Interview Notes
Parking Needs Assessment Project

Submitted to:
California State University, Chico

Submitted by:
KAKU ASSOCIATES

In Association with:
International Parking Design, Inc.

May 1, 2003
SCOPE OF SERVICES
CALIFORNIA STATE UNIVERSITY, CHICO

PARKING NEEDS ASSESSMENT

PHASE I – ASSESSMENT OF EXISTING AND FUTURE PARKING NEEDS AND
DEVELOPMENT OF RECOMMENDED PARKING PROGRAM

TASK I. START UP
A. Kick-Off Meeting and Scoping Session

TASK II. DETERMINE CURRENT PARKING DEMANDS
A. Review Previous Studies/College Records
   - Review Master Plan documents
   - Review current parking policies and administrative procedures
   - Review parking agreements
   - Review parking revenue data
   - Review parking enforcement policies, procedures and resulting revenues

B. Meet With College, City and Other Public Agencies
   • Identify impacted locations
   • Identify other issues

C. Identify Parking Supply and Utilization
   • Parking supply and utilization data collected from existing University records
   • Conduct inventory of available parking spaces for campus by location and type
   • Identify rates and user restrictions (i.e., faculty/staff, student, visitor, etc.)
• Conduct automobile and bicycle parking occupancy/utilization studies
  Spot check key parking lots by hour of the day over the course of a peak
  weekday
  to establish peak activity hours
  Conduct complete occupancy studies mid-morning, early afternoon, and evening
  Include off-campus areas where student demand might occur
  Second or third week of classes to establish peak demand
  Spot check during sixth or seventh week to establish average demands

D. Identify Transit and Shuttle Operations and Utilization
  • Summarize existing service including routes, service levels, and ridership from
    existing University files
    Field check existing data to verify transit usage patterns

E. Event Parking
  • Identify special events and determine frequency of occurrence, parking demand,
    location on campus
  • Observe parking patterns and demands at a special event

F. Short-term Improvements
  • Identify potential improvements to address existing issues including reallocation of
    lots/spaces, re-striping of lots, and revised permitting procedures
  • Evaluate alternatives to assess advantages/disadvantages and benefits/costs of
    each
  • Develop short-term improvement program
OPTIONAL TASK II WORK ITEM

In the event that current data on transit patterns is not adequate, the University may elect to have us conduct a survey of faculty/staff and students to develop travel mode data and travel characteristics.

Staff/Student Survey

- Surveys conducted of staff, faculty, and students to ascertain current characteristics regarding mode of travel (e.g., auto, bus, bicycle, walk), average auto occupancy (if auto), parking location (if auto), arrival and departure times, number of days per week, and zip code of residence
- Survey questionnaire will be developed and, working with the college, the best means of distribution and collection of the surveys will be determined

TASK III. FUTURE NEEDS

A. Future Campus Activity
   - Obtain future enrollment, faculty and staff population, and building forecasts
   - Develop relationships for peak parking as related to enrollment/population forecasts

B. Forecasts of Future Needs
   - Using estimates of the future enrollment growth at the campus and based on data developed during Task II, develop initial projections of future parking demand for the University
   - Compare future parking demand to existing parking system to project needs

TASK IV. OPTIONS TO SATISFY FUTURE NEEDS

A. Develop Alternative Concepts
   - Develop alternative parking and access scenarios. Ensure that alternative parking and access scenarios support design principles and are integrated with Master Plan
   - Identify alternatives that might serve both the University and the City
   - Assess relationship of options to short-term and long-term needs
Identify potential phasing options for each alternative scenario

B. Evaluate Alternatives

- Develop criteria as related to Master Plan goals and objectives
- Evaluate alternative parking and access scenarios within context of Master Plan.
- Revise parking demand and traffic projections as appropriate for analysis of different Master Plan alternatives and phasing options

TASK V. IMPROVEMENT PROGRAM

A. Identify Recommended Improvements

- Make recommendations regarding parking alternatives.
- Develop short- and long-range recommendations for parking and transportation system

B. Develop Implementation Program

- Develop phasing plan
- Estimates costs
- Recommend revenue sources
- Develop implementation plan

TASK VI. PHASE I DELIVERABLES

A. Deliverable 1

- Technical memorandum with assessment of available parking and circulation base data including description of existing parking and circulation conditions including: parking inventory and utilization; neighborhood conflicts; transit operations; and existing issues, opportunities, and constraints. Additional parking data necessary to provide a more complete understanding and as a basis for later tasks in the study will be identified.
B. Deliverable 2

- Technical memorandum with assessment of future needs including parking demand by type user. Parking deficiencies will be identified.

C. Deliverable 3

- Technical memorandum with options available to university to deficiencies and shortages including a detailed assessment of the effectiveness of each option.

