

CITY OF SAN LEANDRO

CITY COUNCIL FACILITIES AND TRANSPORTATION COMMITTEE

**November 8, 2011
4:00 p.m. - 5:30 p.m.**

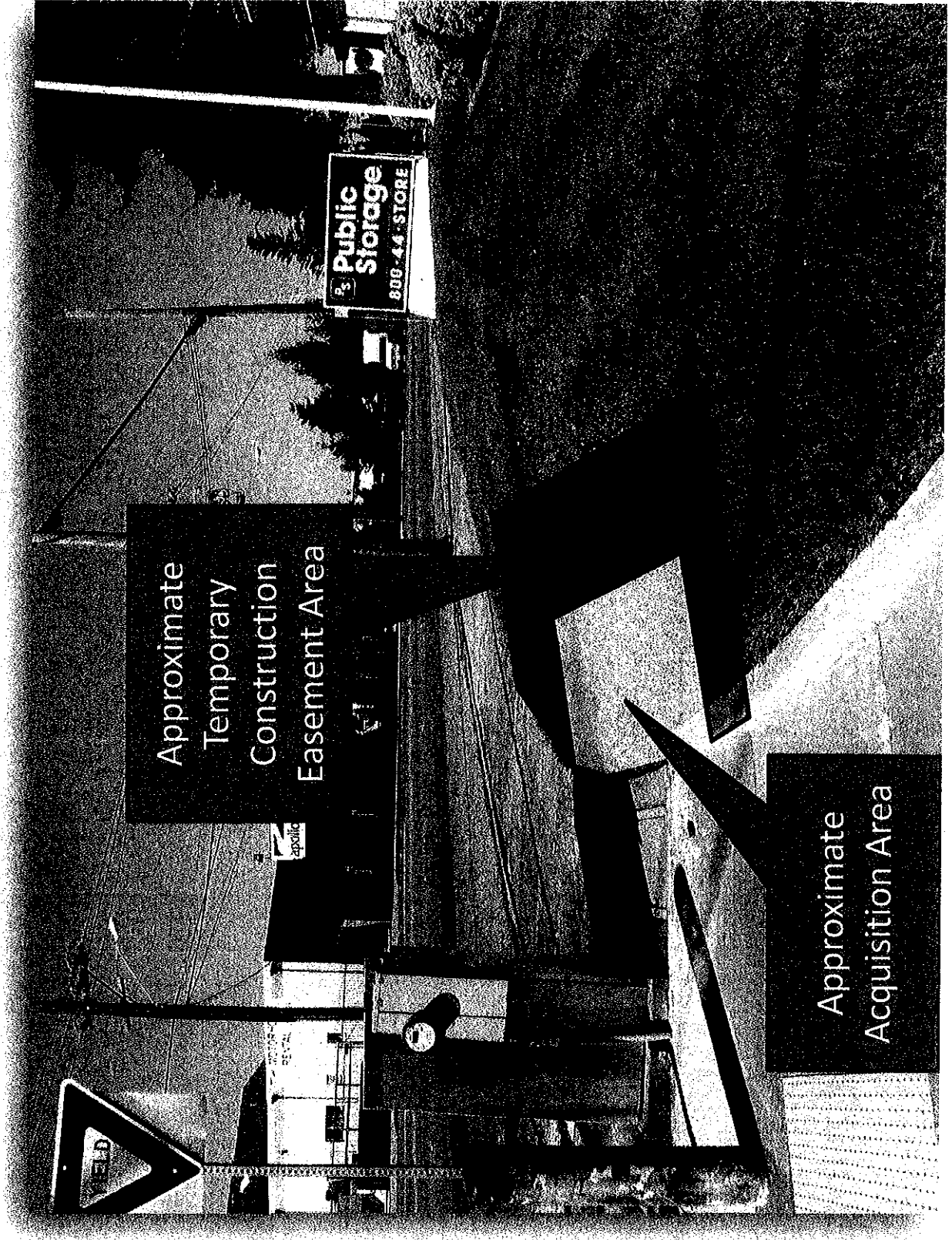
**San Leandro City Hall
835 East 14th Street
San Leandro, California
(Sister Cities Gallery)**

