



# DOWNTOWN PARKING

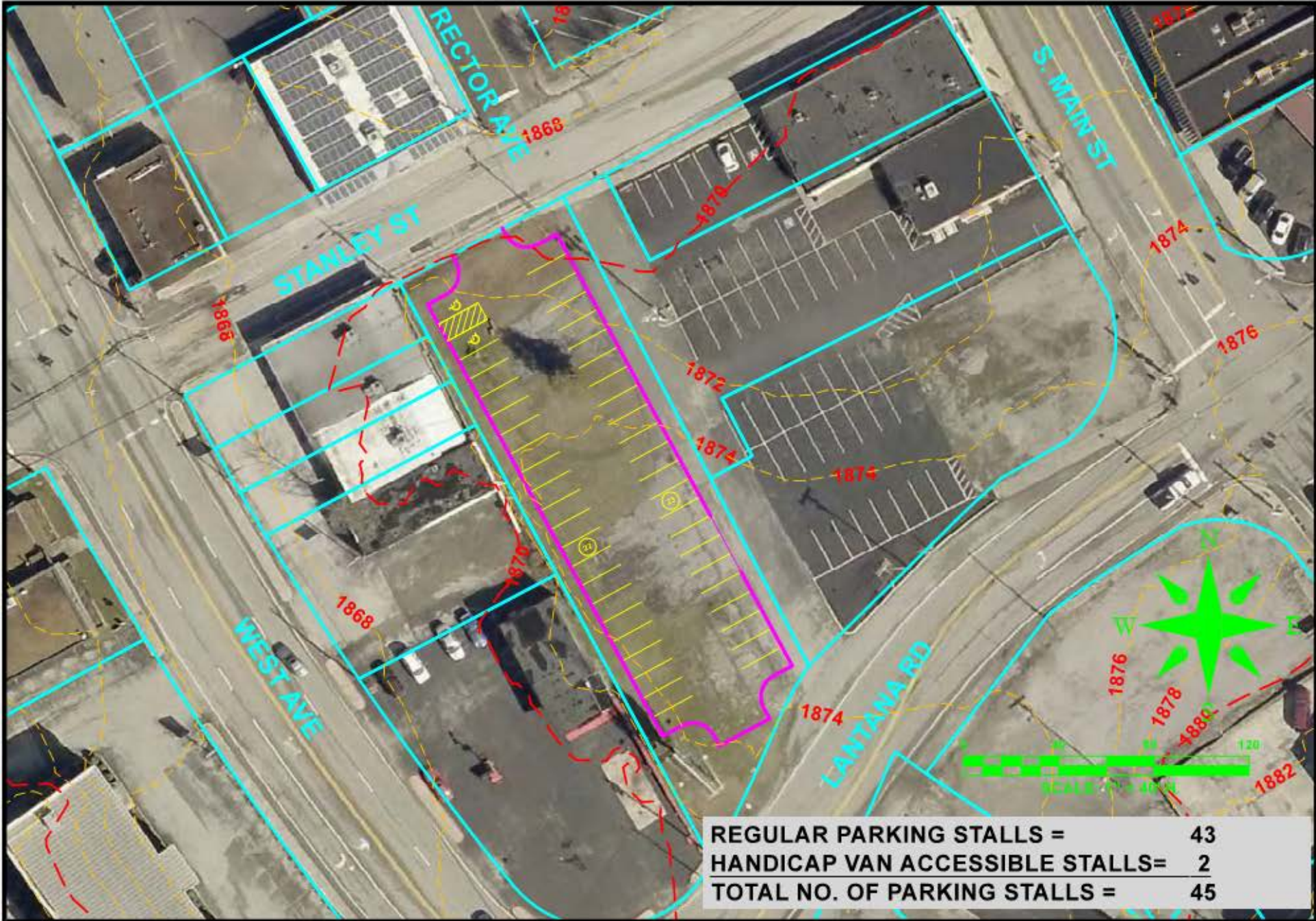
CITY OF CROSSVILLE  
ENGINEERING & PLANNING DEPARTMENT

# Downtown Parking

- 10 Options reviewed – Purchase Property & New Construction
- Some Options built upon a previous Option
- Options in each quadrant of downtown
- Each Option can be a stand alone project
- Estimated Cost based upon using City's Workforce and City's Bid Prices
- Estimated Land Cost based upon 125% of Tax Appraisal
- Additional ADA Accessible Parking may be needed – Total Number Parking Stalls may be reduced
- Other Options – Lease existing Parking Areas

# Option 1

- Behind Express Lunch (between S. Main St and West Avenue)
- Location - Stanley Street near South Main Street and Lantana Road
- Approximately – 280' from Palace Theater
- Approximately – 230' from South Main St
- Southwest Quadrant of the Downtown Area
- 45 New Parking Stalls



