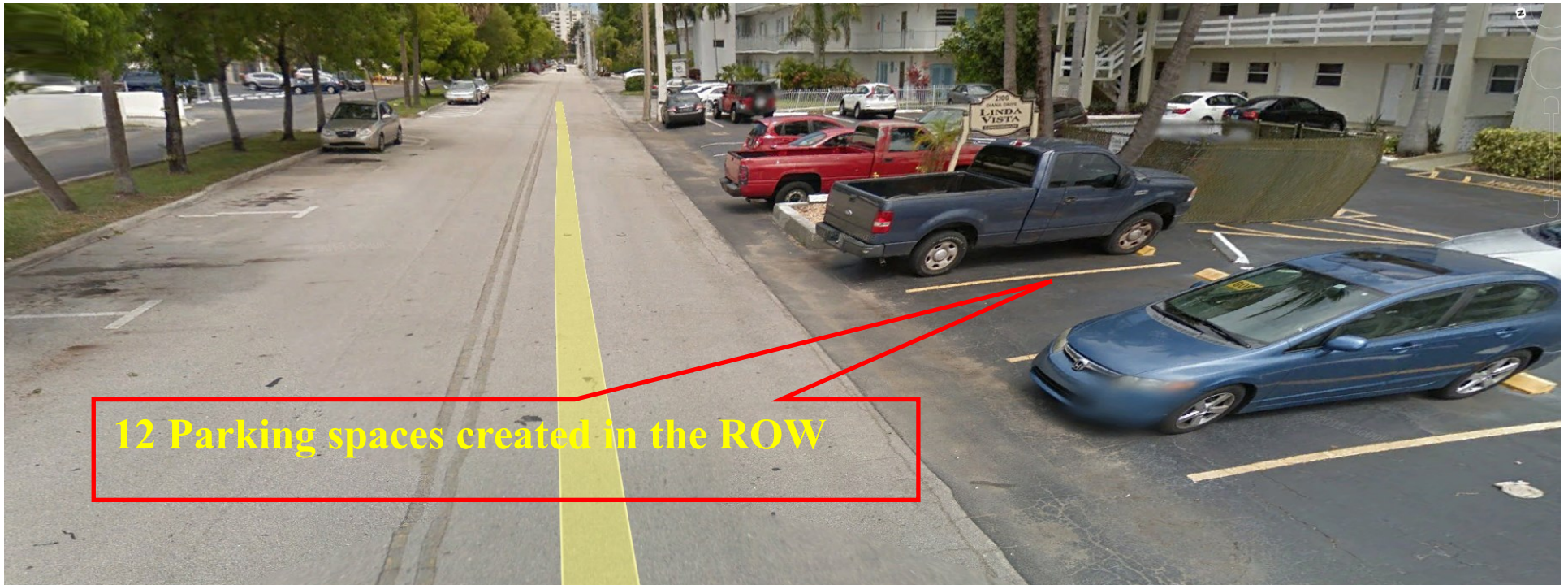
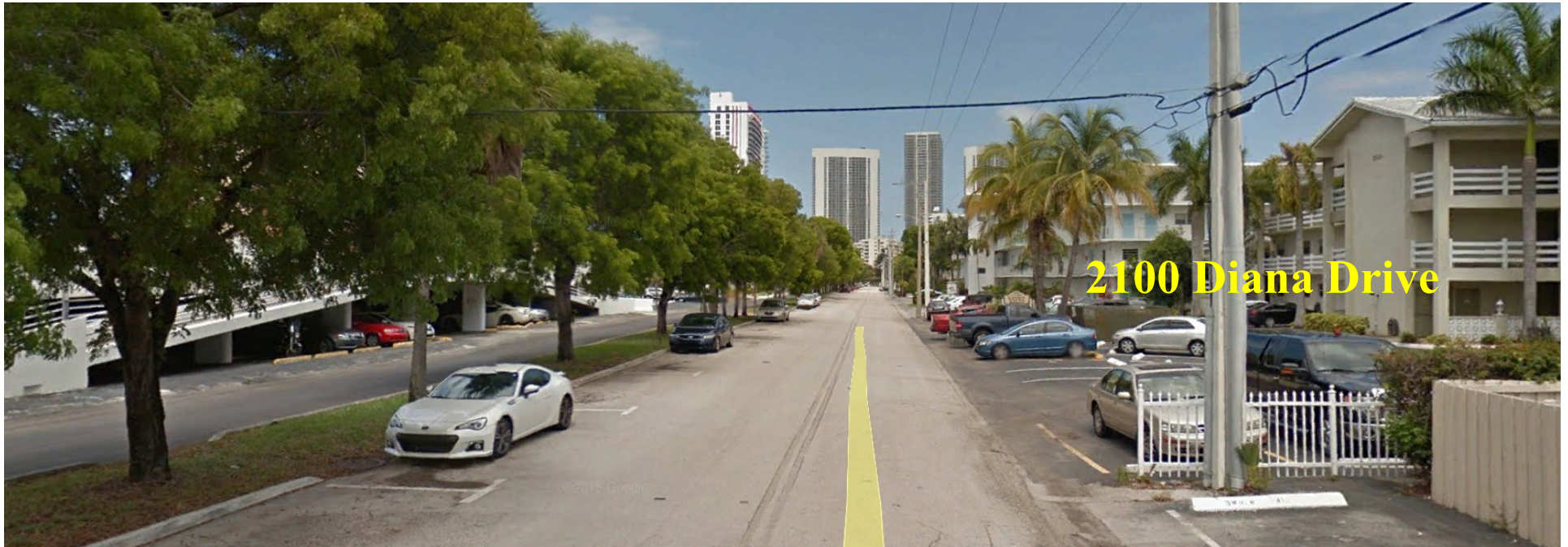
2000 Diana Drive - Existing Conditions – 6 Parking spaces created within the Right-of-Way



