



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Parking Lot 1 Parking Booth

RECOMMENDED ACTION:

Motion authorizing staff to take Booth to Planning Commission for design review.

SUMMARY

The fee collection booth at Parking Lot 1 (near the intersection of Anchor St. & Humbolt Ave) is seriously deteriorated and needs to be replaced. The 2008 Budget includes \$115,000 in funds for a new booth. Replacing the Booth is a capital project. The Zoning Code requires that Capital Projects undergo Design Review.

Staff recommends the Council adopt a motion authorizing staff to send booth designs to the Planning Commission for Design Review.

BACKGROUND

The booth at parking lot one suffers from termite infestation and dry rot. The booth is also located in a spot that is awkward to fee payers to get to. The 2008 Parking Fund Budget includes \$115,000 to replace the booth.

The purpose of this report is to describe design alternatives and site issues and seek authorization to undergo Planning Commission Design Review.

ISSUES

Booth

With regard to the booth there are two dimensions. The first being, should the booth be a pre-fabricated model of standard design or should it be a custom design? The second being should the booth be permanent or temporary.

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In recent years the community has had a preference for “custom” designed architecture in Civic Buildings. The most recent examples are the recently completed Martin Luther King Park Fieldhouse and the soon to be built Schoonmaker Bus Shelter. The budget amount was determined using information available for pre-fabricated booths. The parking staff have expressed an urgent desire to have the booth replaced. Based on that urgency the same staff found two pre-fabricated models with an appearance that will meet there needs and are believed to be compatible with the surrounding architecture. Manufacturers Information sheets are attached for illustrating the designs.

During the budget discussions in May of 2007 staff learned of a custom designed booth by Michael Rex done in 1990. Staff was able to locate the design which resembles a tug boat pilot house. Since 1990 the parking operations have changed and require a booth that is larger than the 1990 Rex design. The original Rex design is attached for your information.

The current booth is very deteriorated. Parking and Public Works staff are fearful that the current booth will fail during the coming winter. The City Building Inspector inspected the building on 11/7/2007. The inspector found evidence of dry rot and termite infestation but he believed the booth would likely continue to be serviceable for the period needed to obtain design approvals, bid solicitations, fabrication and installation. Fabrication time for the pre-fab units is reported to be 12 weeks. Michael Rex reports that Fabrication time for his design would be 30 days but staff believes that with set up and coordination components would result in a fabrication time of no less than 12 weeks also. Stop gap measures, if needed, will be in the form of carpenter repairs performed by our Public Works Staff or Electrical repairs likely performed by Republic Electric.

There are many of projects affecting Parking Lot 1. There is the Bridgeway to Ferry Landing Non-motorized transportation pilot program project that may reconfigure the lot. There are sewer main projects that may affect the sewer mains and the pump station that are located in Lot 1. There is an improvement project at Gabrielson Park to support the Jazz by the Bay program and there is the need to relocate the Sergio Castillo sculpture. The pre-fab and the custom booths can be built as permanent or semi-permanent (movable). Due to the number of outstanding projects affecting the lot staff believes that the structure, be it pre-fab, custom or stop gap needs to be movable to permanent location that will emerge as these projects are further developed.

Staff discussed the concept of prefabricated units or custom design with the Planning Commission during a verbal non-actionable directors report on 11/7/07. Members of the Commission expressed continued preference for custom designs. The Commission members also expressed a desire for the booth to be compatible with the information booth in Lot 1 near the Ferry Landing entrance. Finally Commission members wanted a report on the process undertaken to obtain the designs being considered.

Still, staff believes the prefabricated units are a reasonable solution. As such staff proposes to advance the designs prioritized as follows:

Big Booth – Ocean Park
Big Booth - Leesburg
Rex Design Pilot House

Staff will advance the Big Booth Ocean Park design as recommended design for the following reasons: The Ocean Park booth is not radically different in design from the current booth. Both the existing and the Ocean Park design evoke an aesthetic that is strongly associated to the late 1800's when Sausalito was incorporated. The parking booth exists for the benefit of the Parking operation and its staff. While the booth is a public facility it is not foreseen to be used by the community members. It will be a component of the Sausalito urban landscape and staff believes the Ocean Park design will be compatible and respectful of that landscape. Given the Planning Commission comments on 11/7/07, staff will undertake additional efforts to provide enough information for thorough consideration. Staff now expects that approvals will require up to 3 Planning Commission Meeting hearings to consider the issues.

SITE

The current location of the booth is awkward for the users. Most parking lot pay booths are located at or immediately before the exit gate. Staff believes the project provides an opportunity to relocate the booth to a location that is expected to be more efficient and effective.

Placing a movable booth will allow the new location to be tried without necessarily being locked it. The forthcoming projects can create the permanent location.

FISCAL IMPACT

This project is identified in the 2008 City Budget, Parking Enterprise Fund.

Expenditure authorization is not being sought at this time. Staff will seek expenditure authorization at a subsequent meeting

STAFF RECOMMENDATIONS

Adopt a motion authorizing staff to submit Parking Lot 1 Booth Plans to the Planning Commission for Design review considerations.

ATTACHMENTS: Booth design information

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