Calgary Parking Authority
Joint Venture Parking Projects

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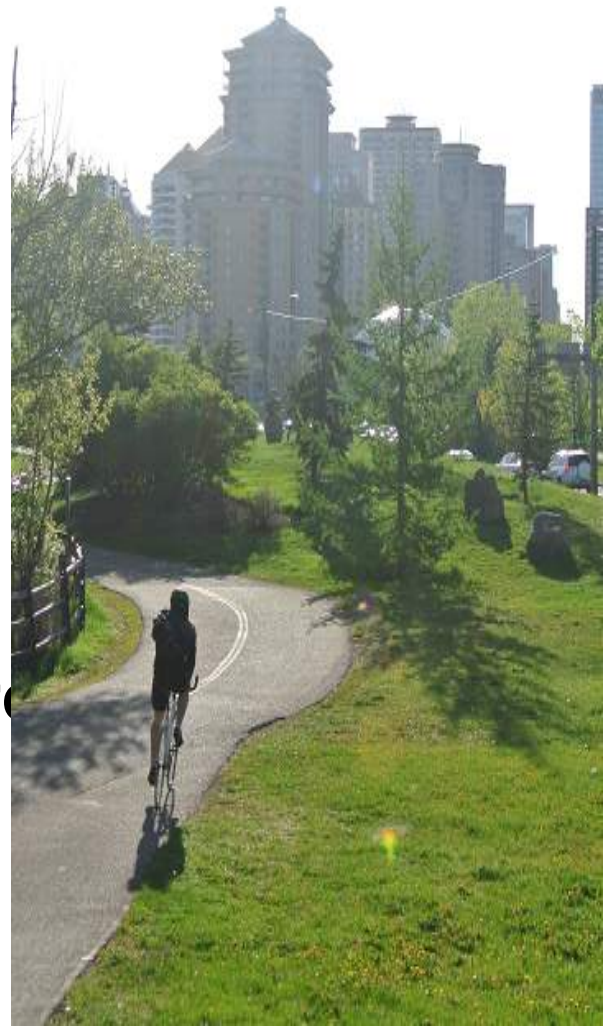
Presentation Agenda

- The City of Calgary / Calgary Parking Authority
- Joint Venture Projects
- Current Development Projects
- Challenges / Lessons Learned

City of Calgary

- Population is 1.1 million
- 61,000 daily trips into the core
- Downtown mode split
  - Auto 39%
  - Walk/Transit/Bike 61%
- Average downtown parking rat
  - Monthly $500
  - Daily $35



Calgary Parking Authority

6,200,000
PARKING TRANSACTIONS

OVER:
6,700 ON-STREET PARKING STALLS
5,500 PARKADE STALLS
2,600 SURFACE LOT STALLS

ALMOST **2,000** MONTHLY PARKING CONTRACTS

over 700 PARKPLUS pay machines

more than **31,000** residential parking permits issued

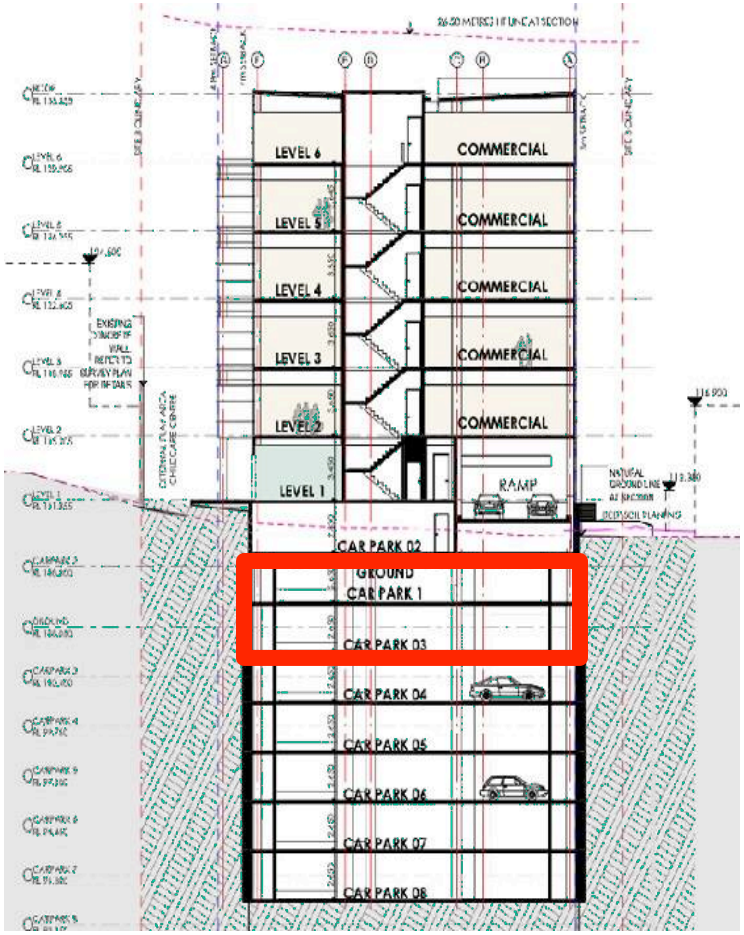
372 batteries boosted

150 NEW BICYCLE STALLS

$30,000,000 RETURNED to the City of Calgary

What is a Joint Venture Project?