2000 Diana Drive - Existing Conditions – 6 Parking spaces created within the Right-of-Way



2100 Diana Drive - Existing Conditions – 12 Parking spaces created within the Right-of-Way



2100 Diana Drive - Existing Conditions – 12 Parking spaces created within the Right-of-Way



2200 Diana Drive - Existing Conditions – No Parking spaces created within the Right-of-Way



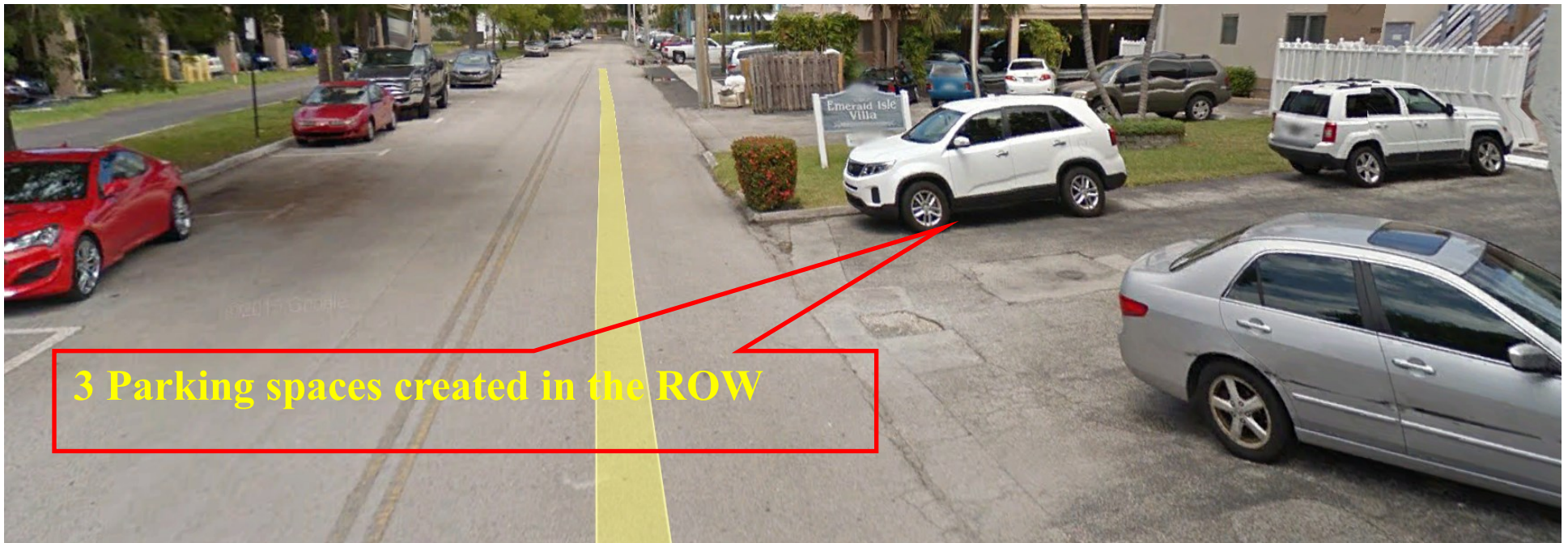
2200 Diana Drive - Existing Conditions – No Parking spaces created within the Right-of-Way; Planters will be removed



