



*City of*  
**NOVATO**

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City Council Presentation

**Downtown Parking Options**  
During Construction of and Upon Completion of  
**The Civic Center City Administrative Offices**

June 19, 2012



# Proposed Administrative Offices Building



Two stories of office space (19,000 sf) over basement parking garage (25 spaces) and Civic Plaza with 31 parking spaces

# Surface Parking from Machin Avenue



# Garage Access from Cain Lane



# Construction Plans



## NOVATO CIVIC CENTER ADMINISTRATIVE OFFICE BUILDING

ISSUE FOR PERMIT AND BID



- OWNER**  
CITY OF NOVATO  
15 KNOX AND PARK BLVD. SUITE 208  
NOVATO, CA 94945  
ADAM BRONKHORST, PROJECT MANAGER
- PROJECT ARCHITECT/ARCHITECTURAL CONSULTANTS**  
RIMWORTH ARCHITECTURE & LANDSCAPE ARCHITECTS  
105 PINE STREET  
SAN FRANCISCO, CA 94111  
TOM MOORE, PRINCIPAL
- PROJECT ARCHITECT/CONSTRUCTION MANAGER/GENERAL CONTRACTOR**  
CITY OF NOVATO  
15 KNOX AND PARK BLVD. SUITE 208  
NOVATO, CA 94945  
ADAM BRONKHORST, PROJECT MANAGER
- ARCHITECT/ARCHITECTURAL CONSULTANTS**  
RIMWORTH ARCHITECTURE & LANDSCAPE ARCHITECTS  
105 PINE STREET  
SAN FRANCISCO, CA 94111  
TOM MOORE, PRINCIPAL
- STRUCTURAL ENGINEER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- CIVIL ENGINEER**  
DIP ENGINEERS  
1641 N. CALIFORNIA BOULEVARD, SUITE 400  
SACRAMENTO, CA 95833  
DIP ENGINEERS, PROJECT MANAGER
- MECHANICAL ENGINEER**  
PROTECH ENGINEERS  
300 BAYVIEW VILLAGE PARKWAY, SUITE 101  
ALBANY, CA 94706  
STEVE TAYLOR, PRINCIPAL  
BILL STARK, PLUMBING & FIRE PROTECTION
- ELECTRICAL ENGINEER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- ACOUSTICAL ENGINEER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- LANDSCAPE ARCHITECT**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- AV/TELEVISION ENGINEER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- PAINTING**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- PLUMBING**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- ROOFING**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- SCAFFOLDING**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- SEWER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- SIGNS**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- SOILS**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- STEEL ERECTION**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- TRUCKS**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- WATER**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)
- WIND**  
THE ENGINEERING CENTER  
4070 S. CAMPANELLA, SUITE 100, CA  
FREMONT, CA 94538  
SAM KOOFFER, PRINCIPAL (EXT. 304)



NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	REV.
1	ISSUE FOR PERMIT AND BID	10/15/2024	JM			
2	REVISED PER PLAN NO. 2024-001	10/15/2024	JM			
3	REVISED PER PLAN NO. 2024-001	10/15/2024	JM			
4	REVISED PER PLAN NO. 2024-001	10/15/2024	JM			
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# Existing Site Plan