REGULAR PARKING STALLS =	43
HANDICAP VAN ACCESSIBLE STALLS =	2
TOTAL NO. OF PARKING STALLS =	45

# PROPOSED DOWNTOWN PARKING

OPTION 1

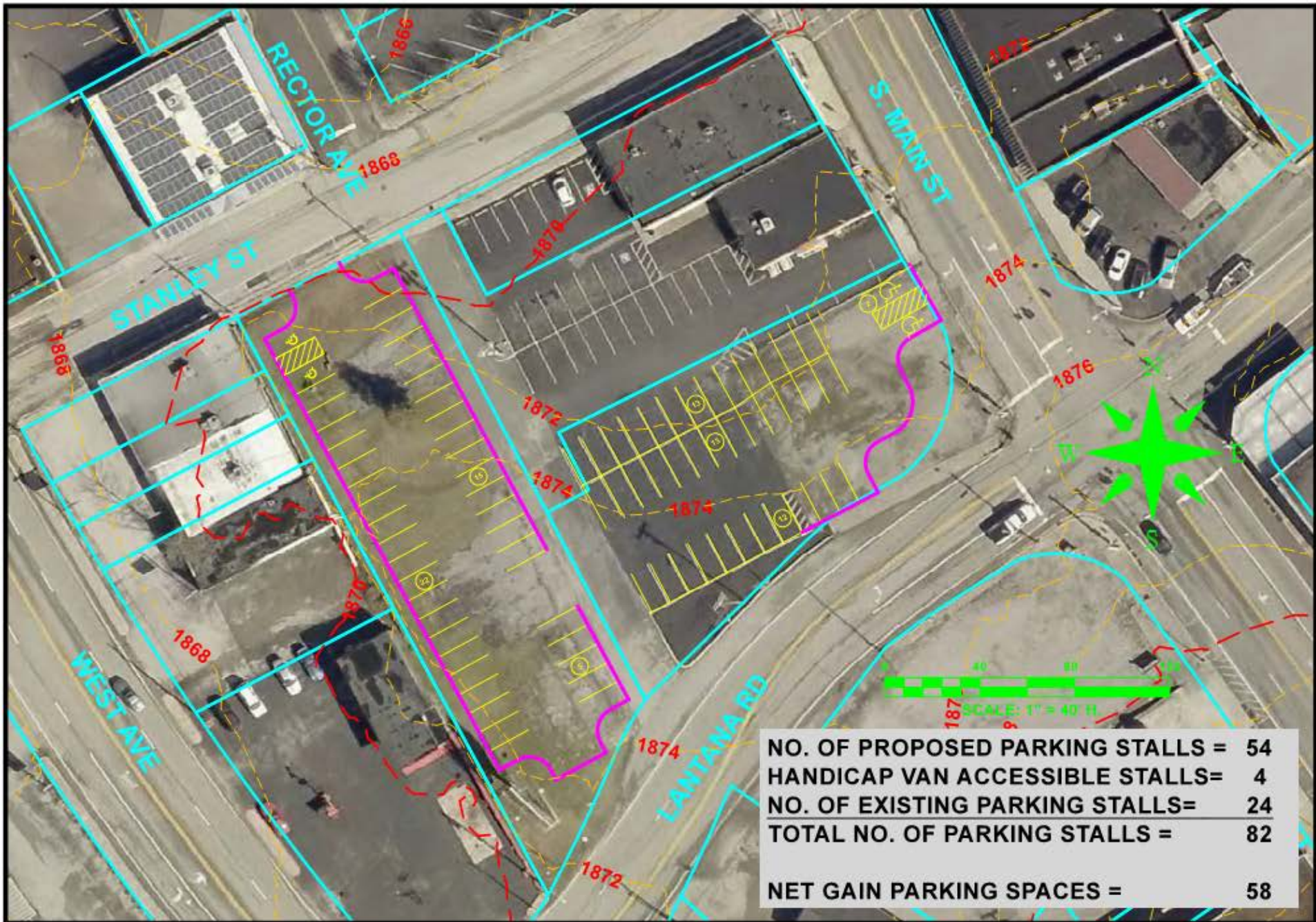
SOUTH MAIN ST & LANTANA RD

# Option #1 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min)	211.49	cubic yds	\$ 12.50	\$ 2,643.67
Earthwork (average depth cut=1')	503.56	cubic yds	\$ 15.00	\$ 7,553.33
Erosion Control	1	Est	\$ 1,500.00	\$ 1,500.00
Drainage (Estimate)	1	Est	\$ 14,500.00	\$ 14,500.00
Gravel Base - 5" (deliver to Public Works)	429.33	tons	\$ 12.25	\$ 5,259.31
Asphalt - 2.5" thick	207.72	tons	\$ 103.00	\$ 21,394.82
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	45	units	\$ 40.00	\$ 1,800.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	4	units	\$ 500.00	\$ 2,000.00
Subtotal				\$ 58,244.13
Contingencies 15%				\$ 8,736.62
Total Construction Cost - Option 1				\$ 66,980.75
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 114,000.00	\$ 114,000.00
Total Cost				\$ 180,980.75

# Option 2

- Behind & Beside Express Lunch
- Location - Stanley Street near South Main Street and Lantana Road, and the corner of South Main Street & Lantana Road
- Add on to Option 1
  
- Option 1 Portion - Approximately – 280' from Palace Theater
- Option 1 Portion - Approximately – 230' from South Main St
  
- Option 2 – Approximately 400' from Palace Theater
  
- Southwest Quadrant of the Downtown Area
- Net Gain of 58 Parking Stalls including Option 1 Area