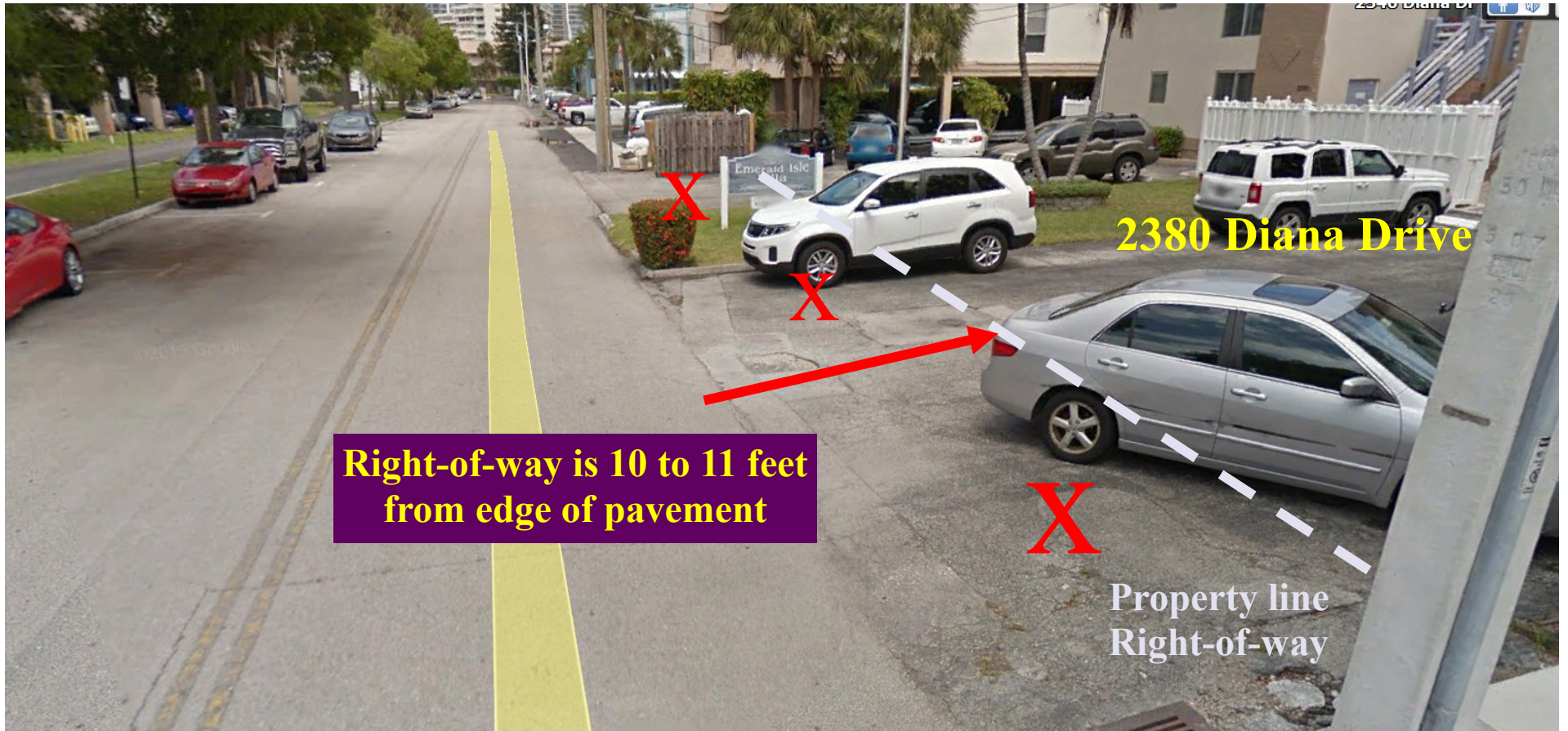
2300 Diana Drive - Existing Conditions – No Parking spaces created within the Right-of-Way; Sidewalk is existing.