EXISTING PARKING SPACES AT  
CIVIC CENTER PARKING LOT

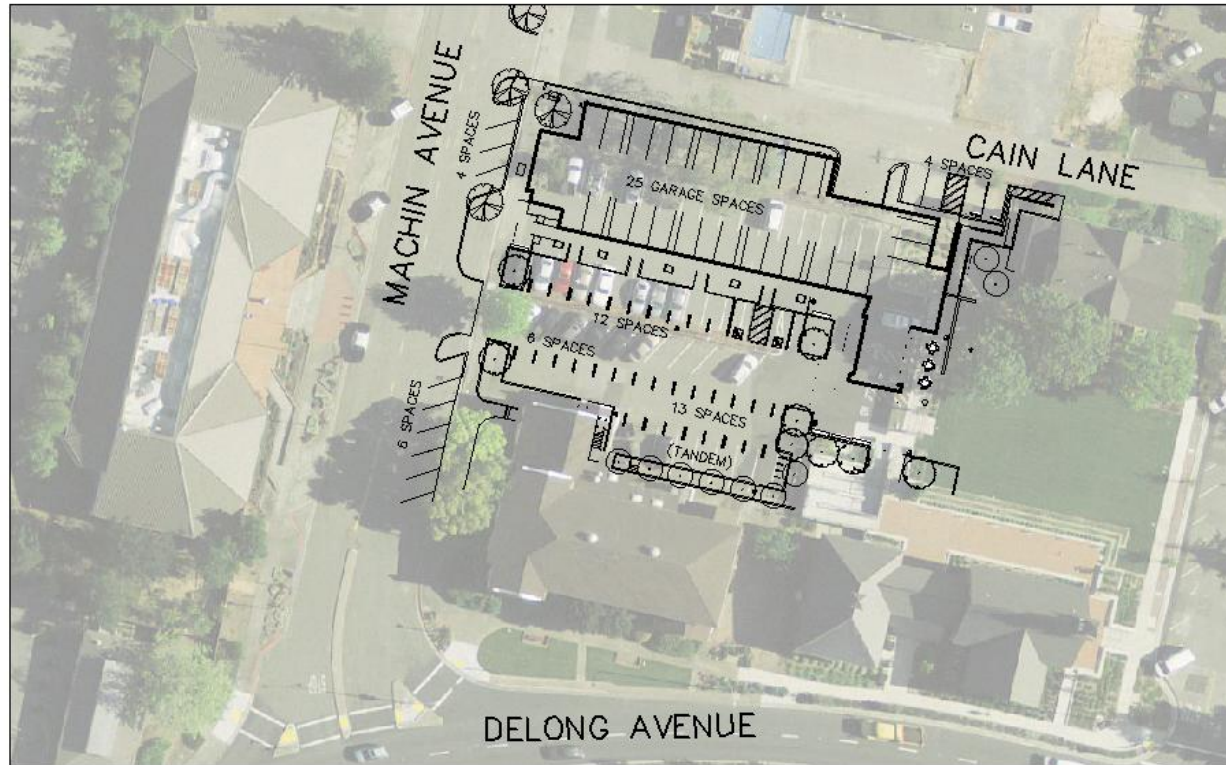
53 spaces within parking lot  
19 street frontage spaces

