



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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Consent
June 5, 2008

Honorable Mayor and
Members of the City Council

Title: Railyards 5th Street Public Parking Garage Conceptual Design Study

Location/Council District: Railyards/District 1

Recommendation: Adopt a **Resolution** directing staff to proceed with the conceptual design phase for the proposed Railyards 5th Street Public Parking Garage.

Contact: Howard Chan, Parking Services Manager, 808-7488
Yadi Kavakebi, Facilities & Real Property Superintendant, 808-8432

Presenters: None

Department: Transportation and General Services

Division: Parking Services and Facilities and Real Property Management

Organization No: 3461/15001211

Description/Analysis

Issue: This report provides an update on the Railyards 5th Street Public Parking Garage project and recommends that City Council direct staff to proceed with the conceptual design phase of the Railyards 5th Street Public Parking Garage.

On December 11, 2007 the City Council approved the Development Agreement for the Railyards Project (City Agreement No. 2008-0150, Ord. No. 2007-104) and Resolution 2007-916 approving business terms for the Railyards Funding Agreement. These documents committed the City to develop the Railyards 5th Street Public Parking Garage to assist the overall development of the first phases of the Railyards development project. The garage will be located along 5th and 6th Streets just north of the realigned railroad tracks. The schedule for financing and constructing the garage is subject to the City's independent determination that enough market demand will exist to support the garage. The developer proposes to develop the first phases of the development project (Phases 1A and 1B.1) by January 1, 2012 and the City is targeting that date for the opening of the garage.

Policy Considerations: The actions recommended in this report are consistent with the City Council's approval of the Railyards entitlement documents, the Development Agreement and the Railyards Business Terms approved on December 11, 2007 and the long term City goals of promoting infill development and redeveloping the historic railyards.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Railyards Specific Plan EIR addressed the development of the 5th Street Public Parking Garage and its impacts. Mitigation measures were identified in the traffic analysis and adopted. Proceeding with conceptual design studies does not require additional environmental review per CEQA Guidelines section 15262.

Sustainability Considerations: This action supports the City of Sacramento sustainability goals to improve and optimize transportation infrastructure.

Other: None.

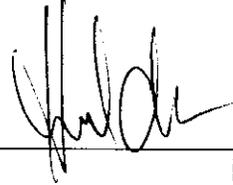
Commission/Committee Action: None.

Rationale for Recommendation: Completing the garage conceptual design studies will allow the City to make key decisions about the building program prior to developing the formal project design. Staff will return to City Council following completion of the conceptual design with an update on the project status and for authorization to proceed with the final design.

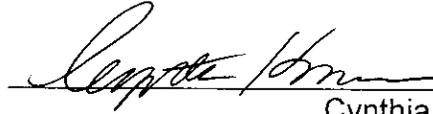
Financial Considerations: The conceptual design studies will be funded from the Parking Facilities Development Project V15710000. The total balance of V15710000 is \$8.4 million. The projected cost of this conceptual design phase is approximately \$15,000.

Emerging Small Business Development (ESBD): The consultants to be utilized for the conceptual design studies are already engaged under approved Department of Transportation and Department of General Services on-call contracts.

Respectfully Submitted by:



Howard Chan
Parking Services Manager

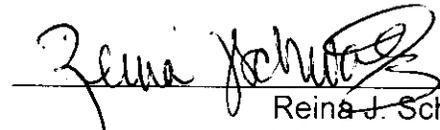


Cynthia Kranc
Facilities Manager

Approved by:



Jerry Way
Director of Transportation



Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:



Done
Ray Kerridge
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

RAILYARDS 5TH STREET PUBLIC PARKING GARAGE CONCEPTUAL DESIGN STUDY

BACKGROUND

- A. On December 11, 2007 the City Council approved the Development Agreement for the Railyards Project (City Agreement No. 2008-0150, Ord. No. 2007-104) and Resolution 2007-916 approving business terms for the Railyards Funding Agreement. These documents committed the City to develop the Railyards 5th Street Public Parking Garage to assist the overall development of the first phases of the Railyards development project. The garage will be located along 5th and 6th Streets just north of the realigned railroad tracks (See Exhibit A).
- B. The schedule for financing and constructing the garage is subject to the City's independent determination that enough market demand will exist to support the garage.
- C. The conceptual design studies will be funded from the Parking Facilities Development Project V15710000. The total balance of V15710000 is \$8.4 million. The projected cost of this conceptual design phase is approximately \$15,000.
- D. The consultants to be utilized for the conceptual design studies are already engaged under approved Department of Transportation and Department of General Services on-call contracts.
- E. The developer proposes to develop the first phases of the development project (Phases 1A and 1B.1) by January 1, 2012 and the City is targeting that date for the opening of the garage.
- F. Staff will return to City Council following completion of the conceptual design with an update on the project status and for authorization to proceed with the final design.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Staff is directed to proceed with the conceptual design phase for the proposed Railyards 5th Street Public Parking Garage.

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Exhibit A Location Map

Exhibit A

