



Information Item

Date: March 19, 2012

To: Mayor and City Council

From: Kathryn Vernez, Deputy City Manager - Special Projects
David Martin, Director, Planning and Community Development

Subject: Expo Light Rail - Replacement Parking for Colorado Avenue

Introduction

The street-running section of the Expo light rail transit (LRT) line, extending from the downtown station to the 17th Street station, will require the removal of primarily south-side on-street parking on Colorado Avenue to accommodate the train. The Expo Light Rail design-builder, Skanska/Rados Joint Venture (SRJV), will replace parking through restriping portions of 7th Street between Olympic Boulevard and Colorado Avenue, and 9th, 10th, 12th, Euclid, 15th and 16th Streets between Colorado Avenue and Broadway to angled (90-degree) parking. Reconfiguring parallel spaces to angled parking will create more on-street parking in front of commercial properties on these north-south streets. This will replace commercial parking removed from Colorado Avenue during construction and after the light rail is completed. The areas fronting residential uses on these streets will also be restriped to angled parking to provide additional preferential parking spaces for residents. The parallel parking on the opposite side of the street would remain unchanged. This report summarizes the outreach process that was conducted by Expo and the design-builder to both businesses and residents.

Background

The Expo light rail project calls for removal of on-street parking spaces from Colorado Avenue to accommodate travel lane widths, turning movements and fire department access requirements. Currently there are 183 on-street spaces on Colorado between

5th and 17th Streets. As indicated in Attachment A, more than half of the spaces will be removed, including all 69 spaces on the south side of Colorado between 5th and 14th Streets and 12 additional spaces on the south side between 14th and 17th Streets. In addition, the City's Fire Department's safety requirements concerning access to buildings resulted in a net loss of 33 spaces on the north side. The approved environmental document (FEIR) for Phase 2 obligates Expo to replace 63% of the on-street parking spaces on Colorado Avenue. The replacement obligation was developed by Expo based on occupancy surveys conducted during the environmental review stage.

Angled parking on streets adjacent to Colorado Avenue was identified by the FEIR as a potential mitigation measure. The option was proposed as an alternative to the primary mitigation measure of purchasing private property to create one or more surface off-street parking lots within the corridor. The environmental document states that "extensive neighborhood outreach" is required as a prerequisite to implementing the angled parking option. Staff has worked with the Expo Authority and Skanska/Rados team (SRJV) to analyze the potential candidate locations for angled parking and to develop the outreach process for businesses and residents. City staff has stipulated a 90-degree (perpendicular) configuration for angled parking because it allows a vehicle to access a space from either direction. Angled parking that serves only one direction encourages circling to access a space. The City has had successful experience with on-street 90-degree parking in several other locations, including 9th and 10th Streets north of Pico Boulevard and Oak Street west of 25th Street.

The recommended street sections were selected based on factors including the street width, traffic volumes and numbers of driveways/curb cuts. The block faces are shown in Attachment B and include:

- 7th Street between Olympic Drive & Colorado Avenue (east side)
- 9th Street between Colorado Avenue & Broadway (west side)

- 10th Street between Colorado Avenue & Broadway (west side)
- 12th Street between Colorado Avenue & Broadway (east side)
- Euclid Street between Colorado Avenue & Broadway (east side)
- 15th Street between Colorado Avenue & Broadway (east side)
- 16th Street between Colorado Avenue & Broadway (west side)

Only one side of each street will be restriped for 90-degree parking. The opposite side of the street will be retained as parallel parking, except for 7th Street. On 7th Street the additional space will be used for striped bike lanes, with the north bound bike lane placed between the sidewalk and the angled parking rather than behind the angled parking.

There are varying amounts of commercial uses extending inward from the corners of Colorado Avenue and Broadway. There are no residences on 7th Street, which is fronted by the Big Blue Bus Yard on the west side and industrial/commercial uses on the east. All the other streets are primarily multi-family residential uses. Five of the streets, 9th, 10th, Euclid, 15th and 16th are included in preferential parking districts and 12th Street is pre-approved, but has not submitted a complete petition.

Attachment A provides the number of both commercial and residential spaces provided by converting to 90-degree parking on each street. The chart also provides summary information on the number of spaces that are assumed to remain on Colorado in the final configuration. In summary, Expo is meeting its replacement obligation for the loss of commercial spaces, i.e. Expo is replacing 71% of the commercial spaces when the EIR obligation is 63%. Overall, there is a resulting loss of 33 spaces fronting commercial areas and there will be a net increase of 49 spaces fronting residential areas.

Discussion

Commercial Uses and Parking: The City of Santa Monica and the Santa Monica Alliance hosted an initial outreach meeting for businesses along Colorado Avenue on September 28, 2011, where the Expo Authority and SRJV provided an overview of the Expo Light Rail project and answered questions. Colorado Avenue businesses were also invited to an outreach meeting with the Olympic Creative Corridor on October 26, 2011. Parking was identified as a major concern by businesses. Originally, all proposed replacement parking was located east of Lincoln Boulevard, with Expo's justification that the FEIR replacement obligation is within a 1500 foot radius. After businesses voiced some concerns with the initial proposal, Expo added angled parking on 7th Street between Olympic Drive and Colorado Avenue.

