

CITY OF OAKLAND
REDEVELOPMENT AGENCY
SUPPLEMENTAL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

TO: Office of the City Manager / Agency Administrator 2004 APR -1 PM 4:50
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 6, 2004

RE: **A SUPPLEMENTAL REPORT AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH THE OAKLAND SCHOOL FOR THE ARTS UNDER WHICH THE SCHOOL WILL PAY ONE THOUSAND DOLLARS (\$1000) PER MONTH TO OCCUPY THE PARKING LOTS BEHIND AND TO THE WEST OF THE FOX THEATER AND BOUNDED BY 18th and 19th STREETS AND SAN PABLO AVENUE FOR A PERIOD FROM APRIL 1, 2004 to JULY 1, 2006 FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THE FACILITIES NECESSARY TO HOUSE THE OAKLAND SCHOOL FOR THE ARTS**

Background

At the Community and Economic Development Committee meeting held on Tuesday, March 23, 2004, staff was directed to provide additional information regarding parking solutions needed to accommodate the needs of the Oakland Ice Center. This concern was voiced because the Agency-owned lot behind the Fox Theater, which is one of the ice center's primary sources of parking, is needed for immediate development as the temporary home of the Oakland School for the Arts (OSA). This lot is also scheduled for residential development whether or not OSA proceeds. Council was especially concerned that any new parking options for the ice center would be adequate and safe for the patrons of the rink. Safety was mentioned by Council members as the primary issue.

In the original report to Council, staff suggested that the Sear's Parking lot on 19th Street might be a short-term one year solution to the center's parking needs prior to the construction of the 17th Street Parking Garage; however, the Council expressed concern about the lack of lighting on this lot and the actual or perceived threat to patron safety, especially as it relates to small children. Traffic Engineering also expressed safety concerns about creating a mid-block cross walk at 19th Street between the parking lot and the new school site that would be linked to the ice center. This concern was based on the fact that 19th Street is a very busy connector to the 980 Freeway. Because of these concerns, staff developed an ice center parking alternative which does not rely on the Sears lot.

Staff also considered the use of the 17th Street lot, site of a future parking structure, as a short-term one-year solution to the center's parking needs. After staff discussions with the ice center management, it was the general consensus that a new garage on this lot could be a long-term solution that would be very convenient to the center's patrons on weekends and during the evening hours, especially if a secondary customer entrance is developed on 17th Street.

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After consultation with Traffic Engineering, a strategy of using existing, and up-graded, on-street parking and available privately-owned surface parking lots would be the least complicated, most cost effective, and closely located way of meeting the parking needs of the ice center. This strategy is based on the following parking needs for the ice center and is described below:

Ice Center Parking Requirements

According to the ice center management, their parking needs are: (1) approximately 30-40 spaces during the early morning hours (5:00 am-9:00 am) Monday thru Friday, and (2) approximately 150 to 200 spaces after 5:00 pm Monday thru Friday and all day on the weekends.

Early Morning Parking Recommendations (need 30-40 spaces between 5:00am-9:00am):

Early morning parking could be accommodated, as it is now, using on-street parking on 18th Street in front of the center. Approximately 40 spaces are presently available. This number could be increased to approximately 60 spaces by making 18th a one-way street and striping it as diagonal parking with a customer drop off area at the ice center front door. Traffic Engineering has estimated the one time re-striping cost at approximately \$3,000. The cost to remove the existing meters and replace with new meters would be \$4,660. The additional parking meters would bring added yearly revenue to the City of approximately \$78,000.¹ In addition to this on-street parking, another 30 parking spaces could be made available from 5:00am to 7:00am in the proposed Oakland School for the Arts parking lot, since this early hour use would not conflict with faculty and staff parking.

Evening Parking Recommendations (6:00pm-12:00am) and Weekend Parking (need 150-200 spaces)

Evening parking needs could be accommodated with the 90 spaces described above plus the following: (1) 20 on-street parking spaces on 19th Street, next to and on the north side of the Fox Theater, (2) 20 on-street parking spaces on 17th Street next to the ice center, (3) 30 on-street diagonal parking spaces on San Pablo Avenue, one block south of the center, and (4) 15 on-street spaces on San Pablo Avenue between 18th and 19th Streets. All of these locations are well lit except the sidewalk along the north side of the Fox Theater. This could be improved by increasing the wattage of the existing cobra head lights on 19th Street.

All of these parking options would eliminate the need for mid-block cross walks on the busy 17th Street and 19th Street connectors and the dangers associated with this type of pedestrian crossing. This strategy would also minimize the need to constantly move parking from one lot to the next over the next two years as these lots are developed. In addition, it maximizes the use of existing on-street parking at off peak hours. Meter hours and signage would need to be modified to better accommodate parking during the peak ice center activity hours of 5:00am to 9:00am on the weekdays and from 6:00pm to midnight on weekdays and on weekends.

¹ This revenue would be somewhat less if free weekend parking was allowed; however, the increased revenue would still be sufficient to cover the cost of re-striping and installing additional meters.

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Summary of Parking Recommendations

The development of the parking lot behind the Fox Theater, by either the OSA or the planned housing, will result in the loss of approximately 150 off-street parking spaces. This condition could be mitigated by re-striping 18th Street to accommodate 60 diagonal parking spaces (net increase of 20 spaces) and allowing after hours parking on the 30 Oakland School for the Arts faculty and staff spaces that will exist behind the Fox. These two steps would reduce the net loss of parking to 100 spaces. This 100 space need could be accommodated by using a combination of on-street parking, signage, and metered parking during peak ice center hours as follows: 20 spaces on 17th Street adjacent to the ice center; 20 spaces on 19th Street adjacent to the Fox Theater; 30 diagonal spaces on San Pablo at 17th Street and, 15 spaces on San Pablo between 18th and 19th Streets. Lighting would be upgraded on 19th Street and a customer drop off area created at the ice center entrance.

