City of Piedmont COUNCIL AGENDA REPORT

DATE: March 17, 2025

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Consideration of Civic Center Parking Plan Modifications

RECOMMENDATION

Provide policy direction to staff regarding desired modifications to the Civic Center Parking Plan.

BACKGROUND

For the last six years, construction activity in the Civic Center has altered patterns of travel, including how and where people park. On March 18, 2019, and August 5, 2019, the City Council approved temporary parking modifications for the duration of construction associated with Piedmont Unified School District's (PUSD) High School (PHS) campus. On January 17, 2023, Council subsequently acted to modify parking within the Civic Center area to accommodate construction of the Community Pool. The approved parking modifications were temporary and intended to remain in place until project completion.

In anticipation of the opening the Community Pool, staff are performing a comprehensive review of public parking along Bonita Avenue, Hillside Avenue, Highland Avenue, Magnolia Avenue, and Vista Avenue with the aim of providing the best possible experience for Civic Center visitors.

The Civic Center Residential Parking District is assumed to remain unchanged.

DISCUSSION

A "maximum" parking scenario is presented with the expressed intention of providing the greatest number of parking spaces that can be achieved within the Civic Center based on industry standards, best practices, compliance with City Code, State and Federal laws.

Significant features of the "maximum" parking scenario include the following:

Highland Avenue (between Sierra Avenue and Sheridan Avenue)

Permanent installation of 16 (formerly temporary) diagonal parking spaces along the Highland/Sheridan strip

Bonita Avenue (between Vista Avenue and Oakland Avenue)

One-way vehicular traffic in the northbound direction of Bonita Avenue, eliminating the pick up / drop off zone, adding 17 new parking spaces (2 of which are ADA compliant) by reorienting from parallel to diagonal parking on the east side of Bonita

Americans with Disabilities Act (ADA) Compliant Parking Spaces

Provision of 16 ADA compliant spaces in alignment with the requirement of 4% of roughly 400 public parking spaces within the Civic Center

DAILY PARKING REQUIREMENTS, PARKING CAPACITY & ALLOCATION

To support the City Council's policy discussion, staff have attempted to quantify parking demand in the Civic Center.

Given practical constraints, the City's ability to create additional parking spaces is limited. A total of 396 total public parking spaces are available within the Civic Center under the "maximum" parking scenario. Additionally, PUSD provides 44 parking spaces within its campus, including 5 electric vehicle (EV) spaces and 5 ADA spaces, for its employees.

The chart below aims to assist with describing the potential for peak weekday demand when considering the allocation of public parking spaces:

	No. of Potential Vehicles
City Staff (daily / full time)	61
Total PUSD Staff (Civic Center only)	280
PUSD Students (16 & older)	503
Daily Visitors (2 hr or less)	Significant but unknown
Residential Spaces	34
Public Safety Vehicles	10
Total	888

The current, temporary parking allocation is as follows:

	No. of Public Spaces
City Staff	30
PUSD Staff	72
2 hour & 30 minute	81
ADA	6
Residential	34
Police	10
Total	233

A sample parking allocation is provided in the chart below:

	No. of Public Spaces
City Staff	38
PUSD Staff	83
2 hour	65
30 minute	32
ADA	16
Residential	34
Undesignated	88
EV Charging	4
Pick up / Drop off	26
Police	10
Total	396

PRELIMINARY STAKEHOLDER ENGAGEMENT

Staff announced the kick off of the Civic Center Parking Plan in February, inviting residents to participate in a City survey over a three week period and obtained approximately 500 responses. Some significant takeaways from the survey results are:

- Approximately 85% of respondents reported visiting the Civic Center for 2 hours of less.
- Approximately one half of respondents reported that they found parking to be somewhat or very difficult.
- Approximately one half of respondents reported that the current distribution of time-limited parking spaces was appropriate.
- Approximately one quarter of respondents reported that more time-limited parking spaces would be beneficial.

KEY CONSIDERATIONS & COUNCIL DIRECTION

Parking demand significantly exceeds the availability of parking spaces within the Civic Center. Additionally, 30 of the 396 spaces are fixed in that they address ADA requirements, the City's public safety fleet and EV charging spaces committed under the 10-year license agreement with AVA Community Energy.

Council has the authority and discretion to balance a variety of interests, and allocate public parking spaces accordingly. The following questions may assist with policy exploration:

- How many time limited parking spaces best serve public needs? Where are these spaces best located?
- What is the best basis for City and PUSD employee parking space allocation? Is it historic numbers or a percentage of day time employees? Where are these spaces optimally located?
- To what extent should the student population have spaces allocated?

• How can the of use PUSD pick-up/drop-off areas be optimized during off peak hours?

Staff is available to collect additional information and support further discussion as desired. Final Council action would be needed by no later than the regular meeting of May 5th to ensure that striping could be performed during Summer.

CITY ATTORNEY REVIEW

This item has been reviewed by the City Attorney's Office.

ATTACHMENTS

A. "Maximum" Scenario Parking Plan

By: Daniel Gonzales, Public Works Director

Attachment A

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