

Downtown Parking Facts

Over the last few days City staff has been forwarded a number of questions regarding the proposed Civic Center City Administrative Office Building and its impact on parking in the downtown.

Please be assured that city staff, the City Manager and City Council are well aware of concerns regarding parking in the downtown, and staff is currently investigating the same concurrently with development of the plans for the new office building.

Below please find the questions and corresponding answers.

Q1: Is there going to be a net loss of parking downtown due to the current New City Hall plan? If so, how many parking space will be lost?

A: There are currently 53 parking stalls within the civic center parking lot (24 permit and 29 public). There are 16 parking spaces on Cain Lane (6 permit and 10 public). There is currently 1 public parking space on the Machin Avenue frontage of the civic center parking lot. This sums to 70 total current parking spaces, 40 of which are public.)

The proposed plan includes 35 surface parking spaces (including 4 on Cain Lane), 25 garage parking spaces, and 4 spaces on the Machin frontage for a total of 64 spaces.

There is potential to add 6 parking stalls on the east side of Machin immediately south of the site, to bring the

project total to 70 spaces equivalent in number to those available today. Note that the public parking spaces within the parking lot were opened to the public after city staff moved to 75 Rowland Way. When city staff was last housed in the downtown area, all but 3 spaces in the civic center parking lot were dedicated to employee parking.

It is recognized that while the project can likely maintain the number of current parking spaces, the number of available spaces will decrease due to the occupancy of the new building. Staff has assembled a 'parking team' tasked with investigating and formulating a plan to accommodate parking in the downtown upon completion of the new building. Staff has invited the Chamber and DNBA to be a part of this team, and four meetings have been held to date. The team is reviewing existing parking study data, evaluating opportunities for creating additional parking by restriping and reconfiguring parking in the vicinity of the new building, and analyzing potential policy plans for staff parking.

It is the full intent of the parking team to involve the DNBA in this process, and ensure that they have an opportunity to provide input, review and comment on any policy prior to it being considered for implementation.

Q2: How many parking spaces will be housed under new City Hall Building?

A: The garage contains 25 parking spaces.

Q3: Does the New City Hall building conform to current parking ratios established for similar structures in the area?

A: Based on the City's Municipal Code, an office building of the size proposed would be required to provide 69 parking spaces.

Q4: Is the City applying the same parking standard that would apply to any other development project with existing structures?

A: Per the City's zoning ordinance 19.30050F, on-site parking may be waived for new developments so long as the peak occupancy rate for public parking stalls remains below 90%. The City's most recent (November 2011) parking study shows the parking occupancy rate is still well below the 90% threshold (47% to 68% depending upon time-of-day for east of Redwood Boulevard.) The 68% occupancy rate was measured at 12:15 pm, and represents 124 of 387 spaces being un-occupied in the downtown core at peak time, east of Redwood Boulevard. With respect to the proposed building and parking lot, 56 parking spaces are proposed on the site itself (not including on-street parking on Machin and Cain), so 69 required minus 56 provided = 13 spaces are being waved (but are provided on-street vs. on-site.)

Q5: In the past when the City has conducted parking studies along Grant it included parking spaces and availability of spaces owned by private parties behind their buildings. (We) complained to the City Council (about) including private spaces to lower the

utilization number. Does this parking survey use the same method?

A: The referenced study does NOT include private parking lots – only on-street parking and the two public lots – civic center and Zenk. Occupancy rates were measured individually for these two public lots; peak occupancy of 63% at the Zenk lot, and peak occupancy rate of 34% for the public spaces at the Civic Center lot. Additionally, staff is using only the survey information east of Redwood Boulevard, and not the entire downtown core. Occupancy rates are less west of Redwood Boulevard.

Q6: The City has the City Council Chamber building (a separate structure) and the old Park & Rec Building a (separate structure) and the New City Hall Building requires 69 parking spaces. It would appear that the same parking spaces are being counted more the once. Even if we ignore the Community Center. I thought that any new structures had to have a dedicated number of on site parking spaces based on ratios and existing structures requirements to old ratios. Am I misinformed?

A: The parking requirements of the other buildings within the civic center (Community House, 901 and 917) were taken into account, and considered in determining parking requirements for the project. The Community House is not currently vacant, and not programmed for any activities that would generate a parking demand, nor is it likely to be for the foreseeable future. 901 Sherman has a limited-to-non-existent day time parking demand, and is mostly used

for evening and weekend events, when the parking demand of the new building would be minimal. 917 Sherman is currently used for janitorial storage purposes, and has a minimal day-time parking demand. Considering the above, staff felt the waiver of the deficient parking spaces to be an appropriate action for the subject project.

Q7: My understanding of the current city office plan is that it will be providing a total of 60 parking spaces onsite and the city plans on eventually having 66 employees working out of this space. Are those figures correct as you know them?

A: The proposed parking count for the new building parking lot and garage is 56 spaces, not including on-street parking on Cain and Machin – see response to Q1 for additional information. The Administrative Offices building is programmed (designed) to accommodate 71 employees. The employee count for the September 2013 move-in is anticipated to be approximately 60, due to retirements and separations.

Staff is more than willing to provide any additional information, and is available to meet, should any Councilmember, DNBA member, or other interested member of the public wish to discuss in further detail.

Below is a summary of the existing/ proposed parking:

**City Civic Center Administrative Offices
Building Parking Summary**

number of parking
spaces
current proposed net

On-site

			-
Surface Parking	53	31	22
Garage Parking	0	25	25
subtotal on-site	53	56	3

Frontage (on-street)

			-
Cain Lane Frontage	16	4	12
Machin Avenue			
Frontage	1	4	3
subtotal project	70	64	-6

Adjacent (on-street)

Machin Supplemental	3	9	6
Total project	73	73	0

Below is a summary table from the Downtown Core Parking Occupancy Survey conducted in November 2011.

Table II
Downtown Core Parking Occupancy Rate East of Redwood Boulevard

time	2011 stalls occupied	2011 occupancy rate	2010 rate	2009 rate	2008 rate	2007 rate	2006 rate	2005 rate
12:15pm	264	68%	70%	64%	65%	71%	63%	58%
2:15pm	204	53%	57%	56%	51%	61%	50%	61%
5:15pm	182	47%	50%	45%	41%	50%	41%	36%