Agenda

1. Discussion Regarding Report on Proposed Estudillo Parking Garage Rates
2. Discussion Regarding Relocation of Traffic Controller Box - Acquisition of 67.5 sq. ft. from 501-143rd Avenue for sidewalk widening
3. Discussion Regarding Countywide Transportation Plan
4. Discussion Regarding Transfer of Property Storm Water Pump Station
5. Discussion Regarding San Leandro Sports Complex -- Land Use Agreement with San Leandro Unified School District
6. Authorization to Hear Resolutions of Necessity for Caltrans
7. Public Comments
8. Committee Member Comments
9. Adjourn

Committee Members: Councilmember Pauline Cutter
Councilmember Diana Souza, Chair
Councilmember Joyce Starosciak

Acquisition at 501 143rd Avenue



CITY OF SAN LEANDRO

MEMORANDUM

Date: October 28, 2011
To: Facilities & Transportation Committee
From: Lianne Marshall, Interim City Manager
Via: Luke Sims, Community Development Director
By: Cynthia Battenberg, Business Development Manager
Subject: Estudillo Parking Garage Rates

Background

In 2002, research and planning began on a project to upgrade the City's Estudillo/Callan Parking Garage. Funding was secured in 2008, and construction began in 2010. The new modern structure, scheduled to be completed in early 2012, will meet current seismic structural standards, will be compliant with Americans with Disabilities Act (ADA) requirements and will be Leadership in Energy and Environmental Design (LEED) certified.

The parking garage is a critical component of the City's award winning Transit Oriented Development (TOD) Strategy. Centralized parking encourages downtown retail patrons to park once and walk to multiple destinations and promotes pedestrian activity in the downtown. The added capacity from the new garage will facilitate additional development in downtown San Leandro.

In order to facilitate a smooth transition back to the garage, proper signage and planning is required. The establishment of slightly reduced permit parking fees for reserved spaces and unreserved spaces is recommended to increase garage patronage, thereby leaving the public parking lots near retail and services for short-term customer parking. It is likely that rates will be increased over time to reflect demand from greater activity downtown and new development.

Estudillo Parking Garage Configuration and Goal

The configuration of the new parking garage and surface lot will have approximately 77 ground floor limited time parking spaces (including 14 24-minute spaces for Wells Fargo as required by contract, and 63 2-hour customer parking spaces). The remaining 303 spaces have been developed for long-term parking. The new garage configuration differs with respect to permit parking accessibility. The former garage had a gate which prohibited those without a parking key card to access the spaces nights and weekend. The new garage will not have a gate and therefore permits and fees will only apply Monday – Friday 8am – 5pm. This should serve to encourage shopping downtown.

One goal of the parking garage is to free up the short-term parking lots near retail and services for customers by providing safe and convenient long-term parking for downtown retail and office employees, many who currently utilize the short-term parking lots and move their cars every two

A reserved parking permit rate of \$70/month, an unreserved rate of \$45/month and a daily rate of \$2.50 is recommended. Staff recommends slightly lower rates as the goal is to increase the permit holders from the current 112 to 210 and attract 93 additional long-term parkers to the top deck, while still covering the costs of operation and maintenance. Rates will be increased over time to reflect demand from greater activity downtown and new development.

	<u>Former Garage</u>	<u>Temporary Parking</u>	<u>New Garage</u>
Reserved Permit Fee	\$80	\$50	\$70
Unreserved Permit Fee	\$70	\$30	\$45

The unreserved permit rate is set such that it is the same cost as a parking ticket. The daily rate is set such that it is equal to the unreserved permit rate, encouraging the office employees to purchase a permit and park in a covered space, leaving the top deck for retail employees.

