



CITY OF SACRAMENTO

28

TRAFFIC ENGINEERING DIVISION

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December 27, 1979

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City Council
Sacramento, California

FILED
CITY MANAGER'S OFFICE
By the City Clerk
Office of the City Clerk

Honorable Members in Session:

SUBJECT: Downtown Employee Parking

SUMMARY

JAN 8 1979

Converting the Senator Hotel to office use will not cause significant parking problems but a combination of developments might.

BACKGROUND INFORMATION

At the December 11, 1979 meeting of the City Council, a question was raised regarding potential parking problems resulting from conversion of the Senator Hotel to an office building. In our opinion, this single conversion will not have a significant effect on parking. Until its recent closure, this site was generating parking demands from the commercial, office and hotel uses within the building. Converting the whole building to office use may increase these demands somewhat but the impact will probably be small in relation to the total supply and demand in the downtown area.

The Council should be aware, however, that we are heading for problems in regard to employee parking in the downtown area. Many new office buildings are being constructed and many old buildings are being converted or reoccupied with inadequate parking. In addition, the State is going ahead with office building construction in the Capitol area without providing the parking required by the Capitol Area Plan. Practically every new building downtown and in the Capitol area is being constructed on land that has been used or is being used for parking. Therefore, the supply of parking is being decreased at the same time as the demand is being increased.

An especially critical situation is coming soon in the west end of the downtown area. Construction of the new building on the 5th, 6th, I, J block will eliminate 255 parking spaces. The new building on the southeast corner of 6th and I Streets will eliminate about 60 spaces. Development now being planned for the 4th, 5th, J, K block will eliminate 214

parking spaces and construction of the garage under the I-5 freeway will eliminate 205 spaces. This totals over 700 spaces in one corner of the downtown area that may all be lost at about the same time. All but a hundred of these spaces are occupied by monthly parkers.

Our general policy is that the City-operated parking facilities are for short-term customer parking. We rent monthly parking to the extent that we have space available. In October 1979, our short-term business took a sharp upturn. The November and December statistics indicate that the trend is continuing. This is probably a result of the merchants advertising campaign combined with efforts by the police and merchants to control other problems that were discouraging shopping downtown. This business upturn caught us with too many monthly parkers in several of our facilities. Therefore, we have placed a moratorium on the sale of monthly permits to reduce the numbers through attrition.

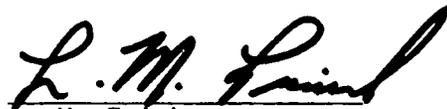
FINANCIAL DATA

Another one of our general policies is to increase the price for monthly permits whenever we feel this can be done without adversely affecting total revenue. We may be recommending another monthly rate increase soon.

RECOMMENDATION

It is recommended that the Council members be aware of the above information as background to downtown parking issues that will arise during the coming months.

Respectfully submitted,



L. M. Frink
Traffic Engineer

Recommendation Approved:



Walter J. Slips
City Manager

LMF/mf

January 8, 1980
All Districts