Residential Uses and Parking: If the block-ends are converted to a 90-degree configuration and the mid-block residential area is left as parallel parking, it creates an awkward and potentially unsafe configuration. The City staff was concerned about ensuring a clear and safe path of travel on these streets. Converting the areas fronting the residential uses to 90-degree parking offers the additional benefit of increasing the pool of preferential parking available to residents on some blocks, as well as eliminating awkward and unsafe roadway transitions. The number of additional spaces created on each street will vary due to driveways and other issues. City staff requested that SRJV include residents in an outreach effort to provide them with the option of 90-degree parking that could potentially provide more parking and a unified block configuration. If residents on a street rejected proposed angled parking, then the City stipulated a revised street configuration would be required to provide for a clear flow of traffic.

Angled Parking Outreach Meetings and Survey

The businesses along the Colorado Avenue corridor and residents on the streets proposed for angled parking received mailed and e-mailed (where available) invitations to a meeting that would explain the options. Three meetings, tailored to specific

sections of the corridor, occurred on December 14 and 15, 2011 (Attachment C). Businesses and residents were provided a ballot so that they could vote on their preferred option – Option A restriped the entire block face, including the residential properties, while Option B restriped only the areas fronting commercial uses. Restriping creates a potential total of 81 additional commercial and 49 additional residential spaces on these streets.

The meetings were followed by another direct mailing of ballots to 480 businesses and 476 residents. Unfortunately, only a small number of people attended the meetings or returned the ballots. The majority of businesses and residents responding supported the restriping (Option A). Additional follow-up for Euclid Street residents confirmed support for Option A.

Additional Concerns

City staff has discussed the need to provide smooth transitions from Colorado Avenue and Broadway onto the side streets where the angled parking exists. City staff requested raised and landscaped curb extensions. The Authority has noted that curb extensions are not part of the baseline contract and are considered betterments. City staff will continue to pursue options with the Authority to address the transitions on these side streets.

Next Steps

The City is supporting SRJV in proceeding with the conversion of the seven streets to angled parking. City staff will be sending out postcards to residents on these streets explaining that the restriping will be occurring. A City contact name and number will also be provided. SRJV plans to undertake this work in March or April 2012 in order to prepare for utility relocation work on Colorado.

Prepared By: Ellen Gelbard, Assistant Director of Planning & Community Development

Attachments:

A – Reconciliation of on-street parking

B – Concept Plan of Colorado Avenue Replacement Parking Locations

C – Outreach Material provided by the Expo Light Rail design-builder

ATTACHMENT A

Summary of Colorado Avenue On-Street Parking from 4th to 17th Streets:

Street Segment:	Existing # of Spaces - North Side	Remaining # of Spaces - North Side	Existing # of Spaces - South Side	Remaining # of Spaces - South Side	Total Existing	Total Remaining
4 th -5 th Streets	0	0	0	0	0	0
5 th -6 th Streets	9	6	9	0	18	6
6 th -7 th Streets	8	7	8	0	16	7
7 th - Lincoln	5	3	0	0	5	3
Lincoln-9 th Street	0	6	2	0	2	6
9 th – 10 th Streets	11	2	16	0	27	2
10 th – 11 th Streets	5	3	5	0	10	3
11 th - 12 th Street	6	6	9	0	15	6
12 th Street -Euclid	10	4	13	0	23	4
Euclid – 14 th Street	5	1	7	0	12	1
14 th – 15 th Streets	4	3	12	7	16	10
15 th -16 th Streets	13	2	15	14	28	16
16 th – 17 th Streets	5	5	6	0	11	5
Total Spaces	81	48	102	21	183	69

Summary of Added Commercial and Residential Spaces on Cross-streets:

Side Streets between Colorado & Broadway (side spaces were added)	Existing # of Commercial Spaces (both sides)	Additional # of Commercial Spaces	Existing # of Residential Spaces (both sides)	Additional # of Residential Spaces
7 th Street (east side)	39	7	NA	NA
9 th Street (west side)	16	11	26	12
10 th Street (west side)	20	14	21	3
12 th Street (east side)	12	7	30	13
Euclid Street(east side)	27	25	14	0
15 th Street (east side)	14	9	35	6
16 th Street (west side)	17	8	25	15
Total Spaces	145	81	151	49

Colorado Replacement Parking Concept Plan



Note: All streets will retain the existing parallel parking spaces on the opposite side of the street, save for 7th Street. On 7th Street, parallel parking on the west side is removed and enhanced bike lanes are added, including a cycle track on the northbound side.

Legend

- Blue bar: Perpendicular parking added to east side
- Yellow bar: Perpendicular parking added to west side
- Green dashed line: Expo Light Rail alignment
- Green circle with M: Expo Light Rail station

ATTACHMENT C

OUTREACH MATERIAL



YOU ARE INVITED TO ATTEND Expo Line Replacement Parking Presentation

Construction of Phase 2 of the Expo Light Rail Line will require the permanent removal of some parking along Colorado Avenue, between 5th Street and 17th Street, which could change the parking configuration on streets in your neighborhood. Your opinion is very important to the Expo Line Project Team and the City of Santa Monica, and we would like your input on the proposed changes to parking in your community.