PERMIT  30 SPACES

PUBLIC 42 SPACES

TOTAL 72 SPACES

# Proposed Site Plan

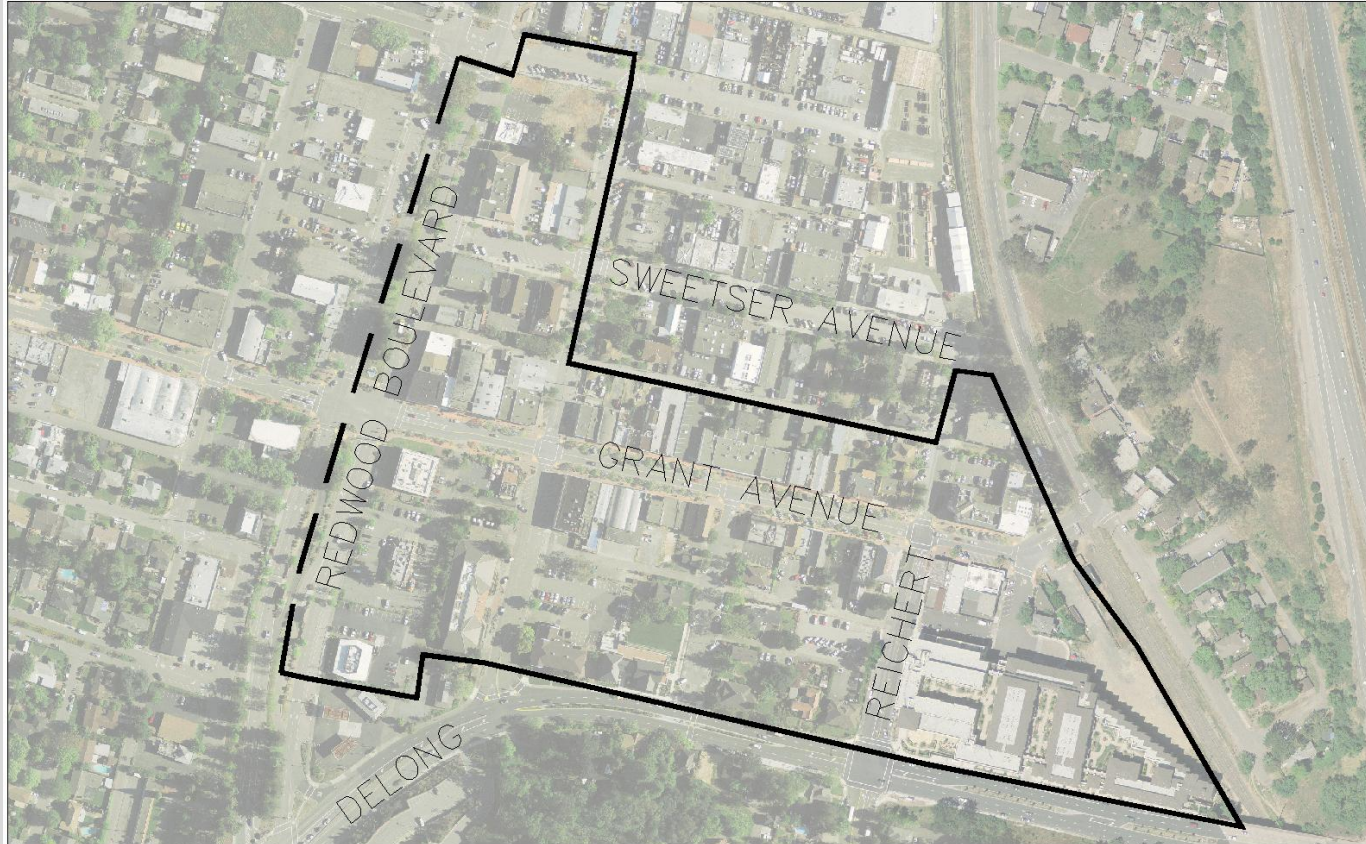


PROPOSED PARKING SPACES  
AT CIVIC CENTER PARKING LOT

GARAGE	25 SPACES
PLAZA	31 SPACES
FRONTAGE	14 SPACES
TOTAL SITE	70 SPACES



# Downtown Parking Survey



Easterly Half of Downtown Core Parking Study Area



# Existing Downtown Parking Use



- **Downtown Core Parking Occupancy Survey**
  - Conducted by City of Novato Community Development Department
  - Conducted Yearly
- **Civic Center Parking Feasibility Study**
  - Conducted by Walker Parking Consultants
  - April 2011

# Existing Downtown Parking Use



- **Downtown Core Parking Occupancy Survey**
  - November 2011 Survey (East of Redwood Only):
    - **387** Public Parking Spaces (On-street and Public Lot)
    - Lunch-time Peak Hour Occupancy rate of **68%**
    - **123** Available Spaces at peak hour
    - Civic Center Lot - 19 of 29 spaces unoccupied at peak hour



# Existing Downtown Parking Use



- **Walker Civic Center Parking Feasibility Study**
  - 484 spaces identified (includes 66 periphery spaces and 24 private spaces in Civic Lot)
  - Identified > 200 private parking spaces within the easterly zone
  - Lunch-time Peak Hour Occupancy rate < 40% for private lots (100-150 vacant spaces)

# Parking Impact



- **CASE 1 – DURING CONSTRUCTION:**

- ENTIRE CIVIC CENTER LOT WILL BE CLOSED TO THE PUBLIC
- CIVIC CENTER PARKING SPACES AND ADJACENT ON-STREET SPACES UNAVAILABLE
- LOSS OF **53 PARKING SPACES** DUE TO CLOSURE OF CIVIC LOT
  - 30 PERMIT PARKING SPACES (NOVATO PD & CUSTODIAN)
  - 23 PUBLIC SPACES (3 ON MACHIN, 10 ON CAIN AND 10 IN CIVIC LOT)



# Parking Impact



- **CASE 2 – POST CONSTRUCTION**

- LOSS OF **2** PARKING SPACES DUE TO RECONFIGURATION OF SITE (72 SPACES TO 70 SPACES)
- ADDITIONAL PEAK PARKING DEMAND OF **58** SPACES (FROM NEW BUILDING)
- NET LOSS OF **60 PARKING SPACES** AT PEAK HOUR

# Parking Options



(Short Term and Long Term Options)

- **Use existing surplus public parking**
- **Create additional parking**
- **Re-purpose existing private parking**
- **Miscellaneous parking improvements**