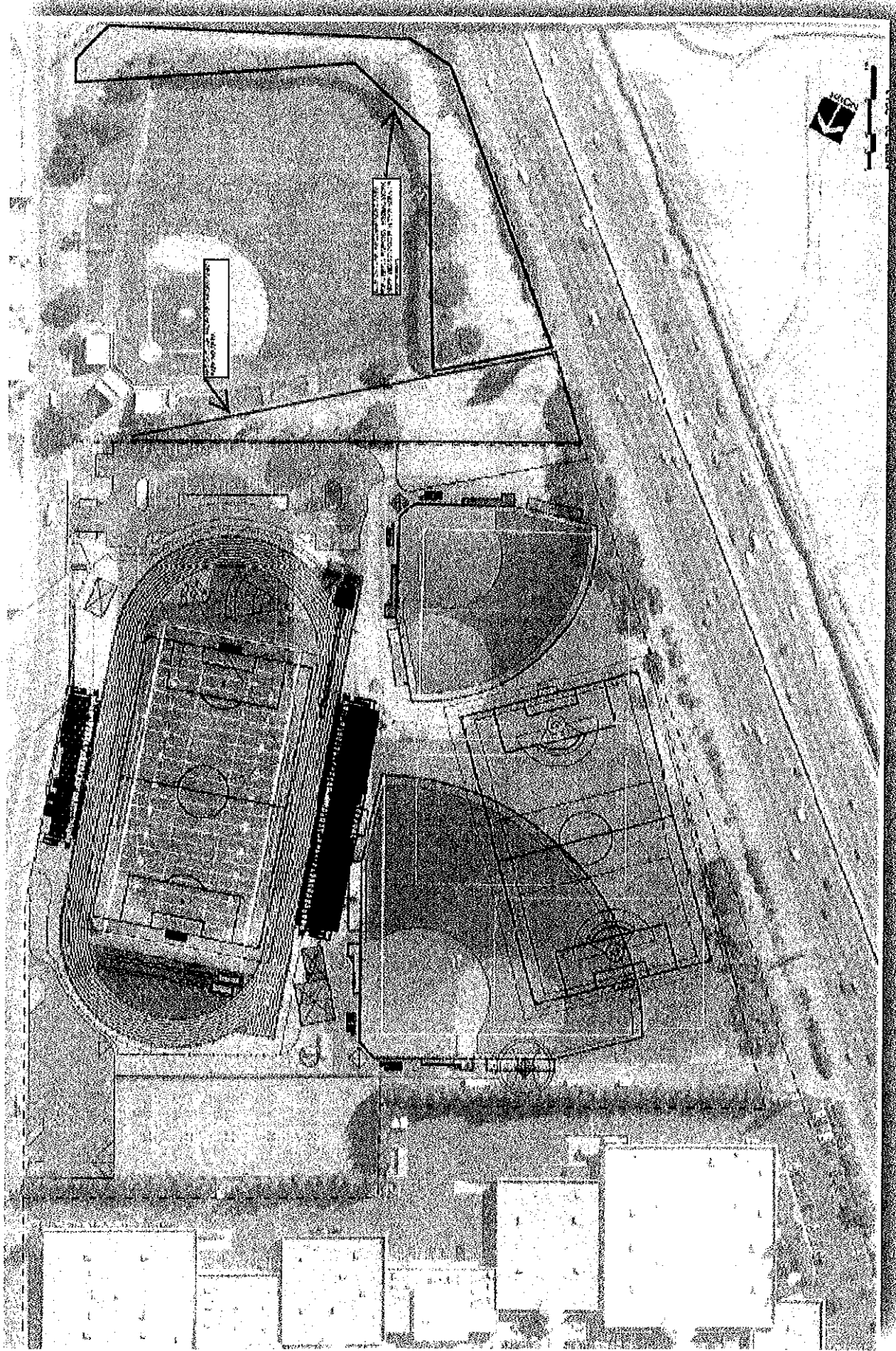
Assuming 150 permits for the 210 permitted spaces will be issued, and 80% of the 93 daily rate spaces will be occupied, the estimated annual revenue is \$156,000. Assuming the garage is at full capacity and 236 permits are issued, the estimated annual revenue is \$196,000.

Revenue assuming the occupancy levels detailed above should the permit parking fees return to the \$80/month for reserved and \$55/month for unreserved is estimated at \$178,000 - \$225,000 annually.