- An arrangement in which two or more parties agree to pool their resources for a finite time for the purpose of accomplishing a specific task
- In a joint venture, each of the participants is responsible for profits, losses and costs associated with the venture



Benefits of Joint Venture Projects

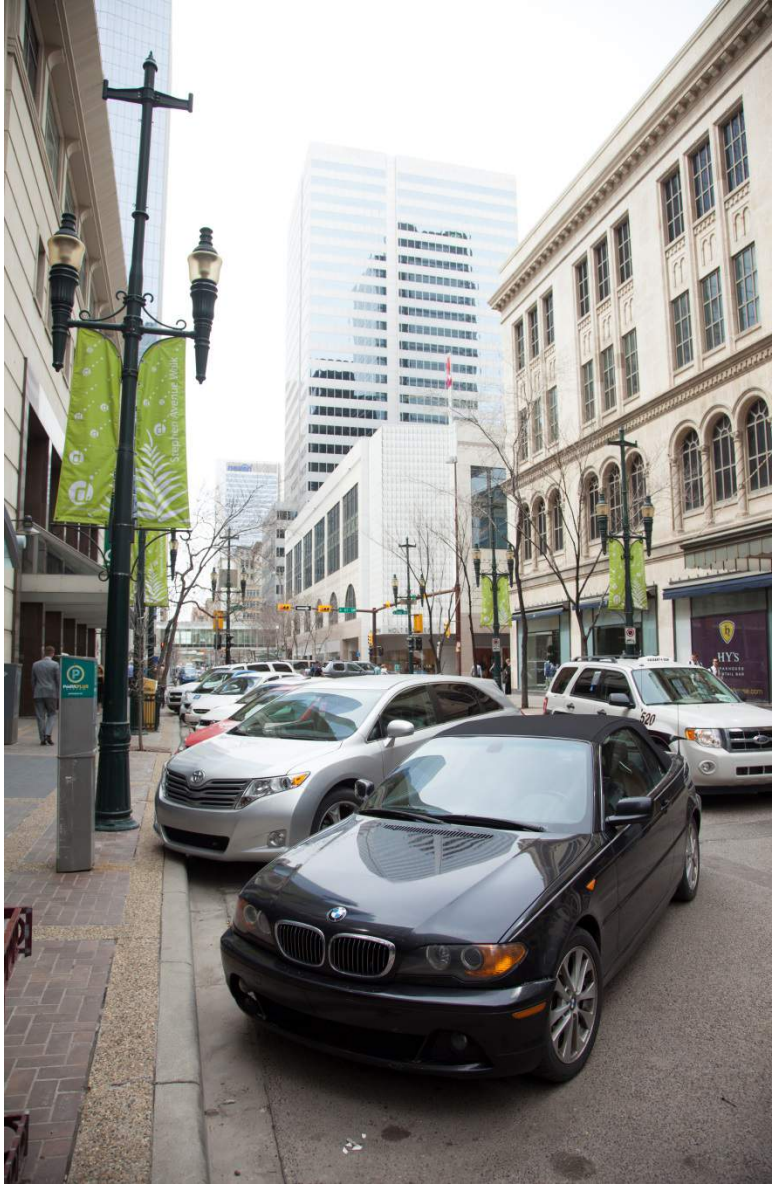
- Increase tax base
- Increase parking supply
- Maximize on-site uses and floor space
- Improve the urban landscape

Risks of Joint Venture Projects

- Project delivery dependent on partner
- Control over project quality

Assessing our Portfolio for Potential Development Sites

- Size
- Land value
- Location
- Development trends
- Encumbrances/Constraints



Financial Review - Example

LAND	
Purchase Price	$570,000
Current Land Value	$21,000,000
CONSTRUCTION	
Lost Revenue	$2,200,000
PROJECT COMPLETION	
Current Land Value	$21,000,000
Stall Buy-back (150 stalls @ $70,000)	$10,500,000
Net Proceeds	$9,000,000
Annual Net Income (150 stalls)	$450,000
Return on Investment	4%
PROPERTY TAX	
Property Tax-Before Redevelopment	$105,000
Property Tax-After Redevelopment	$3,200,000
Annual Increase of Property Tax	$3,095,000

Funding Options

- Sale proceeds
- Cash-in-lieu of parking fund
- Tax increment financing
- Business revitalization zone