# Use Existing Surplus Public Parking



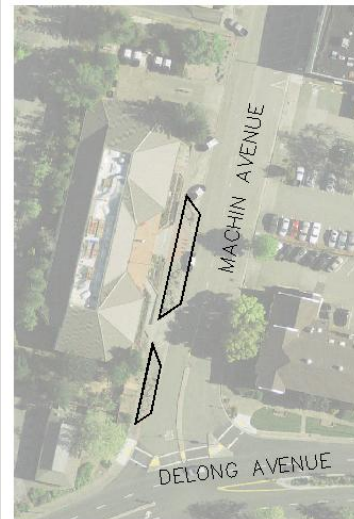
- **Currently 68% Occupancy Rate/ 123 vacant spaces**
- **Absorb 60 spaces into current surplus**
- **Yields new occupancy rate of 84% (82% for the 53 spaces only)**
- **Does not account for any new demands**



# Create Additional Parking

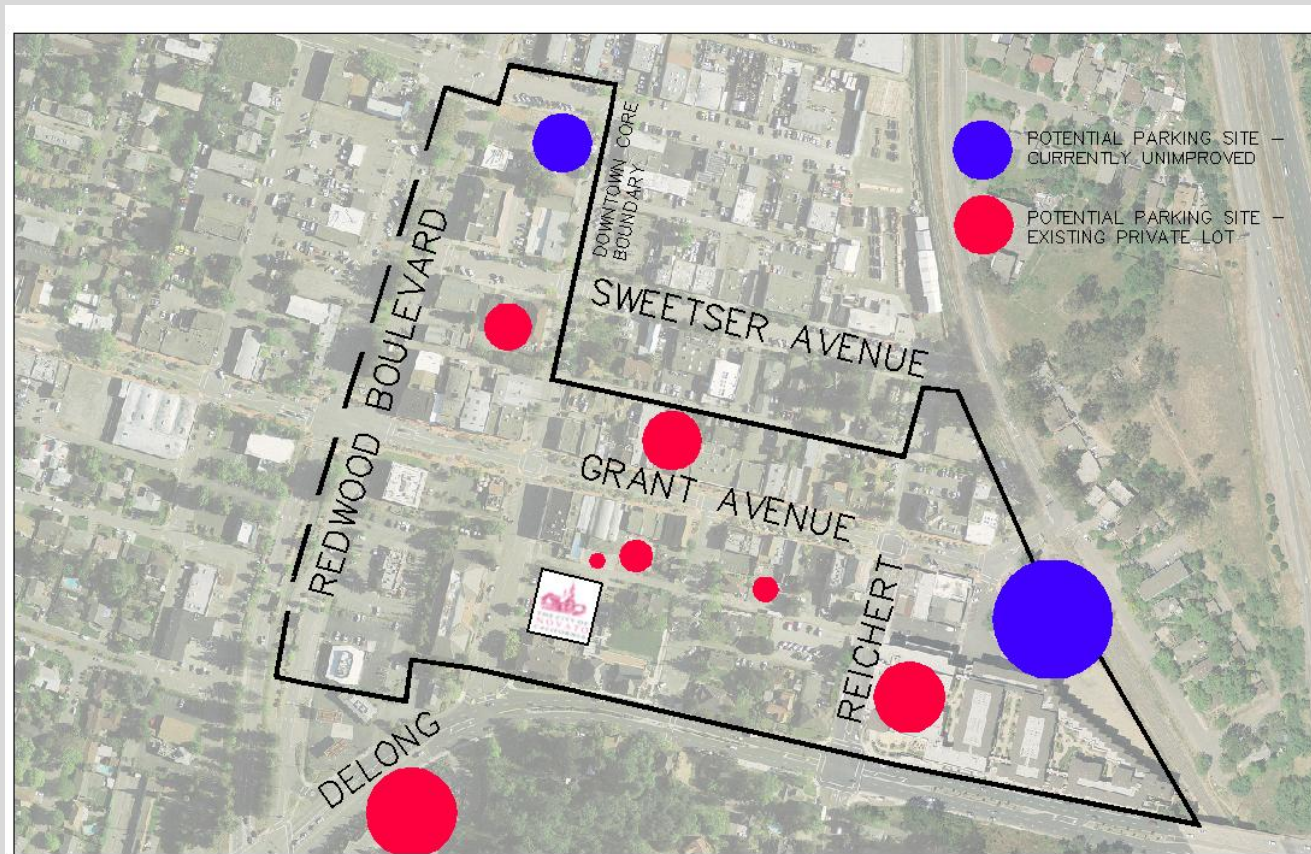


- Construct New Parking within the Downtown Core Where None Currently Exists
- 10 On-Street Spaces Improvement at 909 Machin Avenue.
- SMART Parcel Improvement



