



# COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

**MEETING DATE:** January 27, 2016  
**TO:** Mayor and City Council  
**FROM:** Kimberly Johnson, Community Development Director  
Cliff Linker, Public Works Manager  
**SUBJECT:** Horseshoe Bend Parking Lot  
**ATTACHMENTS:** Schematic Parking Lot Layout

## BACKGROUND

Horseshoe Bend is a prized amenity in the Page Community and on the Tourism circuit. This natural amenity has been identified as a priority by the City Council, City of Page Community Development Advisory Board, City of Page Park and Recreation Advisory Board, and the National Park Service.

According to the National Park Service, there are an estimated 5,000 visitors daily during the peak visitation season of May through October, with an average of 1.2 million people estimated to visit the Horseshoe Bend Overlook annually.

In addition to accessibility issues on the trail and overlook, parking and access thereto has been identified as a major concern and safety issue. The current parking lot is minimally improved with no striping or designation of stalls, and no designated area for bus and oversize vehicle parking. This causes drivers to park in a chaotic manner, including buses, which often take more space than they need and impede adequate circulation. Further, because the parking is not well organized, drivers often park along the access drive and along Highway 89.

In a memo from the City Manager to the Mayor and City Council dated September 8, 2015, the following recommendations were made:

- Redesign parking lot to improve flow, increase parking, and separate passenger/commercial vehicles.
- Increased monitoring.
- Improved signage.

Staff has taken these recommendations under further consideration and developed a plan for interim improvements to the parking lot which will improve circulation, delineate parking stalls, direct drivers, and provide a parking area for buses and oversize vehicles. This plan involves the following elements:

- Expansion of the parking lot to the north to provide a bus and oversize vehicle parking and maneuvering area. If this project is undertaken in-house the associated costs would be approximately as follows:
  - Parking lot expansion:
    - Earth work and Base course installation-\$5.94 per cubic yard **\$17,820.00**
    - Finish course
      - Crushed Asphalt R.A.P. would be at **no cost**, as the City already has this resource, just the cost to haul within house equipment and labor; or
      - ABC base course 2400 tons @ \$25.00 per ton **\$60,000.00**
    - 3-4 weeks to get the project done with in-house labor
- Signage \$1,000
- Bumper blocks for parking 106 @ \$54.94 each **\$5,823.54**

This project has an estimated cost of between \$25,000 and \$85,000 depending on the materials used. Most of the proposed work will establish the groundwork for a permanent solution in the future, and the bumper blocks can be reused in a permanent future project if desired.

**REQUESTED COUNCIL DIRECTION**

Staff would like to hear from the Mayor and City Council thoughts on making interim improvements to the parking area at Horseshoe Bend.

