


Office of the City Manager

ACTION CALENDAR

June 22, 2004

To: Honorable Mayor and
Members of the City Council

From:  Phil Kamlarz, City Manager

Subject: Parking Mitigation at the New Vista College Site

RECOMMENDATION

Direct staff to 1) consider the Transportation Commission recommendations during its negotiations this summer with the Peralta Community College District respecting the use of the Vista College parking mitigation funds, and 2) return to Council this fall with final recommendations upon completion of negotiations.

FISCAL IMPACTS OF RECOMMENDATION

In order to mitigate one of the impacts of its new Vista College Campus in downtown Berkeley, the Peralta Community College District is committed to honoring a \$3.6 million payment in-lieu parking fee to the City of Berkeley. The money will be placed in an escrow account, and staff will negotiate with the District to find what parking mitigation plan will be acceptable to both sides.

CURRENT SITUATION AND ITS EFFECTS

There are a variety of pressures and opinions about the problems, needs and solutions respecting downtown development and parking. There are numerous policies addressing downtown parking in the General Plan, and all negotiations and solutions should be consistent with the General Plan.

The companion report from the Transportation Commission identifies numerous Transportation Demand Management (TDM) programs that could be implemented to encourage the use of transportation modes other than single occupancy vehicles, which is clearly the emphasis of the City's General Plan.

However, the General Plan also recognizes that if the City is going to undertake parking construction, it should occur at the Center Street Garage. Primary reasons for this are the central location of this garage, and the need to seismically retrofit the garage. Furthermore, the Center Street Garage is directly across the street from the new Vista College campus.

BACKGROUND

Within the Vista College EIR, the parking impact of the new campus in Downtown Berkeley was identified as significant. Two mitigation measures were identified and defined as required. The first is the payment of an in-lieu fee, already discussed.

The second mitigation requires Vista College to “commit to [the] formulation of a TDM program, and seek adoption of this program consistent with District and state statutes and requirements concerning fees for community college students.”

During negotiations, City of Berkeley staff will be seeking confirmation of what this TDM plan is, and that this TDM plan is or will be in place.

City staff has experience with TDM plans and will be able to assist Vista College in developing their TDM plan if necessary.

RATIONALE FOR RECOMMENDATION

The Transportation Commission and staff have been working to identify specific TDM initiatives and priorities, and seeking ways to fund and implement them. This list was communicated to the City Council in 2003, and the latest companion report from the Transportation Commission is a further refinement of the list by the Commission, especially related to the Vista College parking mitigation issue.

City staff will consider the Transportation Commission recommendations during its negotiations with the Peralta College District this summer and come back to Council with a recommendation for action this fall.

CONTACT PERSON

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Approved:



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