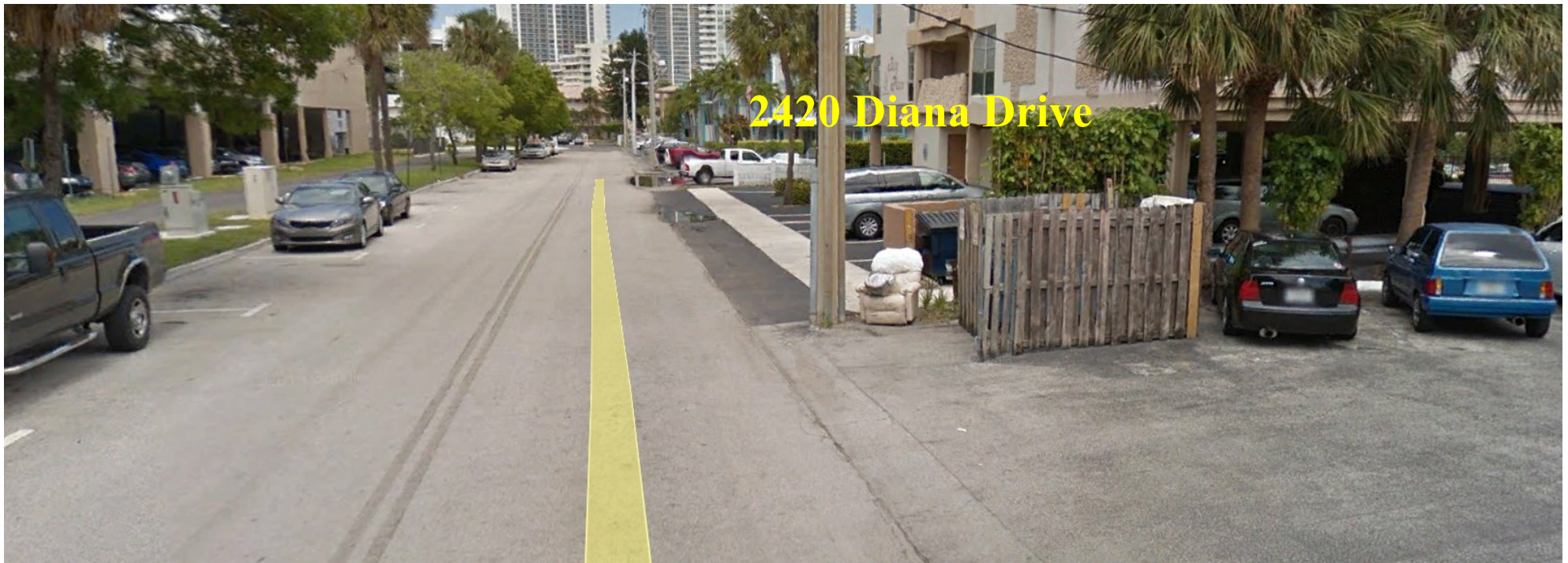
2380 Diana Drive - Existing Conditions – 3 Parking spaces created within the Right-of-Way; Sidewalk is existing.