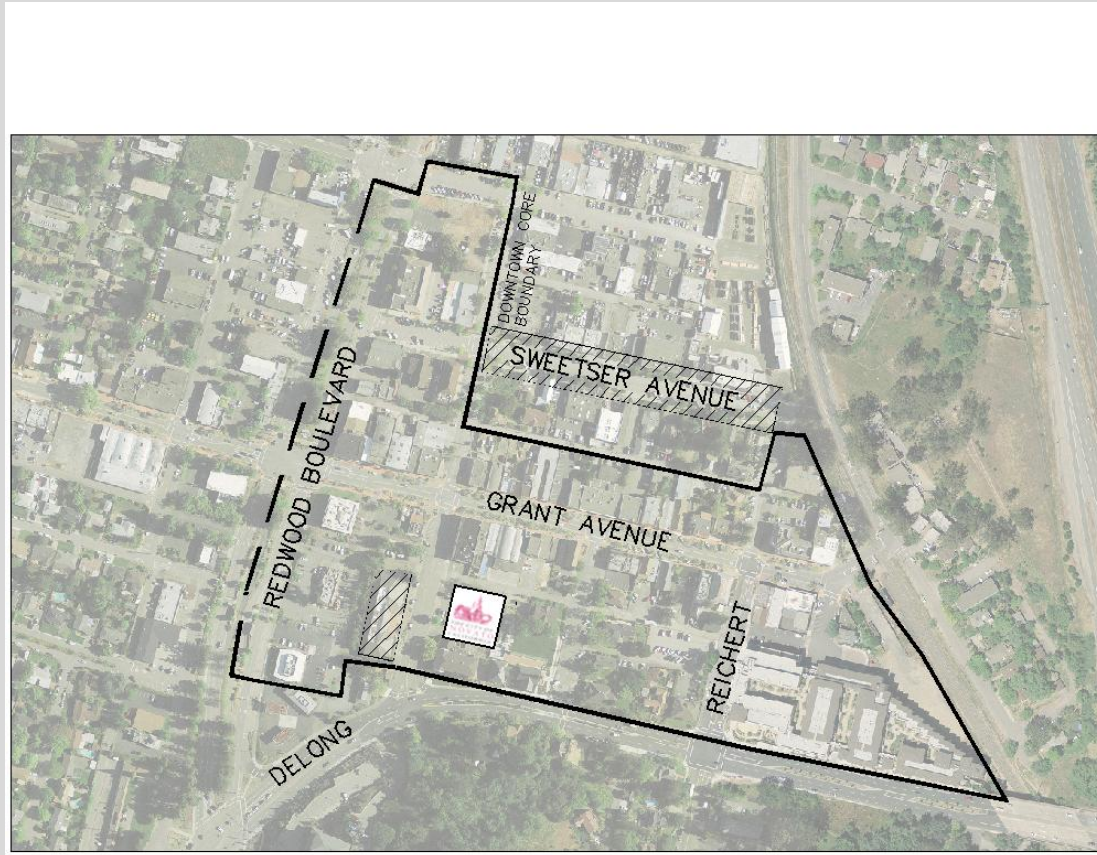


# Re-Purpose Existing Parking



- Convert Underutilized Existing Private Parking to Either Public or Employee Parking
- Supply of 100-150 available per Walker Study

# Miscellaneous Parking Accommodations



- Relocate Vehicles from PD Garage (10 spaces)
- Periphery Supply (Sweetser Avenue 20 spaces)

# Staff Recommendation



## Long Term Parking Solution

### Offset the Projected Peak Hour Additional Parking Demand

- **Implement a combination of measures (60 spaces total)**
  - Construct Improvements on west side of Machin Avenue. (+ 10 spaces)
  - Relocate PD vehicles from garage to off-site location. (+ 10 spaces)
  - Pursue lease or acquisition of underutilized private parking lot/ parcel for development of lot. (+ 40 spaces)



# Staff Recommendation



## Short Term Parking Solution

### Offset the Temporary Loss of Peak Hour Parking Supply

- **Implement a combination of measures (53 spaces total)**
  - Construct Improvements on west side of Machin Avenue. (+ 10 spaces)
  - Relocate PD vehicles from garage to off-site location. (+ 10 spaces)
  - Advance work on pursuit of lease or acquisition of underutilized private parking lot/ parcel for development of lot. (+ 33 spaces) – Downtown Occupancy rate would increase from 68% to 77% until this last item was accomplished.



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**Questions And Feedback . . .**