# PROPOSED DOWNTOWN PARKING

OPTION 2

SOUTH MAIN ST & LANTANA RD

# Option #2 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min)	211.49	cubic yds	\$ 12.50	\$ 2,643.67
Earthwork (average depth cut=1')	503.56	cubic yds	\$ 15.00	\$ 7,553.33
Erosion Control	1	Est	\$ 2,000.00	\$ 2,000.00
Drainage (Estimate)	1	Est	\$ 14,500.00	\$ 14,500.00
Gravel Base - 5" (deliver to Public Works)	592.75	tons	\$ 12.25	\$ 7,261.14
Asphalt - 2.5" thick	286.78	tons	\$ 103.00	\$ 29,538.25
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 100.00	\$ 100.00
Concrete Wheel Stops	56	units	\$ 40.00	\$ 2,240.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	5	units	\$ 500.00	\$ 2,500.00
Subtotal				\$ 69,854.40
Contingencies 15%				\$ 10,478.16
Total Construction Cost- Option 2				\$ 80,332.56
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 207,750.00	\$ 207,750.00
Access Easement	1	Est	\$ 6,500.00	\$ 6,500.00
Total Cost				\$ 294,582.56

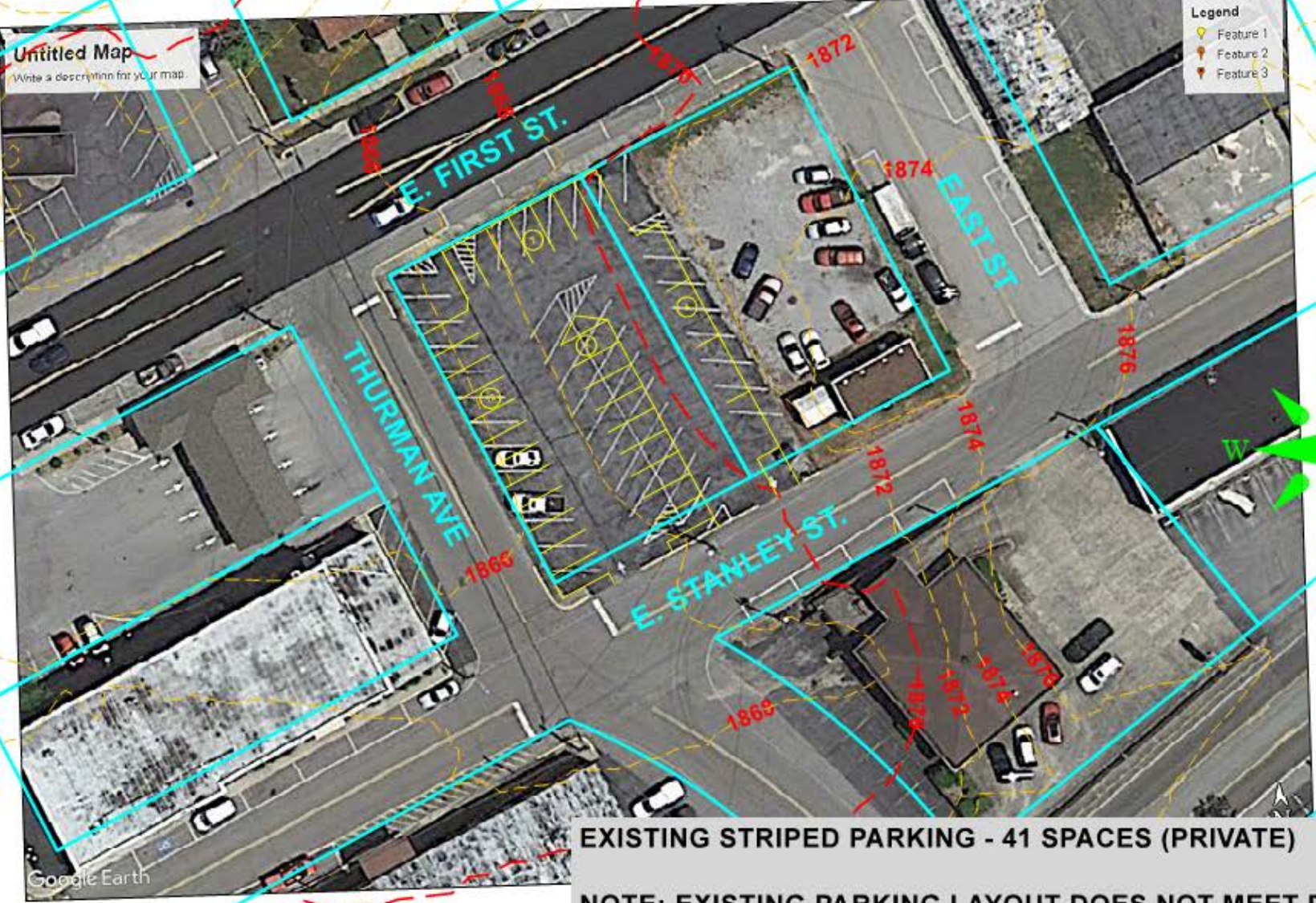


# Option 3

- Craven's Building Parking Lot
- At the corner of Thurman Avenue, East First St., and East Stanley Street
- Approximately 215' from South Main St
- Approximately 300' to Palace Theater
- Southeast Quadrant of the Downtown Area
- Existing Parking Area to be restriped to meet Parking Requirements
- 32 Public Parking Stalls after restriping

Untitled Map  
Write a description for your map.