2380 Diana Drive - Existing Conditions – 3 Parking spaces created within the Right-of-Way



2420 Diana Drive - Existing Conditions – No Parking spaces created within the Right-of-Way; Sidewalk is existing.



2500 Diana Drive - Existing Conditions – 36 Parking spaces encroaching the right-of-way

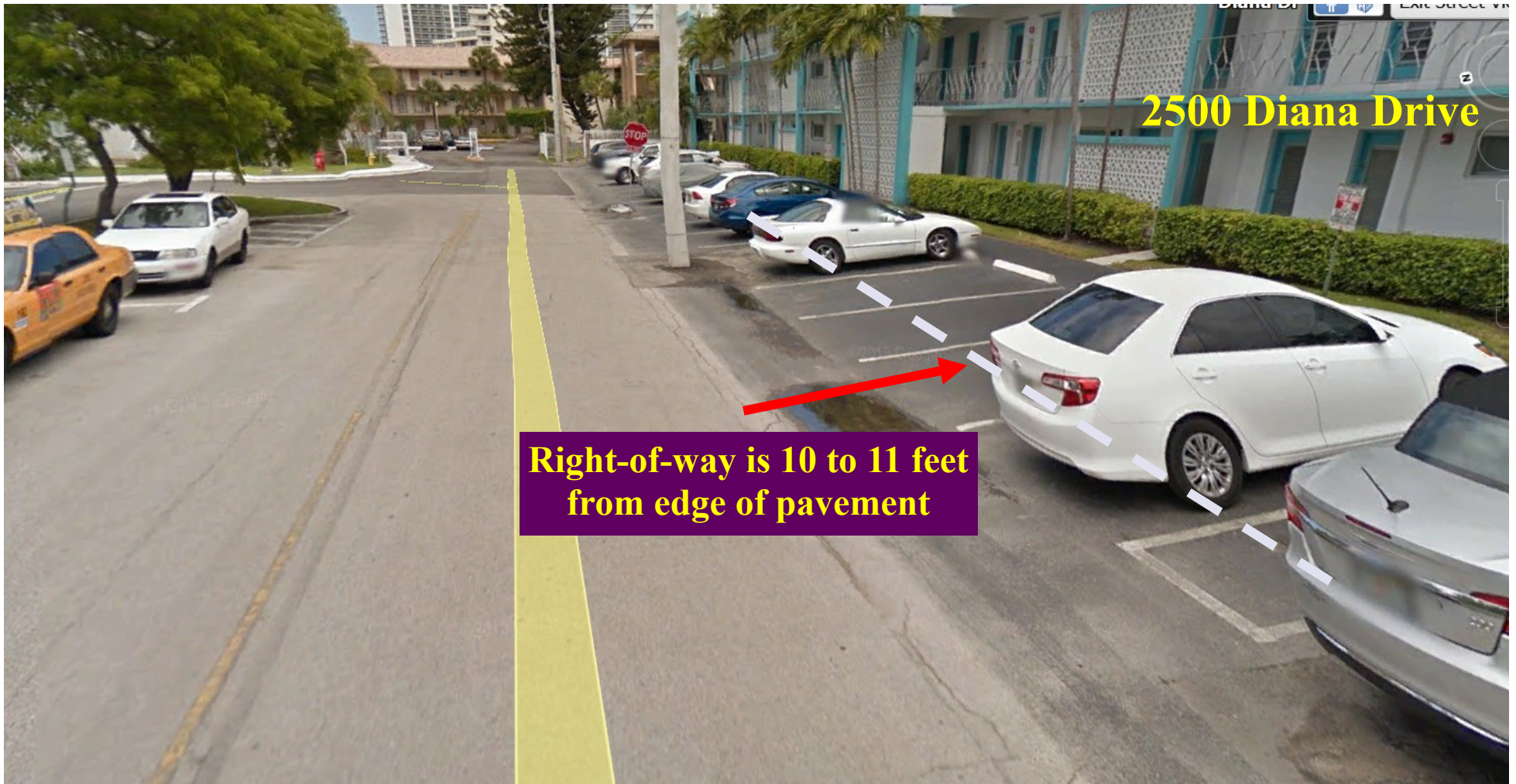


2500 Diana Drive



36 Parking spaces encroaching the right-of-way

2500 Diana Drive - Existing Conditions – 36 Parking encroaching the right-of-way



Building Address	Number of parking spaces created in the ROW
2000 Diana Drive	6
2100 Diana Drive	12
2380 Diana Drive	3
2500 Diana Drive	36
TOTAL	57



