

# City of Sacramento

## Legislation Text

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**File #:** 2019-01110, **Version:** 1

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**Title:**

**Parking Agreements: Tower Bridge Garage and 1 Capitol Mall**

File ID: 2019-01110

**Location:** 135 Neasham Circle and 1 Capitol Mall, District 4

**Recommendation:**

Pass a Motion authorizing the City Manager or the City Manager's designee to: 1) execute a parking agreement with The Regents of the University of California for discounted parking for UC Davis students at the City's Tower Bridge Garage; and 2) execute a parking agreement with One Capitol Mall, LP for the City's use of parking spaces at 1 Capitol Mall.

**Contact:** Matt Eierman, Parking Services Manager, (916) 808-5849, Department of Public Works

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Parking Agreement with The Regents of the University of California

3-Parking Agreement with One Capitol Mall, LP

**Description/Analysis**

**Issue Detail:** As of July 15, 2019, UC Davis' Continuing and Professional Education's Sacramento classes are being held at 1 Capitol Mall. There is not enough on-site parking to accommodate all students, so the owner of 1 Capitol Mall and UC Davis requested discount student parking at the City's Tower Bridge Garage, which is located next door at 135 Neasham Circle. City Parking Services staff are thus seeking City Council approval for an agreement with UC Davis that would allow up to 80 students per day to receive validated parking at Tower Bridge Garage, Monday through Friday, 6:00 a.m. to 5:00 p.m., for a rate of \$4 per parking session. The proposed agreement would expire March 31, 2030.

In exchange for the City's provision to UC Davis of validated student parking at the Tower Bridge

Garage, Parking Services staff is seeking City Council approval for an agreement with the owner of 1 Capitol Mall (One Capitol Mall, LP) whereby City will have the right, at no cost to the City, to use up to 52 parking spaces for public parking at 1 Capitol Mall during evenings and weekends. If the City's agreement with UC Davis terminates early, the City would have the right to continue using the 52 parking spaces at 1 Capitol Mall upon payment of a monthly market rate fee to One Capitol Mall, LP. The proposed agreement with One Capitol Mall, LP would expire March 31, 2030.

**Policy Considerations:** The recommendations in this report support the City's Inclusive Economic Development initiative to support access to higher education and the Central City Parking Master Plan goal to make parking safe, secure, attractive and convenient.

**Economic Impacts:** None.

**Environmental Considerations:** The recommended actions described in this report are exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 because the actions involve the operation of existing public and private structures or facilities involving no expansion of the existing use.

**Sustainability:** The proposed actions support the City of Sacramento's sustainability goals to improve and optimize the transportation infrastructure.

**Commission/Committee Action:** None.

**Rationale for Recommendation:** The proposed transactions discussed in this report would provide discounted parking for UC Davis students attending classes at 1 Capitol Mall, as described above. Without such discounted parking, the standard market rate for Tower Bridge Garage is \$1.50 per half hour, with a \$15.00 daily maximum. Providing discount parking to UC Davis students serves a public purpose by supporting higher education in the downtown area. The parking spaces at 1 Capitol Mall would also benefit Sacramento residents because the spaces would be used solely for public parking.

**Financial Considerations:** City staff estimates the UC Davis student parking program would discount revenue from Tower Bridge Garage by approximately \$198 per day. However, staff also anticipates the City would offset those discounts from new revenue generated from the 52 public parking spaces available at 1 Capitol Mall. If the agreement with UC Davis terminates early and City staff desires to continue parking at One Capitol Mall for a monthly fee, the agreement with One Capitol Mall, LP would be amended to reflect such arrangement and the monthly market rate fee.

**Local Business Enterprise (LBE):** Not applicable.