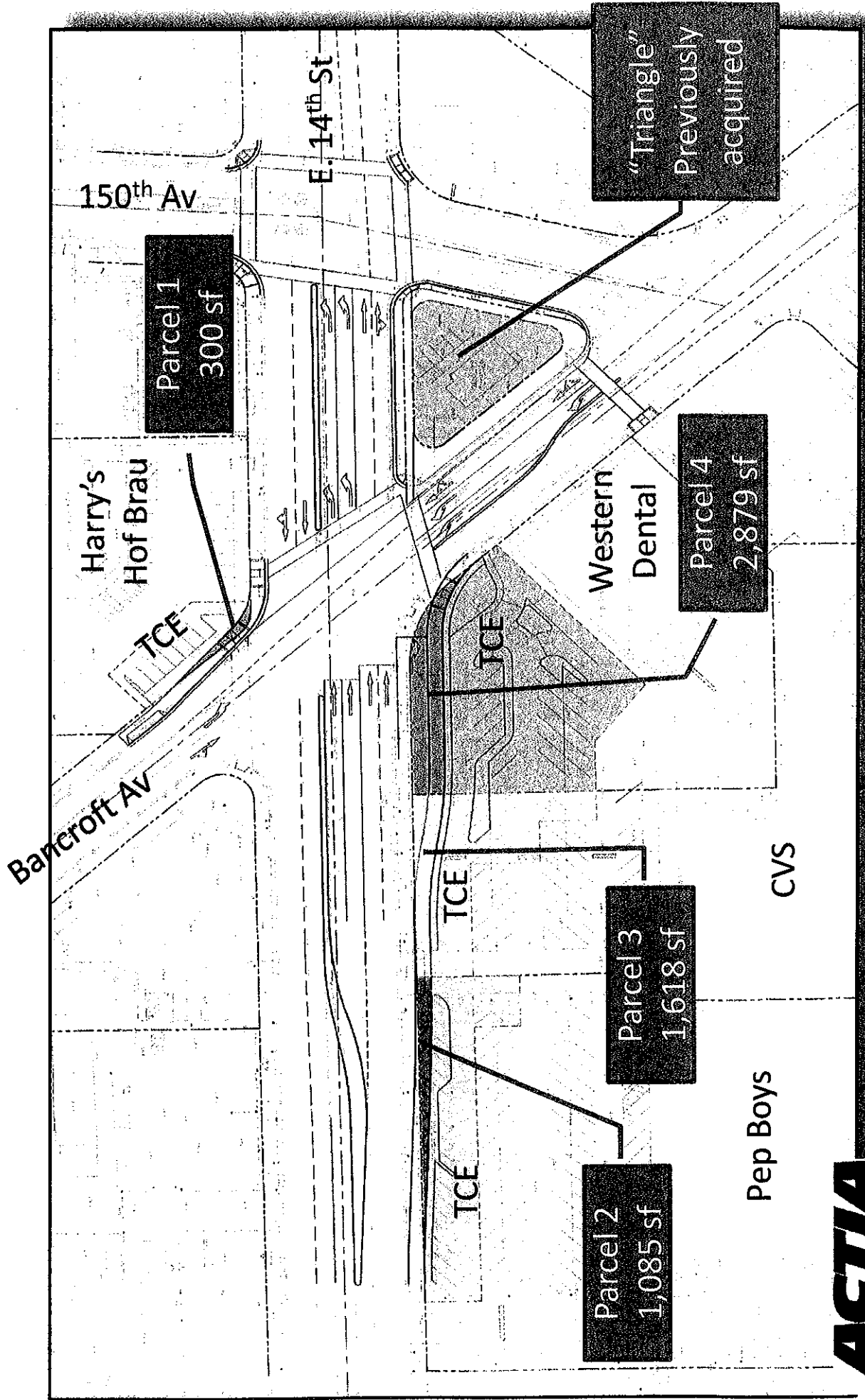
Recommendation

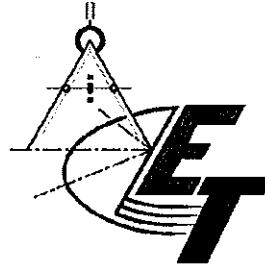
Staff recommends the Facilities and Transportation Commission direct staff to bring the proposed reserved parking permit fee of \$70/month and the unreserved parking permit fee of \$45/month to the City Council for adoption.