Parking Spaces Analysis

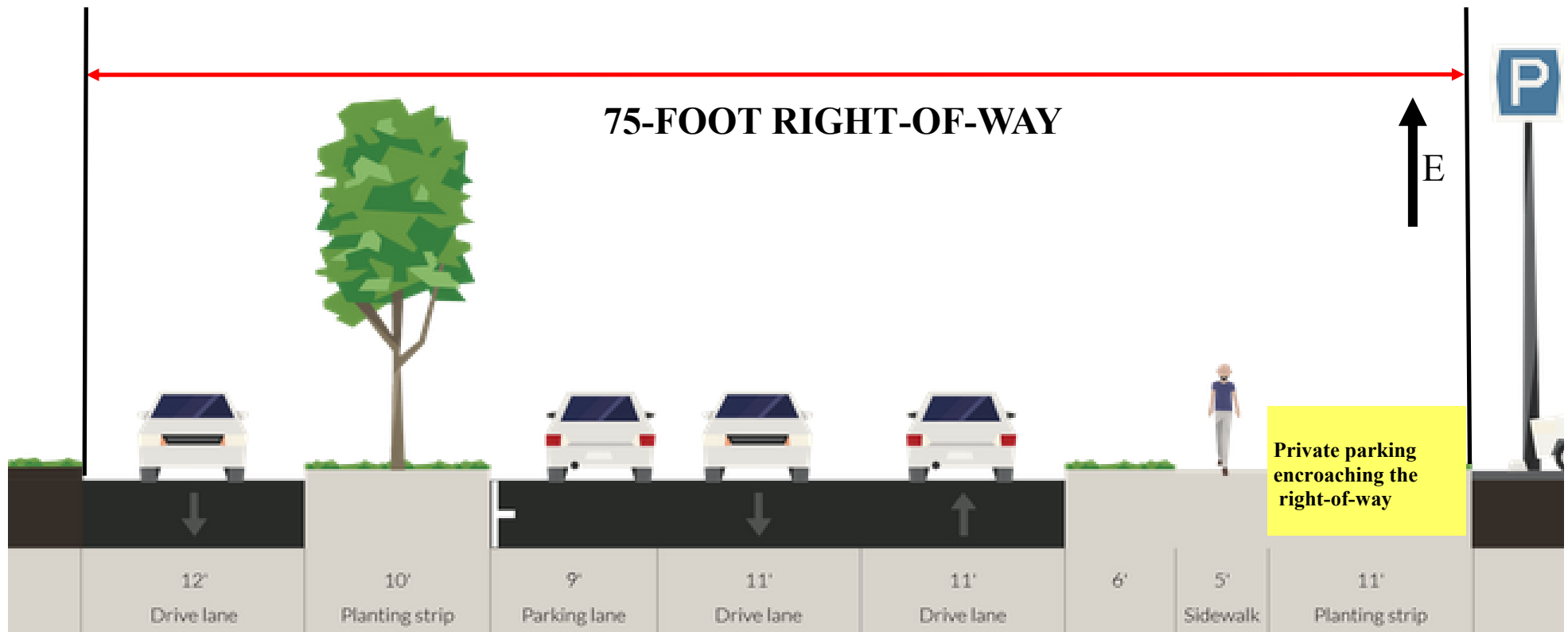
Property Address	Number of apartments (units)	Number of parking in private property	Number of parking crated on the City's right-of-way	Total parking	*Code Required Parking / (- Deficiency)
1900 Diana Drive	13	22	0	22	29 / (-7)
2000 Diana Drive	29	28	6	34	64 / (-36)
2100 Diana Drive	29	28	12	40	64 / (-36)
2200 Diana Drive	68	70	0	70	150 / (-80)
2300 Diana Drive	18	36	0	36	40 / (-4)
2380 Diana Drive	12	11	3	14	27 / (-16)
2420 Diana Drive	26	26	0	26	58 / (-32)
2500 Diana Drive	56	22	36	58	124 / (-102)
Total	251	243	57	300	556 / (-313)

Assumptions in deficiency parking calculation

- Right-of-way parking not counted
- Assumes average of two bedroom units
- Does not include the guest parking requirement

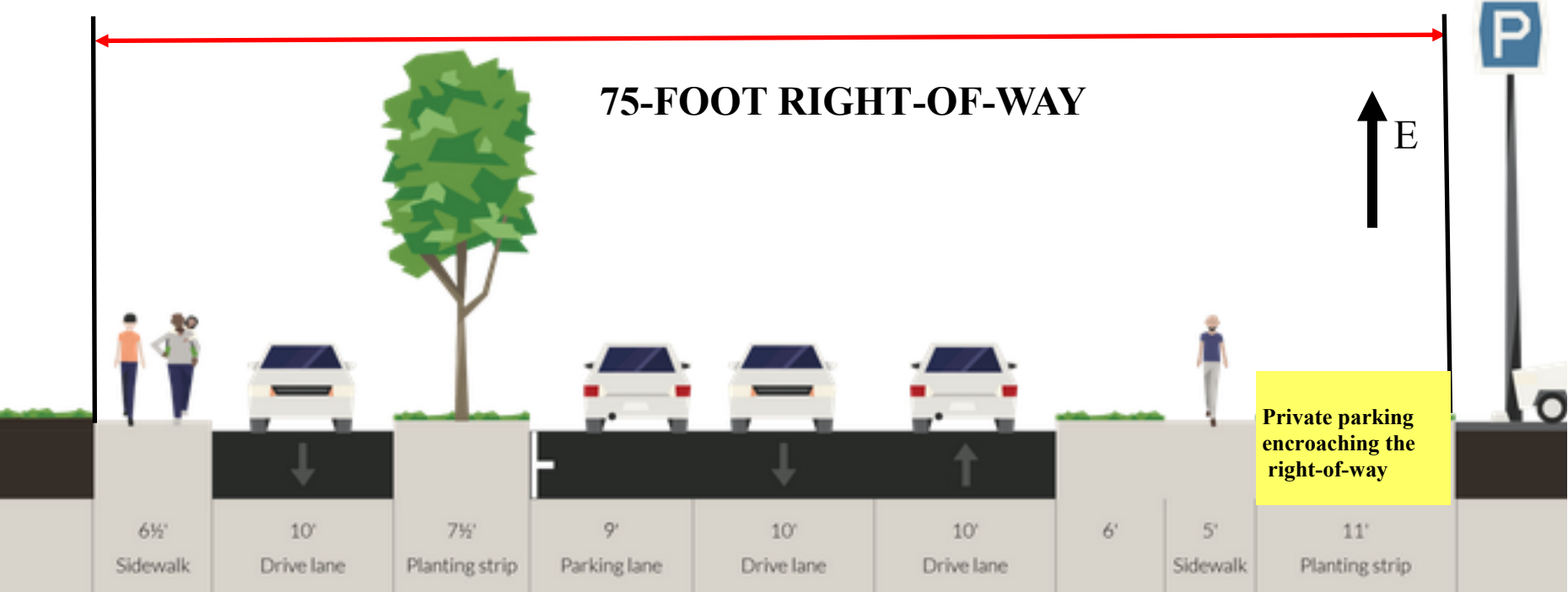
Diana Drive Option 1

- Sidewalk on south side only
- Private parking encroaching the right-of-way to remain as is



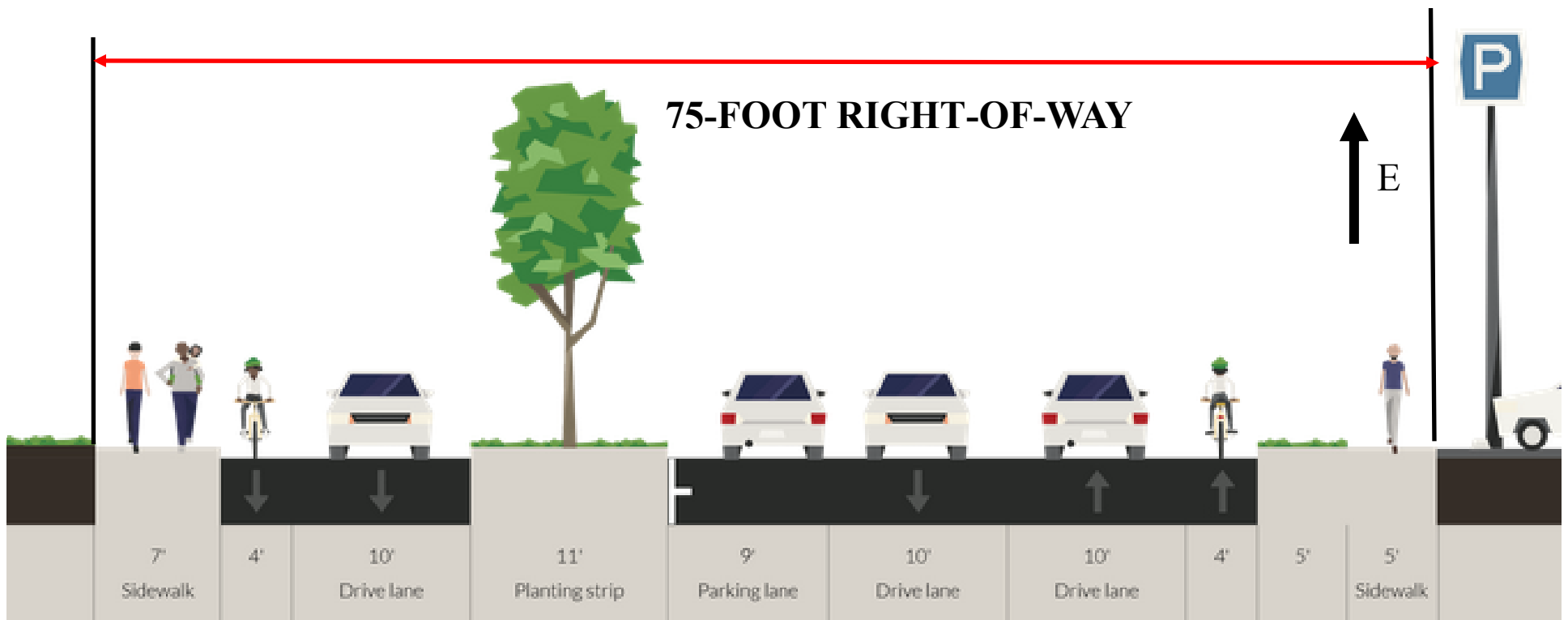
Diana Drive Option 2

- Sidewalk on both sides
- Private parking encroaching the right-of-way to remain as is
- Narrow landscaped median



