TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: SEPTEMBER 26, 2005

CMR: 384:05

SUBJECT: RECOMMENDATION TO ADOPT THE CHARLESTON-ARASTRADERO CORRIDOR STREETSCAPE DEVELOPMENT IMPACT FEE

RECOMMENDATION
The Finance Committee and staff recommend that Council adopt an Ordinance making certain findings regarding the proposed Charleston-Arastradero Corridor Streetscape Development Impact Fee and adding Chapter 16.59 to the Palo Alto Municipal Code to impose and implement the Charleston-Arastradero Corridor Streetscape Development Impact Fee (Attachment A).

DISCUSSION
The proposed Charleston-Arastradero Corridor Streetscape Development Impact Fee would fund approximately twelve percent of the pedestrian and bicyclist safety enhancement improvements called for in the Council-adopted Charleston-Arastradero Corridor Plan, including new pedestrian crosswalks, reduced pedestrian crossing distances at existing crosswalks, increased visibility of crosswalks and bicycle lanes, and provision of continuous bicycle lanes. The remaining eighty-eight percent of project costs would come from a combination of Federal, State and Regional grants.

The proposed Charleston-Arastradero Corridor Streetscape Development Impact Fee would be assessed based on projected net increases in bicycle and pedestrian volumes due to new development and re-development within the Charleston-Arastradero Corridor. The Corridor is defined as comprising an area one-half mile on either side and either end of both Charleston Road and Arastradero Road from Fabian to Miranda. Net average daily changes in pedestrian and bicycle trips are calculated by comparing walk and bike trip generation estimates for existing land use designations to forecast trip generation for the proposed development or redevelopment. Attachment B comprises the feasibility study for the proposed fee.

BOARD/COMMISSION REVIEW AND RECOMMENDATIONS
On July 19, the Finance Committee recommended to Council by a 3-1 vote (Kishimoto, Morton, and Ojakian for and Mossar against) adoption of an Ordinance implementing the proposed Charleston-Arastradero Pedestrian and Bicyclist Safety Impact Fee (Attachment CMR:325:05, Attachment C). The Finance Committee motion included direction to staff to report to Council on a draft timeline and a funding plan for the full Charleston-Arastradero Corridor Plan (Attachment D). Finance Committee Minutes are shown in Attachment E.
ATTACHMENTS
A. Draft Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety Impact Fee Ordinance
B. Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety Impact Fee Nexus Study Draft Final Report
C. CMR 325:05 “Proposed Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety Impact Fee”
D. Charleston-Arastradero Corridor Plan Draft Timeline and Funding Plan
E. Charleston-Arastradero Corridor Plan Draft Timeline Funding Plan
F. Minutes of the July 19, 2005 Finance Committee meeting

PREPARED BY: _________________________________________________
JOSEPH KOTT
Chief Transportation Official

DEPARTMENT HEAD:______________________________________________
STEVE EMSLIE
Director of Planning and
Community Environment

CITY MANAGER APPROVAL:_______________________________________
EMILY HARRISON
Assistant City Manager

Cc:  Palo Alto Chamber of Commerce Ad Hoc Transportation Subcommittee
   Palo Alto Bicycle Advisory Committee
   Charleston-Arastradero Corridor Plan Stakeholders Input Group