San Leandro Sports Complex Land Use Agreement



Authorization to Hear Resolutions of Necessity for Caltrans "Triangle" Project

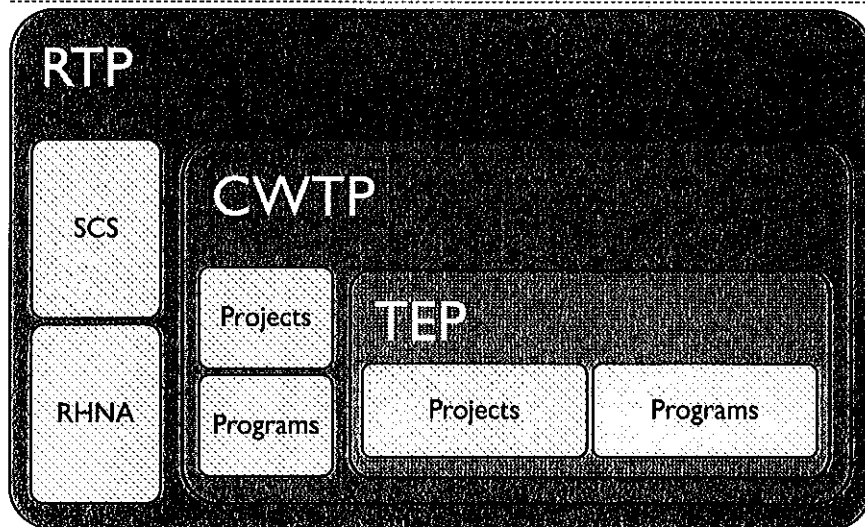




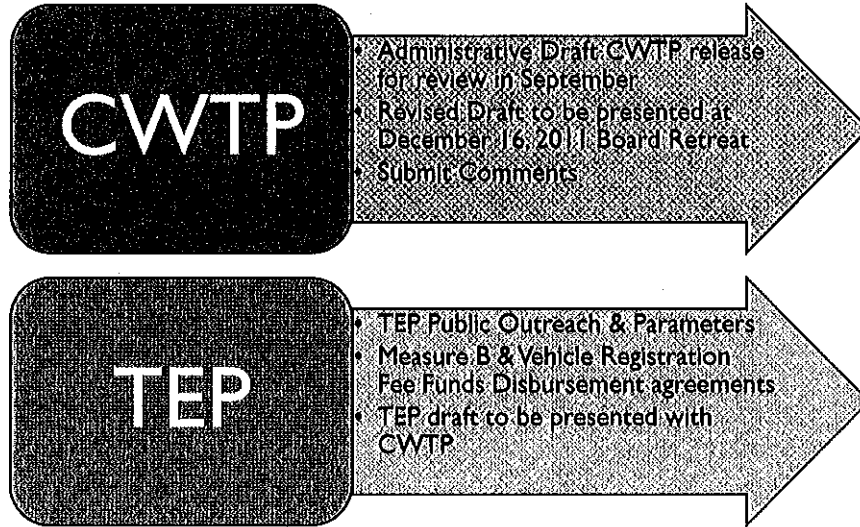
Countywide Transportation Plan
Transportation Expenditure Plan
Update

Facilities & Transportation Committee
November 8, 2011

Plan Relationships



Process & Schedule



Measure B – Master Funding Agreements

Agreement for distributing funds from current Measure B Pass-Through Program

Distribute Vehicle Registration Fee Program

ACTC to adopt in December 2011

Cities to adopt by April 2012

Master Program Funding Agreements

Bicycle & Pedestrian Safety*

Local Streets & Roads*

Mass Transit*

Paratransit

Transit Center Development

Local Transportation Technology*



New Commission Policies

Timely Use of Funds

- Increase accountability
- Staff concurs

Non-Substitution of Funds

- Shall not replace general funds
- Staff requests revision

Indirect Cost Excluded

- Only allows direct project cost
- Staff concurs; modifies accounting

Advance of LSR Pass-through Funds

- For near term improvements
- Staff concurs; PCI indexed



City Project Types in CWTP/TEP

Streetscape

- PDA Related

Local Streets & Roads

- Rehabilitation

Traffic

- Signal Improvements



Next Steps

ACTC to review draft CWTP/TEP on December 16th



ACTC to approve new Master Programs Funding Agreements & Implementation Guidelines for Meas. B & VRF by January 2012



City to approve new Master Programs Funding Agreement & Implementation Guidelines by April 2012



Facilities and Transportation Committee Meeting

Meeting

Tuesday, November 8, 2011

Date

PUBLIC MEETING SIGN-IN SHEET

(This information may be used for future public hearing/meeting notification and may be published.)

NAME	ADDRESS	TELEPHONE NUMBER / E-MAIL
1. Jacqui Diaz	COSL	X3353
2. Kathy Duellas	CMO	3358
3. Cynthia Battenberg		577-3352
4. Tim Ricard	CPD	3315
5. M. Bakaldin	COSL	3331
6. Luke Sims	COSL	X3320
7. Keith Cooke	COSL	3439
8. Tara Peterson	COSL	X3402
9. Ken Joseph	COSL	X3433
10. Uche UoEMEWE	-	X 3402
11. Joyce Starosciak	City Hall	301-7844
12. Diana Souza	City Hall	
13. Pauline Cutler	City Hall	
14.		
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