D. Deliverable 4

- Final report providing recommended improvements including an implementation plan that has cost estimates, schedule, and funding options.
PHASE II - CAPITAL IMPROVEMENT PROGRAM FOR PARKING STRUCTURE

TASK I – PARKING STRUCTURE ANALYSIS

In the event that the parking needs assessment recommends one or more parking structures, additional detail will be developed to assist the University in the evaluation and implementation of the structure(s).

A. Develop Improvement Plan
   - Develop improvement plan indicating recommended location and size of structure(s) proposed

B. Prepare Conceptual Plan
   - Develop conceptual plan/design including costs
   - Identify environmental concerns including land use, transportation, air quality, noise, aesthetics, earth resources, public service and utilities
   - Develop implementation program including budget and schedule

TASK II -- PHASE II DELIVERABLES

A. Deliverable 5
   - Final report for Phase II providing recommended parking structure improvements including an implementation plan that has cost estimates, schedule, and funding options.
CALIFORNIA STATE UNIVERSITY, CHICO
PARKING NEEDS ASSESSMENT

KEY ISSUES
- Parking Capacity
- Location
- Usage Patterns
- Operations
- Financing

CAMPUS PARKING ISSUES
- Issues Affecting Parking System
  - Parking capacity (90% occupancy at peak time)
  - Student parking at over 96% during 1st week
  - Student parking at 88% University lots at 8th week
  - Campus shuttle service expensive
  - Maintain 10 minute headways
  - Additional buses are needed
  - Campus population is expected to grow
  - Projected to grow 25% by 2010

PARKING LOT LOCATION MAP

PARKING LOT LOCATION MAP BY DECAL TYPE
WORK SCOPE

• I. Start up
  - Kick-off Meeting
  - Scoping Session

• II. Current Demands
  - Existing Parking

CALIFORNIA STATE UNIVERSITY, SAN JOSE

PARKING MASTER PLAN

SJSU PARKING SUPPLY

Current Inventory (8,503)
- (north) Campus - 5,407 spaces
- Campus Permanent - 1,230 spaces
- Campus Fields - 1,106 spaces
- Municipal Lot - 760 spaces

Existing Parking Use (7,751)
- (north) Campus - 5,140 spaces (95%)
- Campus Permanent - 1,021 spaces (83%)
- Campus Fields - 805 spaces (73%)
- Municipal Lot - 785 spaces (103%)

February 20, 2003
### MPUS Parking Supply

#### Parking Lot Locations

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<thead>
<tr>
<th>Location</th>
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<tr>
<td>City Municipal Lot</td>
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### MPUS Parking Inventory (as of 6/30/01)

#### Main (North) Campus

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<thead>
<tr>
<th>Lot/Space</th>
<th>General</th>
<th>Faculty/Staff</th>
<th>Month-end</th>
<th>Housing</th>
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### MPUS Parking Demand

#### Current Parking Utilization (peak 9:00 AM)

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<th>Lot/Space</th>
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### MPUS Parking Demand

#### Current Parking Utilization

![Graph showing parking demand and effectiveness over time]
MPUS PARKING DEMAND


tant Parking Utilization

SPECIAL EVENTS

MPUS PARKING USER SURVEY

eter Satisfaction w/Univ. Parking Services

February 2001 by CSU Administration

| Source: Customer Satisfaction w/ University Parking Services on Participating CSU Campuses. Spring 2001 |

MPUS PARKING ISSUES

Alternative Transportation Mode Use [page 19]
From Fall 2001 to Fall 2002
Drive alone decreased from 60% to 50%
Carpools increased from 6% to 8%
Transit use increased from 15% to 16%
Walking increased from 15% to 17%

Future Use [page 32]
Significant reductions in services near-term
Likely to recover in long-term

WORK SCOPE

- III. Future Needs
  - Future Activity
  - Future Student Growth
**PULULATION PROJECTIONS**

**TABLE 1**

<table>
<thead>
<tr>
<th>ACADEMIC YEAR</th>
<th>STUDENT HEADCOUNT</th>
<th>ON-CAMPUS STUDENTS</th>
<th>COMMUTER STUDENTS</th>
<th>FACULTY/STAFF FTE</th>
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<td>2002-2003</td>
<td>28,328</td>
<td>22,482</td>
<td>1,469</td>
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<td>2003-2004</td>
<td>29,011</td>
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<td>2004-2005</td>
<td>29,306</td>
<td>22,148</td>
<td>1,531</td>
<td>1,720</td>
<td>8,888</td>
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<td>2005-2006</td>
<td>29,301</td>
<td>22,148</td>
<td>1,531</td>
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<td>2006-2007</td>
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**MP Increase** 27.5 27%