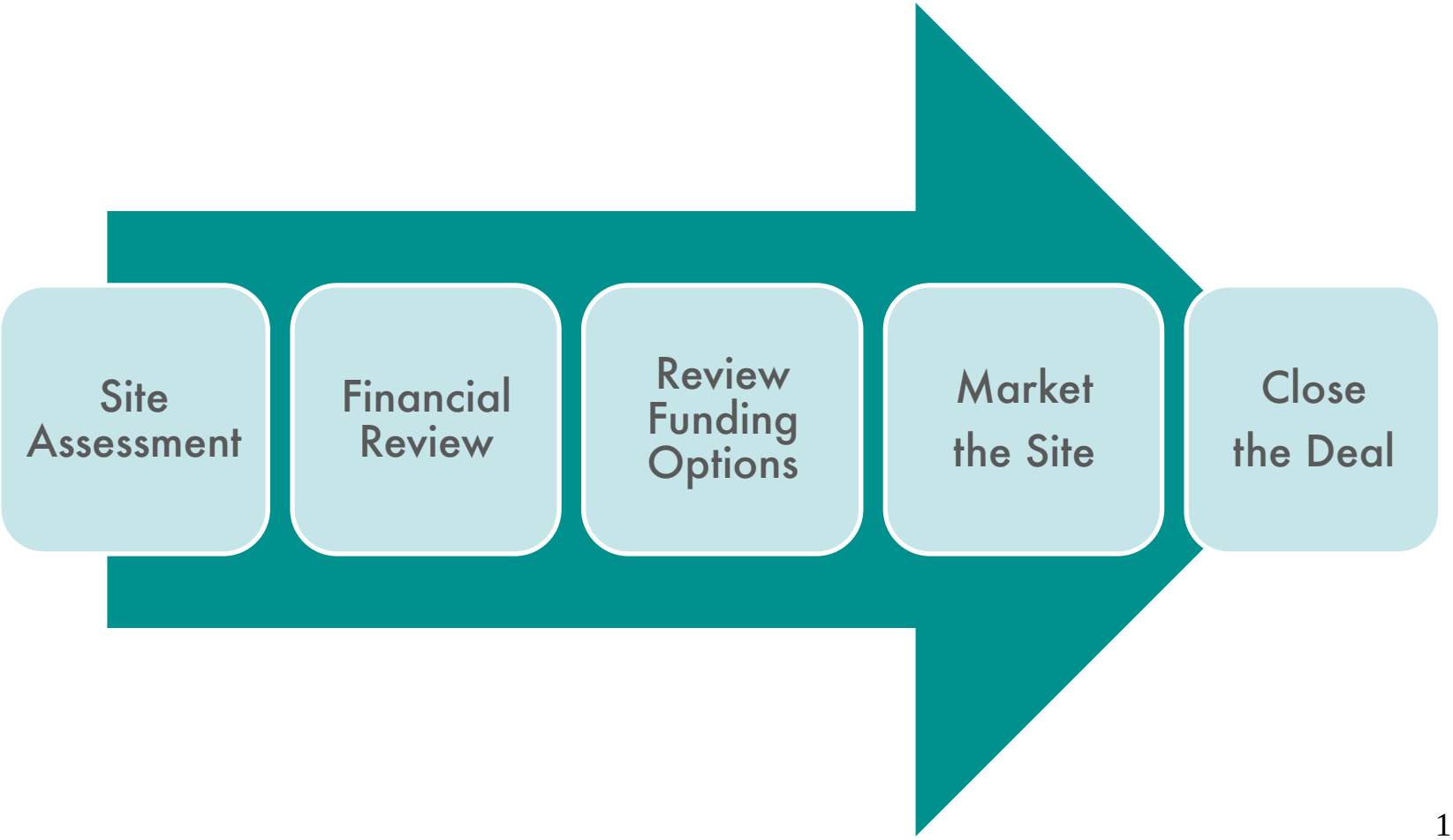
Site Marketing

- Proposal evaluation criteria

Closing the Deal

- Closing dates
- Stall buy-back
- Milestones/penalties
- Reciprocal agreement
- Design specification

Summary


Site Assessment
Financial Review
Review Funding Options
Market the Site
Close the Deal

Strategic Development Planning

- Acquire strategic parcels in gentrifying areas
  - Corner lots
  - Adjacent to major traffic arteries
  - Adjacent to central business district
- Purchase public parking within new development projects

Current Development Project-Lido

	Existing	Proposed
Public Stall Count	18 stalls	35 stalls
Uses	Parcel 1-surface lot and commercial building Parcel 2-one-storey commercial building	8 storey development including: 60 residential condo units Boutique hotel At-grade retail
Property Tax	$26,000	$1,000,000

Lido Project-Existing

Lido Project

Current Development Project – Central Business District (CBD)

	Existing	Proposed
Public Stall Count	54 stalls	±160 stalls
Uses	A surface lot adjacent to a three-storey class C office building with 37 underground stalls for tenant use only	A mixed-use property of similar size to the redevelopments in the immediate area (15-20 Floor Area Ratio (FAR))
Property Tax	$144,000	$3,500,000

Central Business District Project - Existing

Current Development Project - East Village Parkade

	Existing	Proposed
Public Stall Count	286 stalls	±750 stalls
Uses	Surface lot	A mixed-use building atop of a parkade intended to serve both the building and the surrounding civic needs in the area including a library and the new National Music Centre
Property Tax	$130,000	$7,470,000

East Village Parkade-Existing

Challenges

- City processes
- Municipal requirements

Lessons Learned

- Condominium versus strata
- Timelines

Questions

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