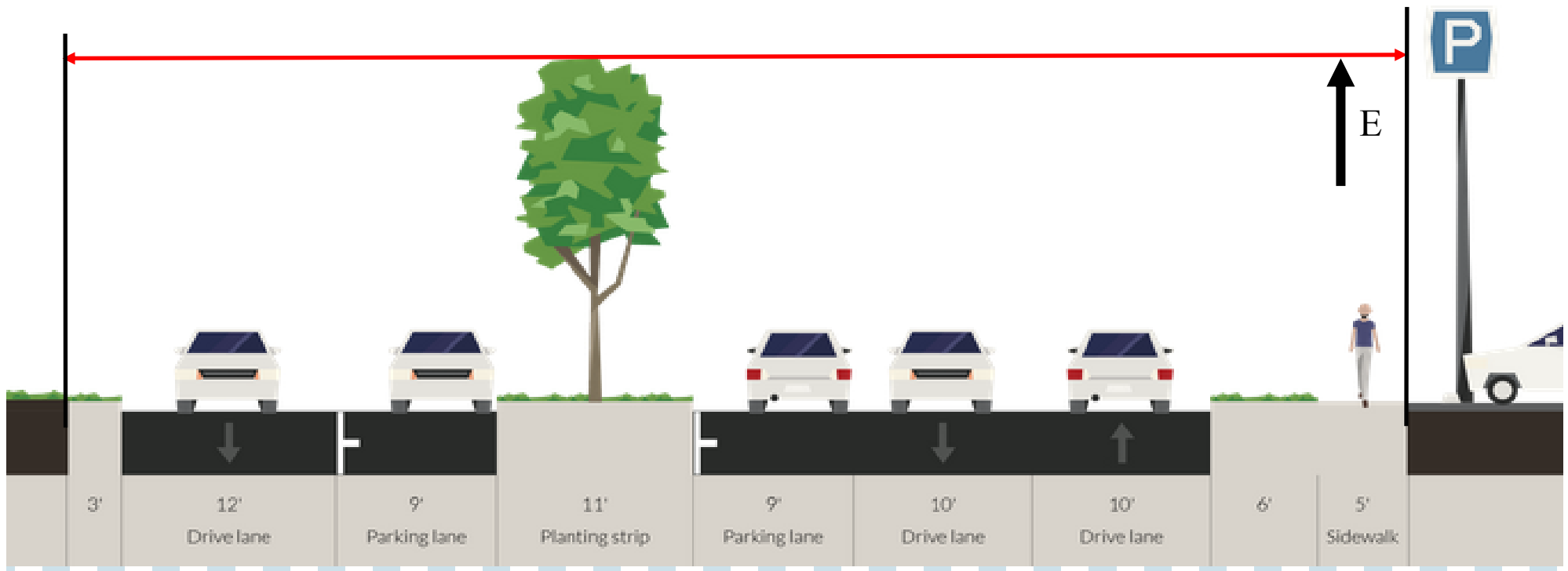
Diana Drive Option 3

- Sidewalk on both sides
- Bike lanes
- Private parking encroaching the right-of-way will be eliminated



Diana Drive Option 4

- Sidewalk on south side only
- On street parallel parking on both sides of the landscaped median (additional 54 parking spaces)
- Private parking encroaching the right-of-way will be eliminated



SUMMARY

Option No.	Sidewalk	Bike lanes	No. of Private Parking in ROW	Comments	Design Cost	Estimated Construction Cost
1	South side only	No	57	Private parking encroaching the right-of-way to remain as is	\$89,300	\$830,000
2	Both sides	No	57	Private parking encroaching the right-of-way to remain as is	\$115,465	\$1,300,000
3	Both sides	Yes	0	21 private parking will be removed and 36 private parking will be moved toward to the building	\$115,465	\$1,476,000
4	South side only	No	0	21 private parking will be removed and 36 private parking will be moved toward to the building	\$115,465	\$1,200,000

Option 4:

54 on-street parking will be provided on the south side of the median in addition of the 54 existing on-street parking on the north side of the median (Total 108 on -street parking)

21 private parking encroaching the City's right-of-way will be eliminated

Net increase of parking in the City's right-of-way: 33