Please join us for an informational meeting:

Wednesday, December 14, 2011

6:00 p.m. to 7:00 p.m.

Santa Monica Main Library - Multipurpose Room

601 Santa Monica Boulevard

Santa Monica, CA 90401

Parking available in the library's parking garage - enter on 7th Street

If you are unable to attend the meeting, but would like additional information, please contact Torri Hill at 310-500-1485 or via email at torri.hill@skanska.com. Para información en español, llame a Gaby Collins al 213-243-5535.



For information on the Expo Line project, please visit BuildExpo.org, or call 213-922-EXPO (3976).

Find us on [Facebook.com/ExpoLine](https://www.facebook.com/ExpoLine) and follow us on [Twitter@ExpoLine](https://twitter.com/ExpoLine)



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Please join us for an informational meeting:

Wednesday, December 14, 2011

7:30 p.m. to 8:30 p.m.

Santa Monica Main Library - Multipurpose Room

601 Santa Monica Boulevard

Santa Monica, CA 90401

Parking available in the library's parking garage - enter on 7th Street

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Please join us for an informational meeting:

Thursday, December 15, 2011
6:30 p.m. to 8:00 p.m.

Santa Monica Main Library - Multipurpose Room
601 Santa Monica Boulevard
Santa Monica, CA 90401

Parking available in the library's parking garage - enter on 7th Street

If you are unable to attend the meeting, but would like additional information, please contact Torri Hill at 310-500-1485 or via email at torri.hill@skanska.com. *Para información en español, llame a Gaby Collins al 213-243-5535.*



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Expo Line Replacement Parking Plan

Background

The construction and operation of Phase 2 of the Expo Light Rail Line will require the permanent removal of some parking along Colorado Avenue, between 5th Street and 17th Street.

- **Expo Phase 2 FEIR** – The Final Environmental Impact Report for the project identified the need to remove some parking spaces along the south side of Colorado Avenue to accommodate the light rail line. The project is required to provide replacement parking within 1,500 feet of the removed space. The FEIR identified the addition of angled parking along several of the side streets off of Colorado Avenue as an option for replacement parking.
- **Fire Authority Access Area** – In addition to the spaces identified in the FEIR, the Fire Authority has recently requested that specific areas along the north side of Colorado Avenue, between 4th Street and 17th Street, be dedicated for fire access purposes, resulting in additional parking space removals.

Solution

Working with the City of Santa Monica, several side streets between Colorado Avenue and Broadway Street were identified as candidates for angled parking along one side of the street while maintaining parallel parking on the other side. The City asked the Authority to use 90 degree (perpendicular) parking instead of a 60 degree (diagonal) configuration.

Side Streets Identified for Replacement Parking

- 7th Street
- 9th Street
- 10th Street
- 12th Street
- Euclid Street
- 15th Street
- 16th Street

Replacement Parking Options

OPTION A

Implement **90 degree parking** on one side of the street of the specified side streets between Colorado Avenue and Broadway Street, adjacent to **both commercial and residential properties**. *This option will result in a net gain for residential parking while also addressing replacement parking for businesses.*

OPTION B

Implement **90 degree parking** on one side of the street of the specified side streets between Colorado Avenue and Broadway Street, adjacent to **commercial properties only**. Parallel parking will remain adjacent to residential properties. *This option addresses replacement of commercial parking only and no changes will be made to the existing residential parking.*



If you are unable to attend the meeting, but would like additional information, please contact Torri Hill at 310-500-1485 or via email at torri.hill@skanska.com.



Expo Line Replacement Parking Plan

Typical Configuration of Side Street Angled Parking

OPTION A

OPTION B



OPTION A: 90° PARKING IN BOTH COMMERCIAL AND RESIDENTIAL ZONES

OPTION B: 90° PARKING IN COMMERCIAL ZONE ONLY

ADDED COMMERCIAL PARKING SPACES	11
ADDED RESIDENTIAL PARKING SPACES	12

ADDED COMMERCIAL PARKING SPACES	10
ADDED RESIDENTIAL PARKING SPACES	0



Expo Line Replacement Parking Plan

OPTION SURVEY

I understand and **support OPTION A** which will implement 90 degree parking for **BOTH COMMERCIAL AND RESIDENTIAL** properties

I understand and **support OPTION B** which will implement 90 degree parking for **COMMERCIAL** properties **ONLY. No changes will be made to the existing residential parking.**

PLEASE RETURN BY: FRIDAY, JANUARY 6, 2012

Name: _____

Street Address (Required):

Email Address:

Resident

Business

Thank you for your participation in the Santa Monica Replacement Parking Plan Survey. Your opinion is very important to the Expo Line Project Team and the City of Santa Monica.

Please indicate which replacement parking option you support, OPTION A or OPTION B.