- Legend
- Feature 1
  - Feature 2
  - Feature 3



Google Earth



EXISTING STRIPED PARKING - 41 SPACES (PRIVATE)

NOTE: EXISTING PARKING LAYOUT DOES NOT MEET PARKING STANDARDS.

PROPOSED STRIPED PARKING - 32 SPACES (PUBLIC)

# PROPOSED DOWNTOWN PARKING

OPTION 3

E. FIRST ST, E. STANLEY ST & THURMAN AVE

# Option #3 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
New striping	1	Est	\$ 75.00	\$ 75.00
Old Striping removal	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	19	units	\$ 40.00	\$ 760.00
Subtotal				\$ 910.00
Contingencies 15%				\$ 136.50
Total Construction Cost - Option 3				\$ 1,046.50
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 43,750.00	\$ 43,750.00
Total Cost				\$ 44,796.50

# Option 4

- Craven's Building Parking Lot & Used Car Lot
- At the corner of Thurman Avenue, East First St., East Stanley Street, and East Street
- Add on to Option 3
- Approximately 215' from South Main St
- Approximately 300' to Palace Theater
- Southeast Quadrant of the Downtown Area
- 68 Parking Stalls



**TOTAL NO. OF PARKING STALLS = 68**

**PROPOSED DOWNTOWN PARKING**

**OPTION 4**

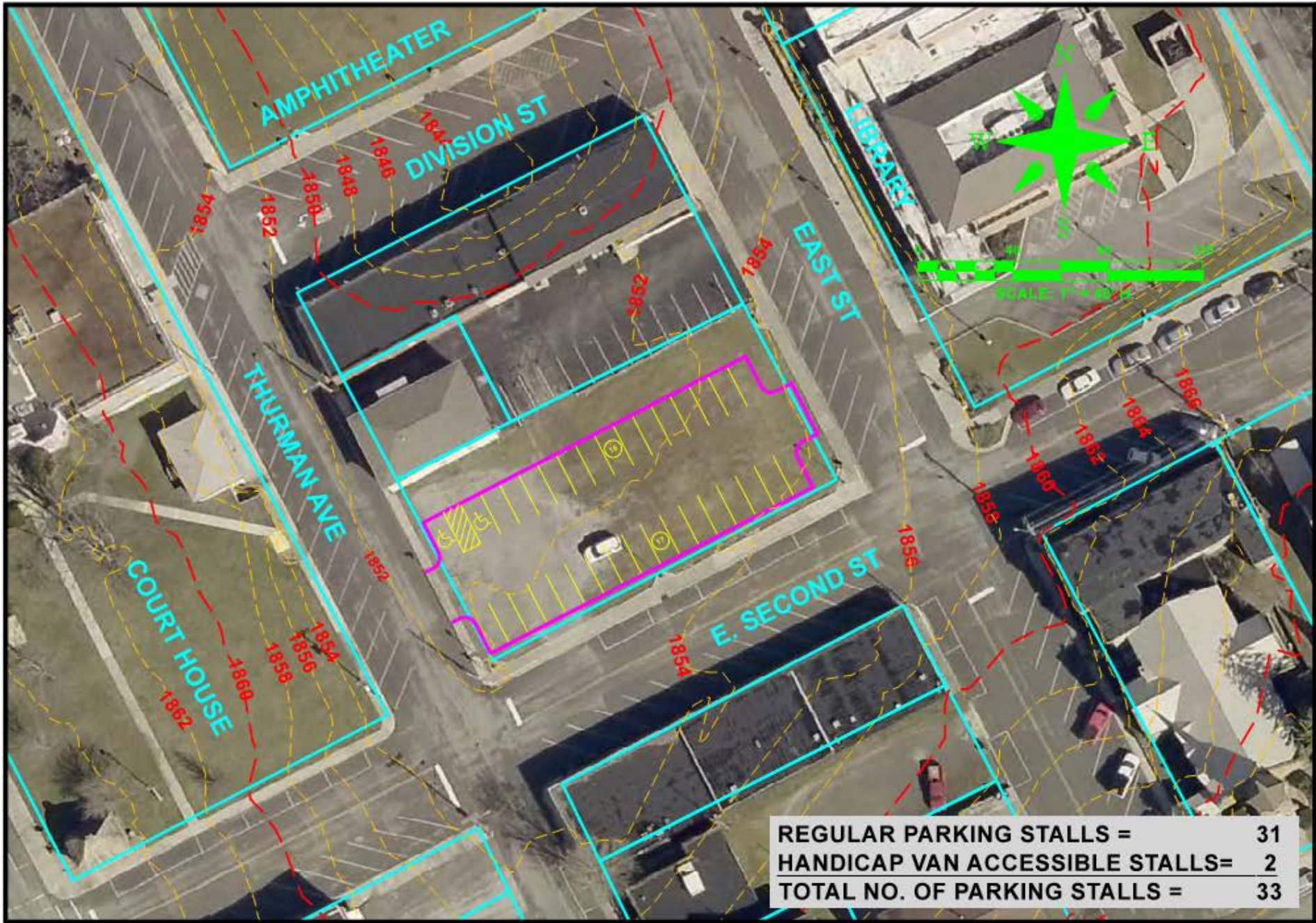
**E. FIRST ST, E. STANLEY ST & THURMAN AVE**

# Option #4 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Demolition - Existing Improvements	1.00	Est	\$ 2,500.00	\$ 2,500.00
Top Soil Removal (5"min)	118.89	cubic yds	\$ 12.50	\$ 1,486.14
Earthwork (average depth cut=4')	93.41	cubic yds	\$ 15.00	\$ 1,401.22
Erosion Control	1	Est	\$ 1,500.00	\$ 1,500.00
Gravel Base - 5" (deliver to Public Works)	241.35	tons	\$ 12.25	\$ 2,956.52
Asphalt - 2.5" thick	116.77	tons	\$ 103.00	\$ 12,027.11
Concrete Driveway Apron (Material)	48.00	yard	\$ 126.50	\$ 6,072.00
striping (material)	1	Est	\$ 100.00	\$ 100.00
Old Striping removal	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	34	units	\$ 40.00	\$ 1,360.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	4	units	\$ 500.00	\$ 2,000.00
Subtotal				\$ 28,977.99
Contingencies 15%				\$ 4,346.70
Total Construction Cost - Option 4				\$ 33,324.69
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 100,000.00	\$ 100,000.00
Total Cost				\$ 133,324.69

# Option 5

- Beside old Blacksmith Shop
- At the corner of Thurman Avenue, East Second St., and East Street
- Near the Library, Court House, and Amphitheater
- Approximately 210' from South Main St.
- East side of the Downtown Area
- 33 New Parking Stalls



**PROPOSED DOWNTOWN PARKING**  
**OPTION 5**  
**E. SECOND ST & THURMAN AVE**

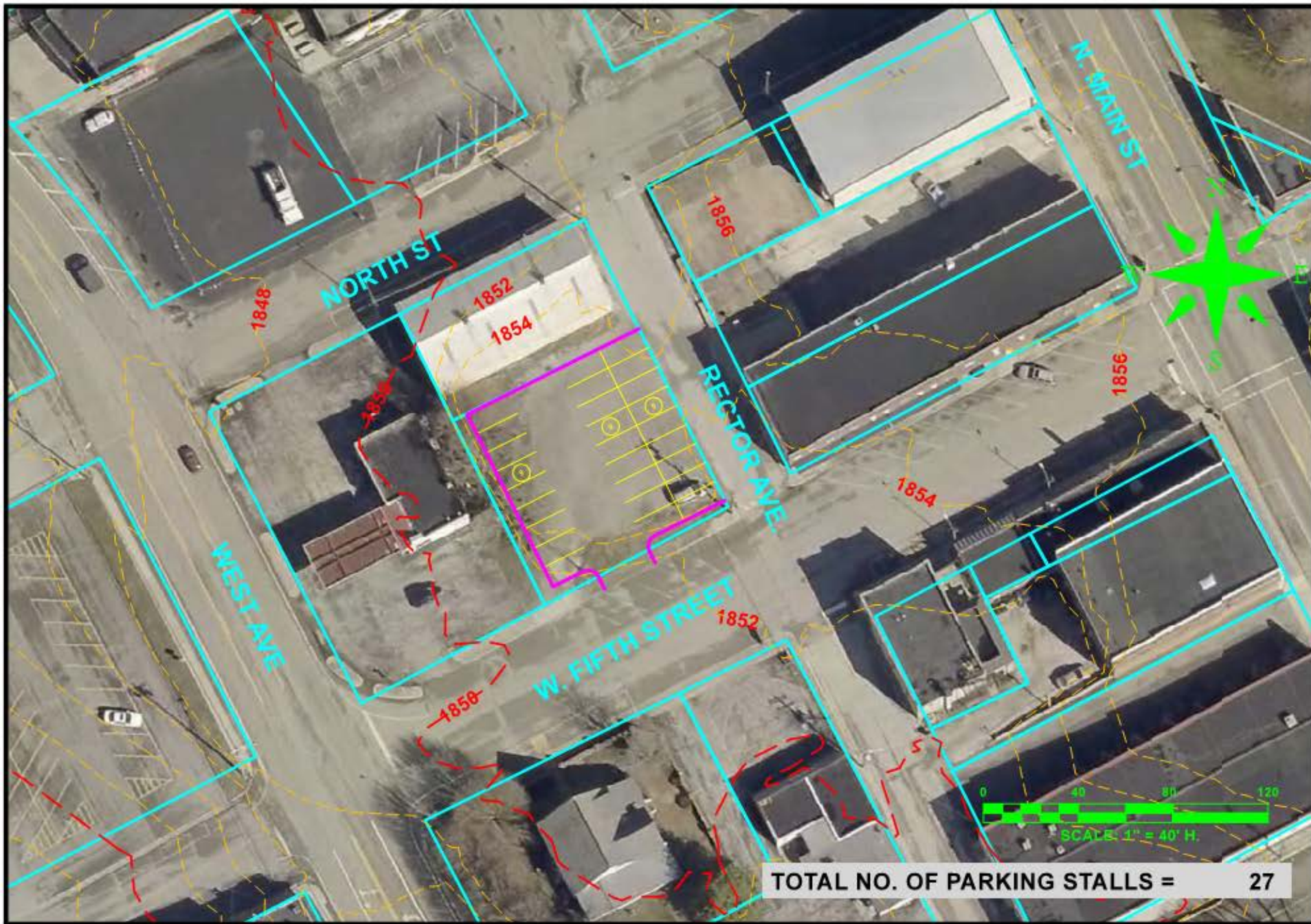


# Option #5 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min) - 2/3 AREA	104.14	cubic yds	\$ 12.50	\$ 1,301.74
Earthwork (average depth cut=4")	122.12	cubic yds	\$ 15.00	\$ 1,831.87
Erosion Control	1	Est	\$ 2,000.00	\$ 2,000.00
Drainage (Estimate)	1	Est	\$ 13,500.00	\$ 13,500.00
Gravel Base - 5" (deliver to Public Works)	315.53	tons	\$ 12.25	\$ 3,865.18
Asphalt - 2.5" thick	152.66	tons	\$ 103.00	\$ 15,723.52
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	33	units	\$ 40.00	\$ 1,320.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	5	units	\$ 500.00	\$ 2,500.00
Subtotal				\$ 43,635.31
Contingencies 15%				\$ 6,545.30
Total Construction Cost - Option 5				\$ 50,180.60
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 50,000.00	\$ 50,000.00
Total Cost				\$ 100,180.60

# Option 6

- Behind Mitchell's Drugs
- At the corner of West Fifth Street and Rector Ave.
- Near the Depot
- Approximately 250' from Depot
- Approximately 230' from North Main St.
- Northwest Quadrant of the Downtown Area
- 27 New Parking Stalls



TOTAL NO. OF PARKING STALLS = 27

# PROPOSED DOWNTOWN PARKING

OPTION 6

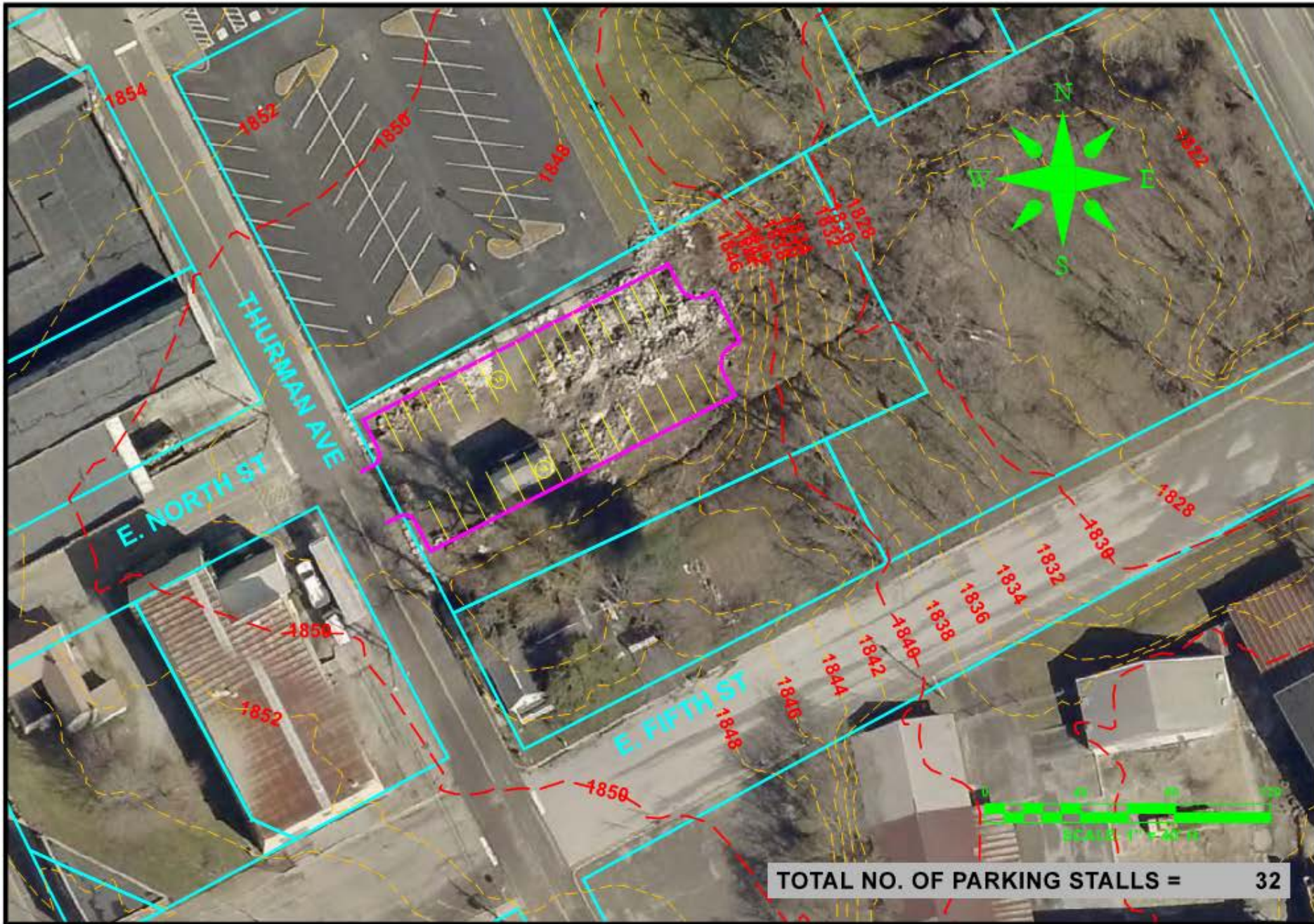
W. FIFTH ST & RECTOR AVE

# Option #6 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5" min) -1/3 AREA	35.10	cubic yds	\$ 12.50	\$ 438.77
Earthwork (average depth cut=1')	253.26	cubic yds	\$ 15.00	\$ 3,798.89
Erosion Control	1	Est	\$ 1,500.00	\$ 1,500.00
Gravel Base - 5" (deliver to Public Works)	215.93	tons	\$ 12.25	\$ 2,645.13
Asphalt - 2.5" thick	104.47	tons	\$ 103.00	\$ 10,760.35
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	9	units	\$ 40.00	\$ 360.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	3	units	\$ 500.00	\$ 1,500.00
Subtotal				\$ 22,596.14
Contingencies 15%				\$ 3,389.42
Total Construction Cost- Option 6				\$ 25,985.56
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 43,750.00	\$ 43,750.00
Total Cost				\$ 69,735.56

# Option 7

- On Thurman Avenue
- Next to Hotel Taylor's Parking Lot (Dr. Morrison)
- Stand alone Parking Lot – not connected to existing Parking Lot
- Approximately 240' from North Main St.
- Approximately 300' from Depot
- Approximately 475' from Amphitheater
- Northeast Quadrant of the Downtown Area
- 32 New Parking Stalls



TOTAL NO. OF PARKING STALLS = 32

**PROPOSED DOWNTOWN PARKING**  
**OPTION 7**  
**THURMAN AVE**

# Option #7 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min) -2/3 AREA	99.12	cubic yds	\$ 12.50	\$ 1,238.94
Earthwork (average depth cut=4")	116.23	cubic yds	\$ 15.00	\$ 1,743.50
Erosion Control	1	Est	\$ 1,500.00	\$ 1,500.00
Drainage (Estimate)	1	Est	\$ 16,500.00	\$ 16,500.00
Gravel Base - 5" (deliver to Public Works)	300.30	tons	\$ 12.50	\$ 3,753.81
Asphalt - 2.5" thick	145.29	tons	\$ 103.00	\$ 14,965.04
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	32	units	\$ 40.00	\$ 1,280.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	7	units	\$ 500.00	\$ 3,500.00
Subtotal				\$ 46,074.29
Contingencies 15%				\$ 6,911.14
Total Construction Cost - Option 7				\$ 52,985.44
Land Acquisition (125% of Tax Appraisal)	1	Est	\$ 25,000.00	\$ 25,000.00
Total Cost				\$ 77,985.44

# Option 8

- On Thurman Avenue
- Next to Hotel Taylor's Parking Lot (Dr. Morrison)
- Based upon having an Easement to use adjoining Parking Lot's Driving Aisle
- Approximately 240' from North Main St.
- Approximately 300' from Depot
- Approximately 475' from Amphitheater
- Northeast Quadrant of the Downtown Area
- 44 New Parking Stalls





# PROPOSED DOWNTOWN PARKING

OPTION 8  
THURMAN AVE

TOTAL NO. OF PARKING STALLS = 44

# Option #8 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min) -2/3 AREA	123.87	cubic yds	\$ 12.50	\$ 1,548.35
Earthwork (average depth cut=4")	145.26	cubic yds	\$ 15.00	\$ 2,178.92
Erosion Control	1	Est	\$ 1,500.00	\$ 1,500.00
Drainage (Estimate)	1	Est	\$ 14,500.00	\$ 14,500.00
Gravel Base - 5" (deliver to Public Works)	375.30	tons	\$ 12.25	\$ 4,597.45
Asphalt - 2.5" thick	181.58	tons	\$ 103.00	\$ 18,702.37
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 75.00	\$ 75.00
Concrete Wheel Stops	20	units	\$ 40.00	\$ 800.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	7	units	\$ 500.00	\$ 3,500.00
Subtotal				\$ 48,920.08
Contingencies 15%				\$ 7,338.01
Total Construction Cost - Option 8				\$ 56,258.10
Land Acquisition (125% of Tax Appraisal)	1	Est	\$ 25,000.00	\$ 25,000.00
Access Easement	1	Est	\$ 4,500.00	\$ 4,500.00
Total Cost				\$ 85,758.10

# Option 9

- At the corner of Thurman Avenue and East Fifth street
- Next to Hotel Taylor's Parking Lot (Dr. Morrison)
- Stand alone Parking Lot – not connected to existing Parking Lot
- Approximately 240' from North Main St.
- Approximately 300' from Depot
- Approximately 450' from Amphitheater
- Northeast Quadrant of the Downtown Area
- 61 New Parking Stalls



TOTAL NO. OF PARKING STALLS = 61

**PROPOSED DOWNTOWN PARKING**  
**OPTION 9**  
**THURMAN AVE & E. FIFTH ST**

# Option #9 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min) -3/4 AREA	205.25	cubic yds	\$ 12.50	\$ 2,565.64
Earthwork (average depth cut=6")	339.37	cubic yds	\$ 15.00	\$ 5,090.56
Erosion Control	1	Est	\$ 2,000.00	\$ 2,000.00
Drainage (Estimate)	1	Est	\$ 20,000.00	\$ 20,000.00
Gravel Base - 5" (deliver to Public Works)	578.69	tons	\$ 12.25	\$ 7,089.01
Asphalt - 2.5" thick	279.98	tons	\$ 103.00	\$ 28,838.00
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	ESt	\$ 100.00	\$ 100.00
Debris from house removal	1	EST	\$ 5,000.00	\$ 5,000.00
Concrete Wheel Stops	37	units	\$ 40.00	\$ 1,480.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	9	units	\$ 500.00	\$ 4,500.00
Subtotal				\$ 78,181.20
Contingencies 15%				\$ 11,727.18
Total Construction Cost - Option 9				\$ 89,908.38
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 170,250.00	\$ 170,250.00
Total Cost				\$ 260,158.38

# Option 10

- At the corner of Thurman Avenue and East Fifth street
- Based upon having an Easement to use adjoining Parking Lot's Driving Aisle
- Next to Hotel Taylor's Parking Lot (Dr. Morrison)
- Approximately 240' from North Main St.
- Approximately 300' from Depot
- Approximately 450' from Amphitheater
- Northeast Quadrant of the Downtown Area
- 68 New Parking Stalls



TOTAL NO. OF PARKING STALLS = 68

# PROPOSED DOWNTOWN PARKING

OPTION 10

THURMAN AVE & E. FIFTH ST

# Option #10 - Estimated Cost

Description	Quantities	Units	Cost/unit	Cost
Top Soil Removal (5"min) -3/4 AREA	220.08	cubic yds	\$ 12.50	\$ 2,751.00
Earthwork (average depth cut=6")	363.89	cubic yds	\$ 15.00	\$ 5,458.33
Erosion Control	1	Est	\$ 2,000.00	\$ 2,000.00
Drainage (Estimate)	1	Est	\$ 20,000.00	\$ 20,000.00
Gravel Base - 5" (deliver to Public Works)	620.50	tons	\$ 12.25	\$ 7,601.17
Asphalt - 2.5" thick	300.21	tons	\$ 103.00	\$ 30,921.46
Concrete Driveway Apron (Material)	12.00	yard	\$ 126.50	\$ 1,518.00
striping (material)	1	Est	\$ 100.00	\$ 100.00
Debris from house removal	1	EST	\$ 5,000.00	\$ 5,000.00
Concrete Wheel Stops	34	units	\$ 40.00	\$ 1,360.00
Seeding & Mulching ( 1 unit = 1000 sq ft)	9	units	\$ 500.00	\$ 4,500.00
Subtotal				\$ 81,209.96
Contingencies 15%				\$ 12,181.49
Total Construction Cost - Option 10				\$ 93,391.45
Land Acquisition (125% of Tax Appraisal)	1	ls	\$ 170,250.00	\$ 170,250.00
Access Easement	1	Est	\$ 4,500.00	\$ 4,500.00
Total Cost				\$ 268,141.45



# SUMMARY

Option No.	LOCATION	No. of Parking Stalls - added	TOTAL No. of Parking Stalls	Estimated Construction Cost	Estimated Land Cost	TOTAL COST	Total cost per space
Option 1	behind Express Lunch	45	45	\$ 66,980.75	\$ 114,000.00	\$ 180,980.75	\$ 4,021.79
Option 2 includes Option 1 area	behind & beside Express Lunch	58	82	\$ 80,332.56	\$ 214,250.00	\$ 294,582.56	\$ 3,592.47
Option 3	Craven's Building Parking	32	32	\$ 1,046.50	\$ 43,750.00	\$ 44,796.50	\$ 1,399.89
Option 4	Craven's Building Parking & Used Car Lot	68	68	\$ 33,324.69	\$ 100,000.00	\$ 133,324.69	\$ 1,960.66
Option 5	Courthouse/ next to old Blacksmith's shop	33	33	\$ 50,180.60	\$ 50,000.00	\$ 100,180.60	\$ 3,035.78
Option 6	behind Mitchell's Drugs	27	27	\$ 25,985.56	\$ 43,750.00	\$ 69,735.56	\$ 2,582.80
Option 7	next to Hotel Taylor's Parking Lot	32	32	\$ 52,985.44	\$ 25,000.00	\$ 77,985.44	\$ 2,437.04
Option 8	next to Hotel Taylor's Parking Lot	44	44	\$ 56,258.10	\$ 29,500.00	\$ 85,758.10	\$ 1,949.05
Option 9	next to Hotel Taylor's Parking Lot	61	61	\$ 89,908.38	\$ 170,250.00	\$ 260,158.38	\$ 4,264.89
Option 10	next to Hotel Taylor's Parking Lot	68	68	\$ 93,391.45	\$ 174,750.00	\$ 268,141.45	\$ 3,943.26

# Lease Options – Existing Parking Areas

- Lease Payments – Monthly or yearly
- Public Parking may be limited to certain hours
  - 5 pm to 5 am – Monday thru Thursday
  - Weekends – 5 pm Friday to 5 am Monday
- City may be responsible for trash pick up and clean up
- City may be responsible for maintenance
  - Resealing
  - Restriping
- Parking areas may have to be added to the City's general liability insurance if responsible for maintenance

# Lease Option – Dr Morrison’s Parking Areas



# Lease Option – Dr Morrison's Parking Areas

- 19 Existing Parking stalls at Northeast corner of Thurman Ave with Taylor Avenue
- 54 Existing Parking stalls at Southeast corner of Thurman Ave with Taylor Avenue

# Other Lease OPTIONS

- Cravens Building Parking Area