**Source:** 2000-2002

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**PULULATION PROJECTIONS**

**TABLE 2**

<table>
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<tr>
<th>ACADEMIC YEAR</th>
<th>STUDENT HEADCOUNT</th>
<th>ON-CAMPUS STUDENTS</th>
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**MP Increase** 27.5 27%

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**WORK SCOPE**

- IV. Alternates
  - Identify Alternatives
  - Evaluate Alternatives
  - Participatory Effort

---

**SCREENING CRITERIA FOR POTENTIAL PARKING SITES**

<table>
<thead>
<tr>
<th>SITE</th>
<th>LOCATION</th>
<th>PURPOSE</th>
<th>POTENTIAL PHASES</th>
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PARKING ALTERNATIVES

- ALTERNATE 1
  - ALL PARKING ON MAIN CAMPUS
    - Better service to students, faculty, and staff

- ALTERNATE 2
  - CONTINUE TO SPLIT PARKING BETWEEN MAIN AND SOUTH CAMPUS
    - Requires continuation of shuttle bus operations

WORK SCOPE

- V. Improvement Program
  - Recommendations
  - Phasing
  - Financing
  - Presentations

ANALYSIS STEPS

- SUMMARIZE ANNUAL PARKING NEEDS
- MATCH NEEDS WITH NEW SUPPLIES FOR EACH ALTERNATE
- DEVELOP CAPITAL COST ESTIMATES
- ESTIMATE ANNUAL OPERATING COSTS INCLUDING SHUTTLE BUS COSTS
- ESTIMATE REQUIRED REVENUE SOURCES
- RECOMMEND SHORT AND LONG-RANGE PARKING PROGRAM

IN CAMPUS SITE FINALISTS

WORKING DRAFT - north

WORKING DRAFT - south

THOUTH CAMPUS SITE FINALISTS
MAIN CAMPUS – APPROVED GROWTH

- NEW SPACES
  
  5 YEAR | 10 YEAR
  3,100  | 3,500

- DEBT SERV
  $5.8M  | $9.2M

- OPEMAINT
  $4.9M  | $5.7M

- REO REVENUE
  $12.1M | $17.2M

PARKING – APPROVED GROWTH

- NEW SPACES
  
  5 YEAR | 10 YEAR
  3,100  | 3,500

- DEBT SERV
  $5.8M  | $9.2M

- OPEMAINT
  $4.9M  | $5.7M

- REO REVENUE
  $12.1M | $17.2M

SHUTTLE BUS COSTS

- NEW APPROVED
  5 YEAR | 10 YEAR
  $329K  | 0

- NEW ACCELER
  $129K  | $125K

- OLD APPROVED
  $729K  | $1.00M

- OLD ACCELER
  $729K  | $1.00M

REQUIRED FEE INCREASE

- 5 YEAR | 10 YEAR
- SUN APPROVED: 277%  | 400%
- SUN ACCELER: 266%  | 479%
- OLD APPROVED: 149%  | 172%
- OLD ACCELER: 256%  | 246%

PARKING PLAN ISSUES

- PHERAL SPACES
  6 Curb Spaces Carry $1.5M Replacement Cost

- SCHOOLS REPLACEMENT COSTS
  Present 30-40% of Capital Costs

- CONTINUED SUCCESS OF NON-AUTO
  PROGRAMS IS ASSUMED IN THE PROJECTIONS

- NON-ALTERNATE FEE INCREASES FOR ALL-PARKING ON CAMPUS

- STREET GARAGE NEEDS REPLACEMENT
  7-10 YRS
WORK SCOPE

- Phs 2 – PARKING STRUCTURE CIP
  - Improvement Plan
  - Conceptual Plan
  - Environmental Concerns
  - Budget/Schedule

PARKING DESIGN

KING GARAGE OPERATIONS

SCHEDULE

- SUMMER
  - START-UP, INVENTORY

- FALL SEMESTER
  - OCCUPANCY STUDIES
  - ALTERNATIVES
  - RECOMMENDED PLAN

- WINTER SEMESTER
  - FINALIZE PLAN
  - PRESENTATIONS

KAKU EXPERIENCE

- COLLEGE/UNIVERSITY
  - ELAC
  - Pierce College
  - Santa Monica City College
  - Glendale Community College
  - CSUN, CSULB, CSSB, UCLA
  - Cal Poly Pomona
  - University of Redlands

- CALIFORNIA STATE UNIVERSITY

PROJECT DIRECTOR EXPERIENCE

- COLLEGE/UNIVERSITY
  - CSU San Jose
  - CSU Long Beach, CSU Northridge
  - University of Redlands
  - UCLA, U of Arizona, U of Illinois, Chicago Circle
  - Pasadena City College
  - ELAC, LA Trade Tech
  - Marymount College
  - Oakland University
WHY KAKU/IPD?

