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Scott Haggerty
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Steve Kinsey
Marin County and Cities

Sam Liccardo
Cities of Santa Clara County

Jake Mackenzie
Sonoma County and Cities

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Steve Heminger
Executive Director

Ann Flemer
Deputy Executive Director, Policy

Andrew B. Fremier
Deputy Executive Director, Operations

MTC PLANNING COMMITTEE
October 12, 2012
MINUTES

ATTENDANCE

Chair Spering called the MTC Planning Committee meeting to order at 9:31 a.m. Planning Committee members in attendance were: Commissioners Azumbrado, Giacopini, Green, Haggerty, Halsted, Liccardo, Mackenzie and Mullin. Commission Chair Tissier and Rein-Worth were present in their ex-officio voting member capacity. Other Commissioners present as ad hoc non-voting members of the Committee were Bates, Campos, Cortese, and Wiener.

CONSENT CALENDAR: a) Minutes of September 14, 2012

Commissioner Mackenzie moved approval of the Consent Calendar, Commissioner Halsted seconded. Motion passed unanimously.

SAN FRANCISCO BAY TRAIL UPDATE

Ms. Laura Thompson, ABAG, updated the committee on the San Francisco Bay Trail Project to advance completion of a continuous 500-mile trail through all nine Bay Area counties, 47 shoreline cities, and across seven toll bridges. She noted that 330 miles are complete and the objectives of the project are to coordinate completion of the multi-jurisdictional trail system; close trail gaps through grant awards to local agencies for trail planning and construction; and educate the public about this valuable resource.

Committee comment:

- Commissioner Green commented on the pace of the project, which is 9 miles per year since 1995 and another 175 miles to go, and asked if there is anyway it can be accelerated.
- Commissioner Halsted stated that the results of polls in San Francisco about Parks and Recreation indicate that trails are a widely supported investment. She expressed her support for advancing implementation as soon as possible.
- Commissioner Rein-Worth agrees with Commissioner Green in terms of the desirability of the project, and asked if this project is considered when development projects need mitigation credits. She also expressed support for accelerating the project. Ms. Thompson stated that much of the Bay Trail is completed through permit requirements from BCDC, so any development within the 100ft. shoreline band, new development is required to place a section of the Bay Trail on the shoreline. She also noted that local agencies have supported the trail through integration into General Plans, Bicycle and Pedestrian Plans, and Waterfront Plans.

- Commissioner Tissier asked if there is a priority list of where staff is going next, so the Commission can see where they may be helpful in funding or providing support. Ms. Thompson stated that they completed a regional gap analysis in 2005, which looked at the remaining gaps in the system and did some detailed analysis of all of those areas to develop cost estimates for the remaining trail segments. Staff has used this information to generate a list of projects they believe will be moving forward in the short term (within the next five year), as well as the longer term projects.
- Commissioner Bates asked if there is money available to complete the projects once a trail alignment is identified. Ms. Thompson stated that the local communities are securing funding from a variety of different sources as well as the Bay Trail Grant Program. She noted that funding from Prop. 84 the last voter approved bond measure to provide state-level funding for open space is largely spent. As a result direct Bay Trail program funding will no longer be an option for local jurisdictions.
- Commissioner Spring stated that back in 1989 the request was to help with the staffing and program management, and thought MTC was adequately funding the program management side of things. Mr. Steve Heminger stated that the request that has generally been made of MTC is to fund the program's overhead and when asked for additional funding, MTC has provided it. The cost to complete the project is approximately \$150m, which does not include the toll bridges. He noted that given the history and the precedent of using toll bridge funds to provide greater access to the Bay and to the bridges may be a source for completing the remaining segments.
- Commissioner Spring asked, outside of the funding for capital projects, is there any additional money that could go towards managing the program. Mr. Heminger stated MTC created an endowment for the Bay Trail Program to cover these costs. He concluded by saying the MTC will work with ABAG staff and come back to the committee with a game plan for the remaining portions of the system.
- Commissioner Rein Worth stated that she would like to look at the inter-agency barriers and to see how MTC can be helpful cutting through some of the red tape.
- Commissioner Haggerty expressed his support in finding more funding for this project.

PARKING PRICING REGIONAL ANALYSIS PROJECT

Ms. Valerie Knepper stated that MTC has received a grant from the Federal Highway Administration Value Pricing Pilot Program for the Parking Pricing Analysis Project.

Ms. Knepper provided an overview of the context, described policy questions to be analyzed, and summarized key steps in the process.

She stated that MTC will contract with a consultant team based on a scope of work to be developed in coordination with the project technical and policy committees. The project budget is \$700,000 and is expected to be completed by midyear 2015.

Committee comments:

- Commissioner Spering commented on the RM2 money, and noted that \$14m was just put into a parking garage in Vallejo, and they did not develop a Parking Management Plan. He stated that a Parking Management Plan should be required.
- Commissioner Liccardo expressed his interest why parking ratios are where they are. He stated that it isn't necessarily public policy that's constraining developers but the financing arrangements where banks won't finance projects unless they have the parking – so there lies the challenge. He noted that where survey work would be most valuable is related to where development is going and what the real constraints are. Ms. Knepper stated that there are financiers who are interested in financing housing with lower parking ratios. Staff is looking at holding a workshop with developers and financiers who are interested in creating housing and mixed-use development with lower parking ratios. Mr. Heminger suggested that staff move on with this topic with the private development interests who are working on the PDA strategy.
- Commissioner Green stated that working with the private sector and local communities is needed. He also said that staff needs to work with the regional transit agencies around HUBs providing parking spaces. For example, ridership demand on the BART extension to Santa Clara County will place a burden on Alameda County to come up with the parking spaces.
- Commissioner Bates stated that this information will be very important to have because local parking policies in many cases will have an impact on the entire region.
- Commissioner Azumbrado stated that one of the problems is when building new development, you are comparing value with comparables, and if comparables all have parking, people are going to devalue a development that does not have parking.
- Commissioner Haggerty commented on the study schedule and asked staff to consider more public outreach worked in between Tasks 3 – 5, and, for staff to come back sometime in 2013 to update the committee.
- Commissioner Rein Worth asked if staff will be including the home to work analysis in this study. Ms. Knepper stated that the project will be focused on parking supply and utilization at various locations, as well as policies and pricing. It will tie into analysis in terms of where various developments are likely to take place based on the market and then tie into the transportation model in terms of travel.
- Commissioner Mackenzie asked what types of communities are going to be selected to participate in the study. Ms. Knepper stated that it will be a key question for the Policy and Technical Committees.
- Commissioner Mackenzie asked who sits on the committees, and Ms. Knepper stated that staff will be looking for participation from a variety of sectors related to the issue.
- Commissioner Haggerty requested that a list of both the Policy and Technical Committee participants be given to the Planning Committee for review.

Commissioner Spering called for public comment.

- Mr. Rich Hedges stated that staff needs to consider neighborhood enforcement of parking, more valet parking, and increased costs for parking.

OTHER BUSINESS/PUBLIC COMMENT

There being no other business, the meeting adjourned at 10:40 a.m. The Committee's next meeting is scheduled for Friday, October 12, 2012 at 9:30 a.m. in the Lawrence D. Dahms Auditorium, Joseph P. Bort MetroCenter, Oakland, CA.

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