



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 28, 2020

TO: Members of the City Council

SUBMITTED BY: David Biggs, City Manager

SUBJECT: Update on Waterfront/Bayfront Parking Study and Future Steps

RECOMMENDED ACTION: Receive Report, Discuss, and Provide Feedback and Direction, if any.

FISCAL IMPACT OF RECOMMENDATION: None as a result of this item, though elements of the parking study and implementation of the City's obligations under the Waterfront District Master Plan and the Implementing Development Agreement for the Bayfront may have future financial ramifications.

DISCUSSION: On July 23, 2019, the City Council reviewed the progress on the required Waterfront Parking Master Plan including draft of a demand memo. Attached is the staff report from that meeting which provides additional background (Attachment 1). At that time, the Council had numerous comments/suggestions as captured in the minutes from that meeting, excerpt attached (Attachment 2), which staff and our parking consultant have endeavored to address in the attached updated Final Draft (Attachment 3), which had previously been shared with the City Council. Additionally, the Council asked that a scenario which converted the 134,000 square feet into retail or office instead of residential be provided, and this was shared with the City Council in October, 2019. As you see below, these scenarios result in higher shortage of parking than in the model which uses flex as residential which is the developer's plan. As such, we have not incorporated these options into the updated memo.

	Convert 134k flex to retail/office										
	Current Plan	Current Mix (60/40)	Ratio to Current	50/50 Office Retail	Ratio to Current	100% Office	Ratio to Current	100% Retail	Ratio to Current	Max Office (add 55,000)	Ratio to Current
Rental Units	1,544	1,410	0.91	1,410	0.91	1,410	0.91	1,410	0.91	1,410	0.91
Office	35,000	68,954	1.97	102,000	2.91	169,000	4.83	35,000	1.00	90,000	2.57
Retail	61,877	121,904	1.97	102,077	1.65	61,877	1.00	195,877	3.17	61,877	1.00
Restaurant	41,251	81,270	1.97	68,051	1.65	41,251	1.00	41,251	1.00	41,251	1.00
Total Commercial	138,128	272,128	1.97	272,128	1.97	272,128	1.97	272,128	1.97	193,128	1.40
Peak Parking Demand	2,491	2,936		2,569		2,281		3,249		2,955	
Net change vs. Current Plan		445		78		(210)		758		464	
Plan Available Supply	2,535	2,641		2,627		2,053		2,641		2,641	
Surplus/Deficiency	44	(295)		58	-	(228)	-	(608)	-	(314)	
Adjusted Supply		268		268		268		268		110	
New Available Supply		2,909		2,895		2,321		2,909		2,751	
Surplus/Deficiency		(27)		326		40		(340)		(204)	

City staff and CDM Smith believe that the final Parking Demand Memo (Attachment 3) and base data provide for a reasonable basis to develop the framework to develop and manage parking for the Bayfront. The Demand Memo reflects that upon full build-out and with all three components of transit in operation—bus, rail, and ferry—a peak mid-day weekday shortage of 40 spaces would occur, based upon the demand assumptions versus supply. This peak shortage of 40 spaces assumes as part of the parking supply that the City has constructed a single level of parking beneath the RITC with 93 spaces and that 100 surface spaces are constructed around Bayfront Block K.

Simultaneous with the City's efforts to develop the Waterfront District Parking Management Plan, Leducor has been actively constructing two of the first phases of the mixed-use components of the Bayfront project, including Block N and Blocks Q&R of the Bayfront's Transit Village sub-district. In July 2019, Leducor received City approval to construct Blocks M–P and Block O, contingent upon either: (a) execution of a Parking Implementation Agreement between Leducor and the City, or (b) formation of a Waterfront Public Parking District, either of which must be achieved prior to the issuance of building permits or by October 31, 2020, whichever occurs first. Thus, the City needs to either execute a Parking Implementation Agreement with Leducor or establish a Waterfront Public Parking District prior to the October 2020 deadline for issuing building permits for Bayfront Blocks M–P and O. With City staff's recommendation, the City Council on October 22, 2019, approved an amendment to CDM Smith's contract to complete the final parking management plan document by incorporating both the demand study and the plan recommendations documents.

The updated Final Draft has been shared with the developer and has served as the basis to discuss management strategies to address remaining long-term parking issues and develop a commensurate implementation plan, including the development of a Cooperative Memorandum to address parking.

ATTACHMENTS:

1. July 23, 2019 Staff Report
2. Minutes Excerpt July 23, 2019
3. Waterfront Parking Demand Memo - Final

Financial Impact

Description:

Funding Source:

Budget Recap:

Total Estimated cost:	\$	New Revenue:	\$
Amount Budgeted:	\$	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change: Yes	<input type="checkbox"/>	No	<input type="checkbox"/>