Staff recommends adoption of the following:

A Redevelopment Resolution authorizing the Agency Administrator to enter into a lease agreement with the Oakland School for the Arts under which the school will pay \$1000 per month to occupy the parking lots behind and to the west of the Fox Theater and bounded by 18th and 19th Streets and San Pablo Avenue for a period from April 1, 2004 to July 1, 2006 for the purpose of constructing and operating the facilities necessary to house the Oakland School for the Arts.

That Council direct staff to modify on-street parking, including metering times, signage and lighting as outlined in this report.

That staff returns to the City Council with a design and funding plan to create a permanent 17th Street entrance to the ice center that would facilitate future use of the planned 17th Street Garage.

Respectively submitted,



Daniel Vanderpriem,
Director of Redevelopment, Economic
Development, and Housing and
Community Development

Prepared by: Jeffrey Chew

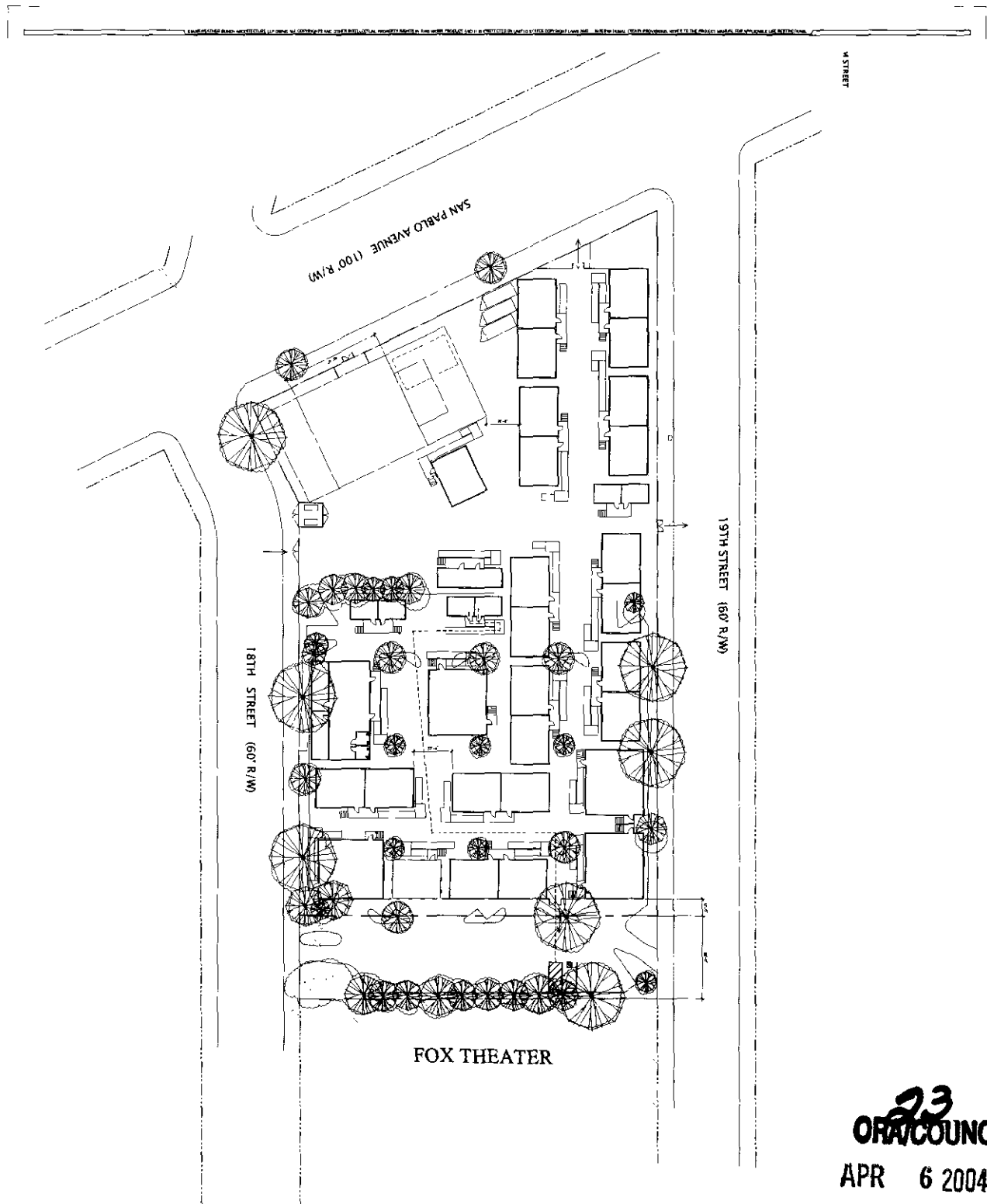
APPROVED AND FORWARDED TO THE CITY COUNCIL



OFFICE OF THE CITY MANAGER

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Oakland School for the Arts Site Plan



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ORACOUNCIL
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<p>DATE: 12-28-03 SCALE: AS SHOWN PROJECT: OSA SHEET: 001 OF 001</p>	<p>SCHEMATIC DESIGN</p>	<p>OSHA OAKLAND SCHOOL FOR THE ARTS 19TH STREET OAKLAND, CA 94612 TEL: 415.778.1000 FAX: 415.778.1001</p>	<p>STARBUCK/VENTERMONDY ARCHITECTS 1000 BROADWAY SAN FRANCISCO, CA 94133 TEL: 415.774.1000 FAX: 415.774.1001</p>
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