- CSU PARKING EXPERIENCE
- COLLEGE/UNIVERSITY EXPERIENCE
- KAKU/IPD TEAM SUCCESSES
- SENIOR STAFF
  - College Parking
  - Financing
- REPUTATION FOR QUALITY AND DELIVERY
# PARKING NEEDS ASSESSMENT
CALIFORNIA STATE UNIVERSITY, CHINO

<table>
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<th>Phase</th>
<th>Task</th>
<th>Study Month</th>
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<tr>
<td>I</td>
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<td>VII</td>
<td>Deliverables</td>
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<tr>
<td>II</td>
<td>Structure Analysis</td>
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<td>Deliverables</td>
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</table>
Number of Parking Projects worked on and role

UNIVERSITY/COLLEGE EXPERIENCE

Project Director/Project Manager:

- East Los Angeles College
- Los Angeles Trade Technical College
- California State University, Long Beach
- California State University, Northridge
- University of California, Los Angeles – West Campus
- University of Redlands
- University of Arizona
- Oakland University (Rochester, Michigan)
- University of Illinois, Chicago Circle Campus
- San Jose State University
- Pasadena City College
- Marymount College

OTHER PARKING EXPERIENCE

Project Director/Project Manager:

- Los Angeles Downtown Strategic Plan
- Irvine Center
- Disney Anaheim Arena
- Tustin Market Place Phase II (Shared Parking)
- Chapala One Trip Generation and Parking Demand Analysis
- Pasadena Art Center Parking Program
- Portland Macadam Parking Plan
- Arcadia Arboretum
- Little Italy and Cortez Hill Parking Studies
- Wiltern Theater Shared Parking Study
- Campus Plaza Traffic and Parking Study
- Park at Harbour View – Long Beach
- Long Beach Plaza parking Revenue DDR
- Exposition Park/Coliseum NFL Parking – Majestic Realty
- Plaza Pasadena Parking Review
- Staples Center RDE Planning
- Beverly Center Shared Parking Analysis
- ICSC/UCI Shopping Center Parking Study
- Anaheim Stadium Parking Review
PATRICK A. GIBSON, PE
VICE PRESIDENT

SCHOOL TRAFFIC, PARKING AND SAFETY STUDIES
RELEVANT EXPERIENCE

UNIVERSITY EXPERIENCE

California State University, San Jose
California State University, Long Beach
California State University, Northridge
University of California, Los Angeles – West Campus
University of Redlands
University of Arizona
Pasadena City College
East Los Angeles College
Los Angeles Trade Technical College
Marymount College
Oakland University (Rochester, Michigan)
University of Illinois, Chicago Circle Campus

SCHOOL TRAFFIC IMPACT ANALYSES

HELP Special Education Campus
HELP Special Education Campus
Mayfield Junior School
Beth El Temple School
Proposed Northwest Elementary
Proposed Downtown Elementary
Wilshire Temple School
Wilson Elementary School
Culver City, California
San Fernando, California
Pasadena, California
Culver City, California
Pasadena, California
Glendale, California
Los Angeles, California
Lawndale, California

SCHOOL ACCESS/CIRCULATION AND SAFETY STUDIES

Camino Grove Elementary
Holly Avenue Elementary
Baldwin Stocker Elementary
Highland Oaks Elementary
Foothills Middle School
Dana Middle School
Pasadena High School
Arcadia High School
Carver Elementary
Holy Family Elementary
Annunciation Elementary
Citywide School System
Central Elementary
Arcadia, California
Arcadia, California
Arcadia, California
Arcadia, California
Arcadia, California
Arcadia, California
Pasadena, California
Arcadia, California
San Marino, California
South Pasadena, California
Arcadia, California
Palo Alto, California
Reno, Nevada
Number of Parking Projects worked on and role

Project Manager:

California State University, Northridge Parking Feasibility Study
California Polytechnic Institute, Pomona Parking Needs Assessment Study
Pierce College Master Plan and EIR
Harbor College Master Plan and EIR
Santa Monica College Master Plan
Santa Monica College Parking Structure B Replacement Project
Santa Monica East/West Commercial Corridors Parking Study
Santa Monica Civic Center Parking Study
Santa Monica Civic Center Specific Plan
Santa Monica Civic Center Parking Structure EIR
Santa Monica Coastal Parking Utilization Study
Santa Monica Coastal Parking and Circulation Study
Santa Monica Downtown Parking Management Plan
St. John's Hospital and Health Center Master Plan, Santa Monica
New Roads School, Santa Monica
Glendale Redevelopment Uptown Parking
Westwood Village Broxton Triangle Parking Analysis, Los Angeles
Encinitas and Solana Beach Downtown Area Parking Study
Van Nuys FlyAway Bus Terminal

Project Engineer:

Numerous others