



Agenda Item: 17.A
Date of Meeting: November 13, 2023
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **City of Bishop Parking Demand and Land Use Study**
Prepared On: November 8, 2023
Attachments: TO_2_Parking Demand and Land Use Study Draft

Background/History:

The Bishop Specific Plan has pinpointed opportunity lots for development that can serve as catalysts for growth, addressing the crucial objectives of increasing housing and fostering economic development. Besides identifying vacant and underutilized land, additional development opportunities could be found by assessing parking demand.

Specific Plan also proposed a reimagining of parking in the Mixed-Use Overlay Zone through the implementation of a Parking Fee-In-Lieu program. Notably, the City has received a housing development project intending to pay parking in-lieu fees once the program and associated fees are established.

Analysis/Discussion:

The study's goals are to assess existing parking usage, propose parking management strategies, and consider the potential development of opportunity parcels for residential and city facility expansion. Key objectives include addressing parking needs, enhancing walkability, examining paid parking options, identifying opportunities for development and facility expansion, and implementing policies for new developments in the Downtown Mixed-Use Zone, including Fee-in-Lieu and ADA parking.

The Parking Fee-In-Lieu program can facilitate new development by reducing costs, encouraging shared parking, improving urban design, supporting historic preservation, and allowing the development of sites that cannot physically accommodate previously required parking.

This study aims to assess maximum in-lieu parking stalls amount for potential new residential developments and conduct cost analysis for parking and mobility improvements, identify relative case studies, and propose in-lieu fee recommendations.

The project is planned to have extensive outreach, including establishing a Technical Advisory Committee (TAC) that would help inform data analysis, opportunities, and constraints.

Economic Impacts:

Unknown

Budget Impacts:

This item is substantially included in the FY 2023/2024 budget expense account 023-000-55026 (Property/Housing Development Fund, Contract Services) for \$150,000.00; however, the cost exceeds the budgeted amount and will be corrected in a mid-year budget adjustment.

Legal Review:

City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:

Council consideration to approve the Planning Department to execute the City of Bishop Parking Demand and Land Use Study under the provisions of the As Needed, On-Call Civil Engineering Service Agreement between the City of Bishop and Wood Rogers Inc. that was executed on July 1, 2023 with a not-to-exceed amount of \$154,140.

Approved By: Ethan Aukee 11/8/2023

Approved By: Robin Picken 11/8/2023

Approved By:

Approved By: