



UKIAH COURTHOUSE

SUPERIOR COURT OF CALIFORNIA, COUNTY OF MENDOCINO



## *COURTHOUSE PARKING STUDY*

DEVELOP PARKING STRATEGIES THAT ADDRESS THE NEEDS OF THE FUTURE COURTHOUSE WITHIN THE CONTEXT OF EXISTING PARKING FACILITIES, CURRENT PARKING UTILIZATION, AND FUTURE PARKING DEMAND.



## *ASSUMPTIONS*

- 270 PARKING SPACES (30 / COURTROOM)
  - 123 PROJECTED COURT STAFF

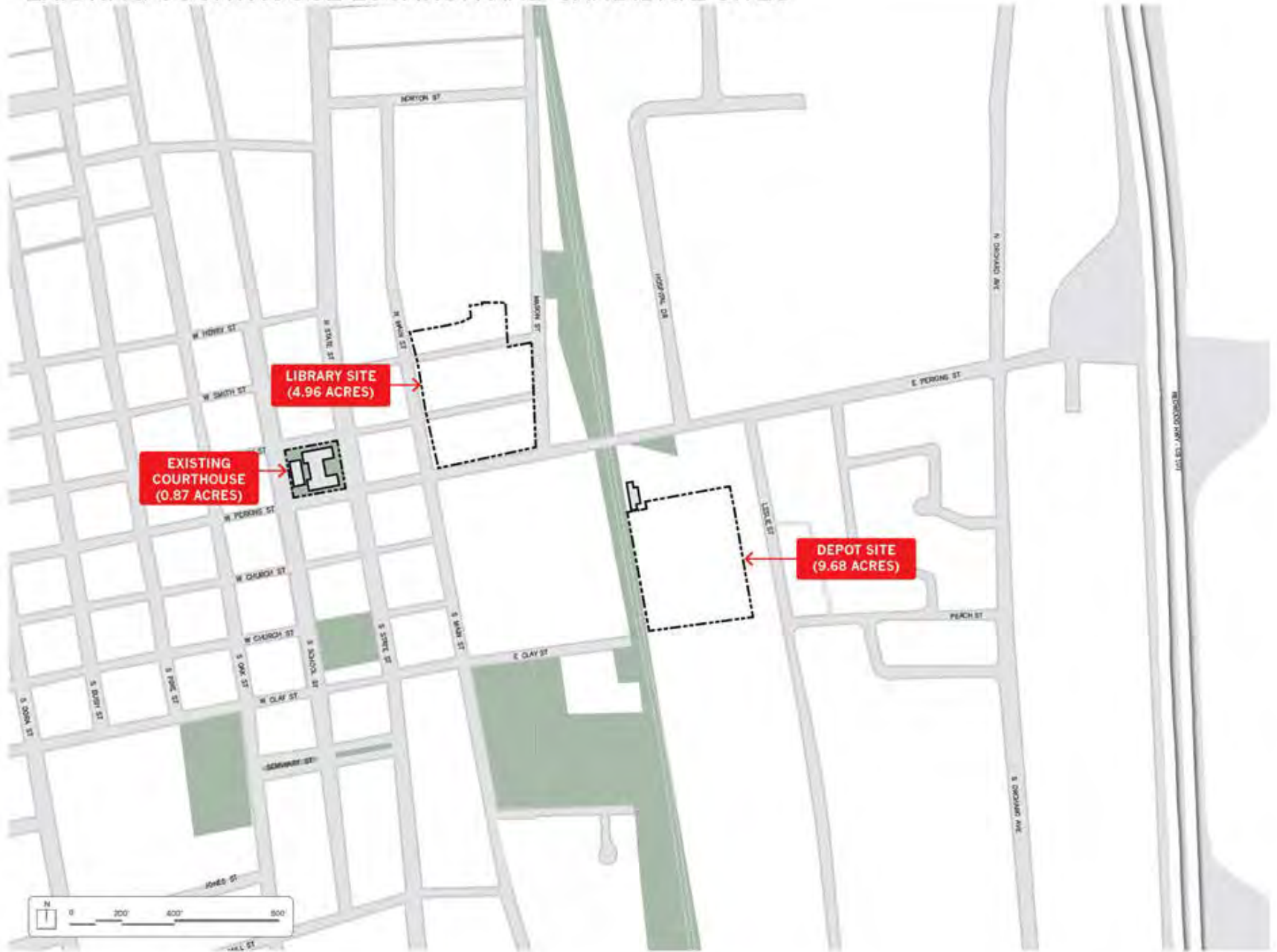
## *QUESTIONS*

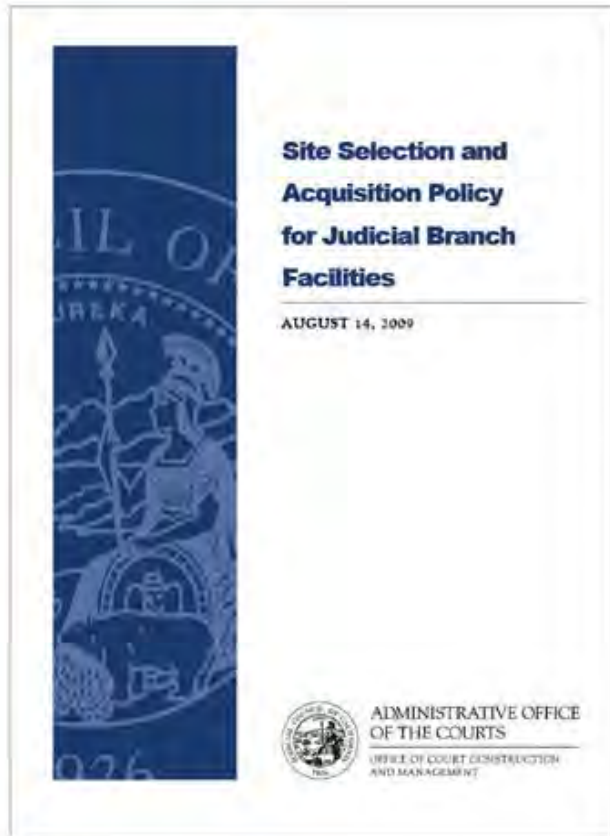
- IS THERE FLEXIBILITY IN THE REQUIRED NUMBER OF PARKING SPACES?
  - WHAT WILL BE THE ALLOCATION OF STAFF/JUROR SPACES?



*SITE SELECTION*

# EXISTING COURTHOUSE LOCATION AND CANDIDATE SITES





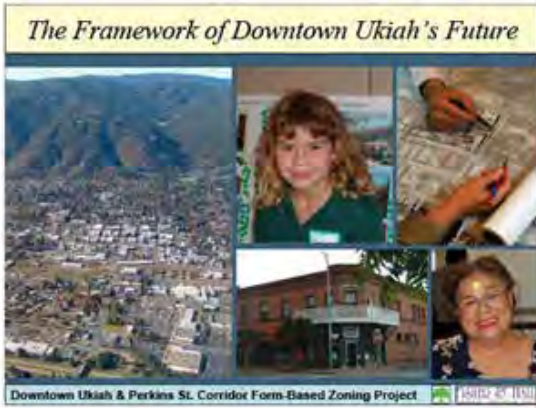
## SITE SELECTION

Successful implementation of the trial and appellate court capital outlay program is grounded in the following goals and principles to be applied to each capital outlay project in the context of selecting a site for a new court facility:

- 1.1. Strive to maximize the efficiency of each dollar appropriated by making timely decisions.
- 1.2. The scope of the project shall not be reduced, which would jeopardize the quality and functionality of the building.
- 1.3. Projects should be sited in areas that are accessible to the public.
- 1.4. As long as the three goals and principles (stated above) are met, siting a new courthouse should strive to meet historical and local preferences.
- 1.5. The AOC will work in partnership with the court(s) to implement this policy.

# UKIAH: COUNTY AND CITY PLANNING INITIATIVES OVERVIEW

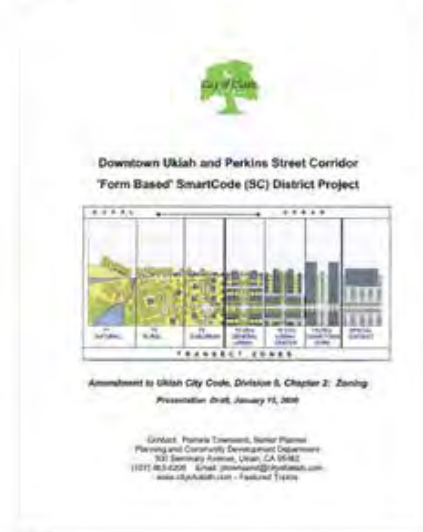
2007



2007



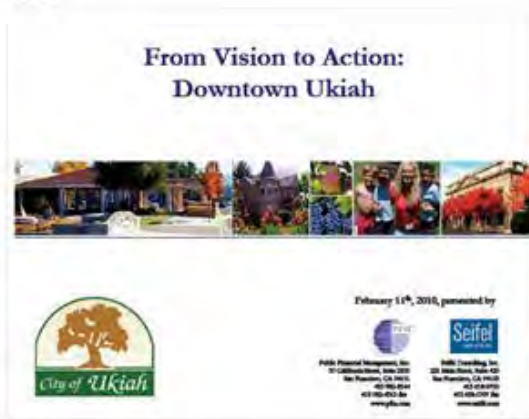
2008



2010



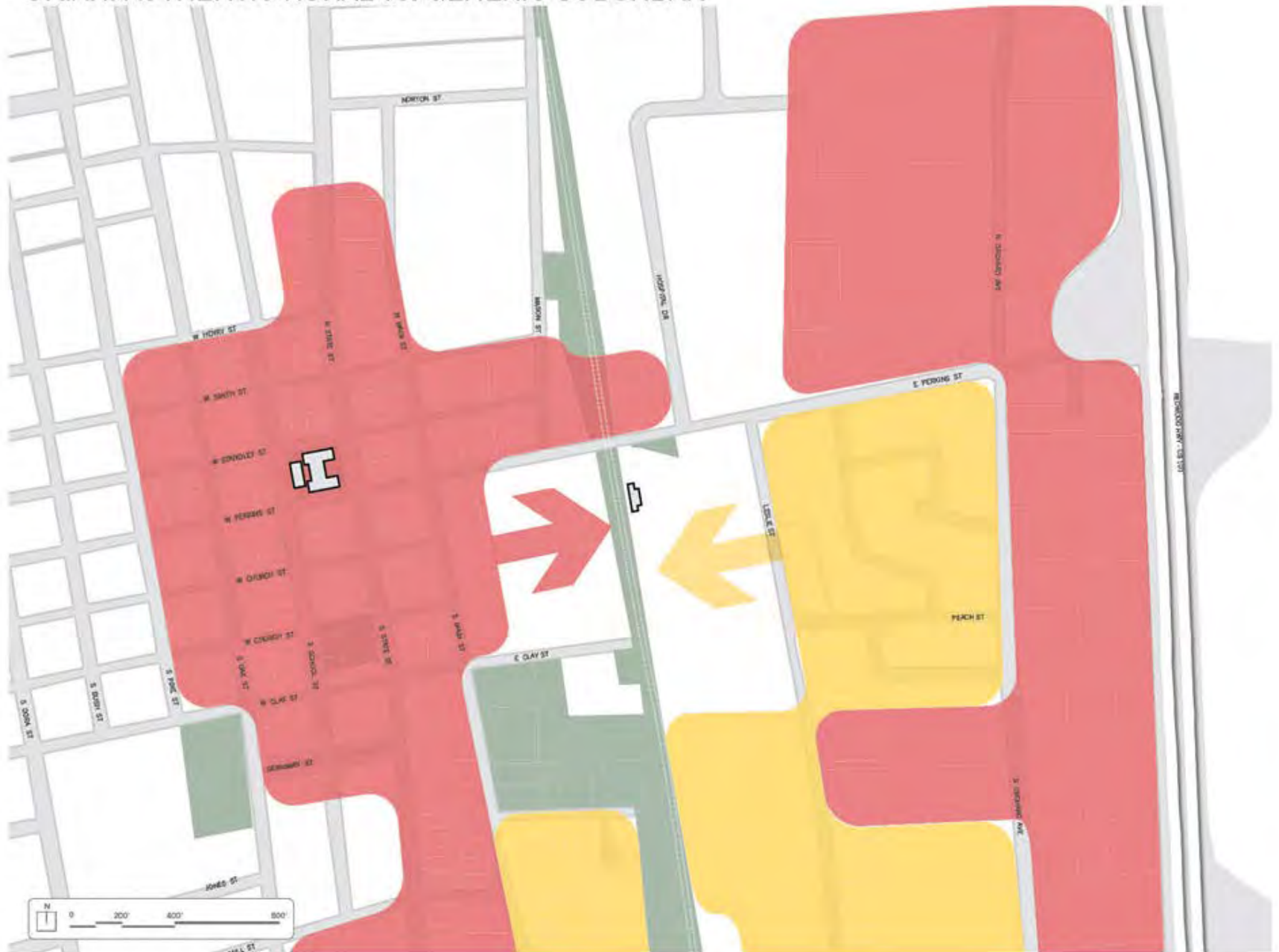
2010



2010

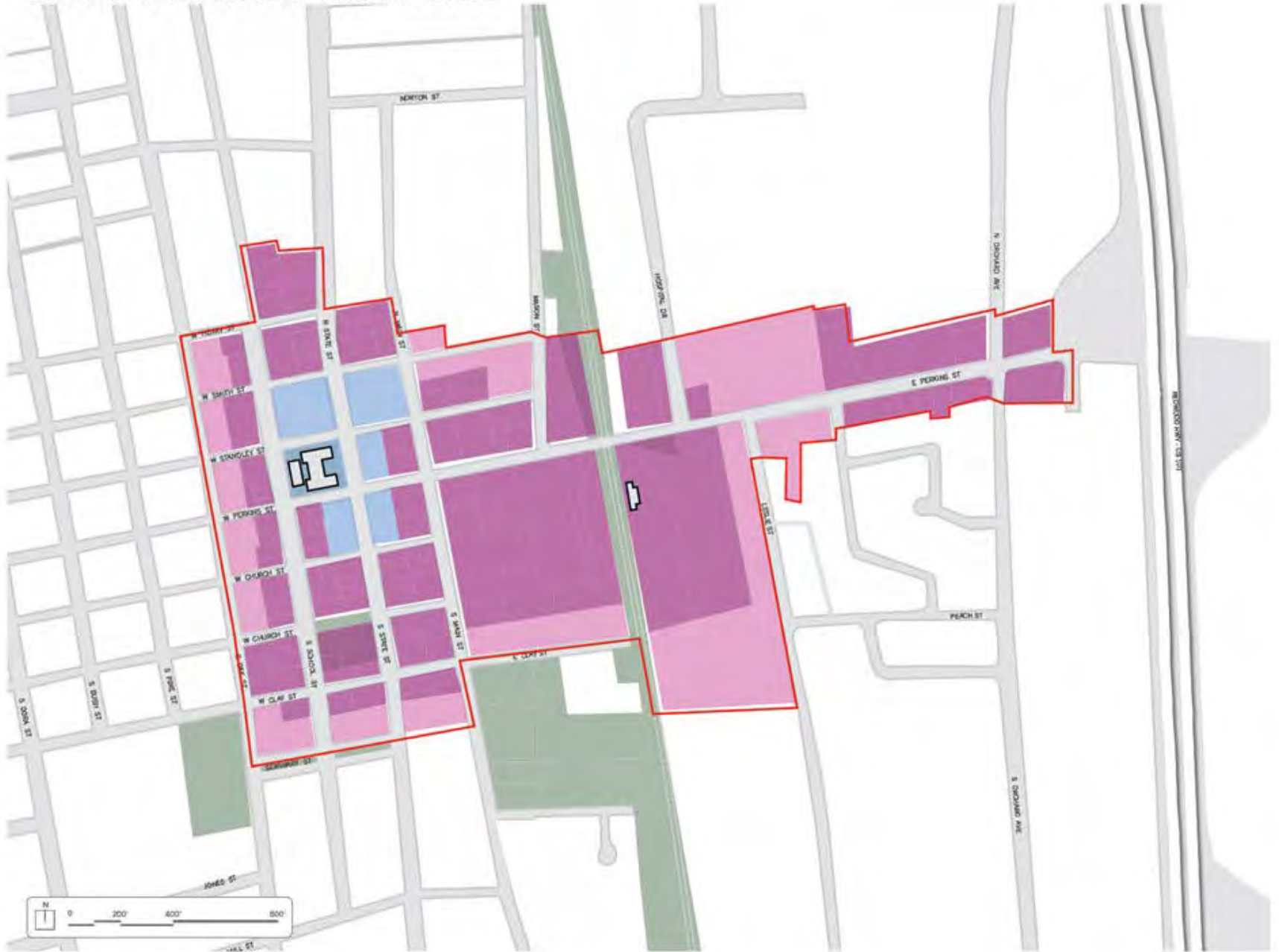


# UKIAH: AUTHENTIC RURAL vs. GENERIC SUBURBAN





# UKIAH: FORM BASED 'SMART CODE'



# UKIAH: COUNTY AND CITY PLANNING INITIATIVES CRITERIA

CITY / COMMUNITY VISION	LIBRARY SITE	DEPOT SITE
Environmentally sustainable and economically vital public spaces and buildings	Courthouse provides opportunities for sustainable design for both buildings and site	Courthouse provides opportunities for sustainable design for both buildings and site
Attractive civic buildings and spaces	Courthouse will establish an attractive civic building	Courthouse will establish an attractive civic building
A healthy creek corridor	Daylighting / enhancing Gibson creek is possible	Daylighting / enhancing Gibson creek is possible
Gateways that reflect Ukiah's sense of place	Courthouse can establish a new city gateway	Courthouse can not establish a city gateway
A mix of building types and affordability	n/a	n/a
New development supports and enhances the train depot and rail corridor	No	Yes
Interconnected and pedestrian-oriented public streets	Yes	Connection between E Clay and Peach St.
Specific locations for potential anchor buildings (such as large-scale retail, employment centers and parking structures)	Courthouse can establish a new anchor for downtown	Courthouse can not establish new anchor for downtown
Pedestrian-friendly buildings and streetscapes	Yes	Yes
Environmentally sustainable and economically vital public spaces and buildings	Yes	Yes

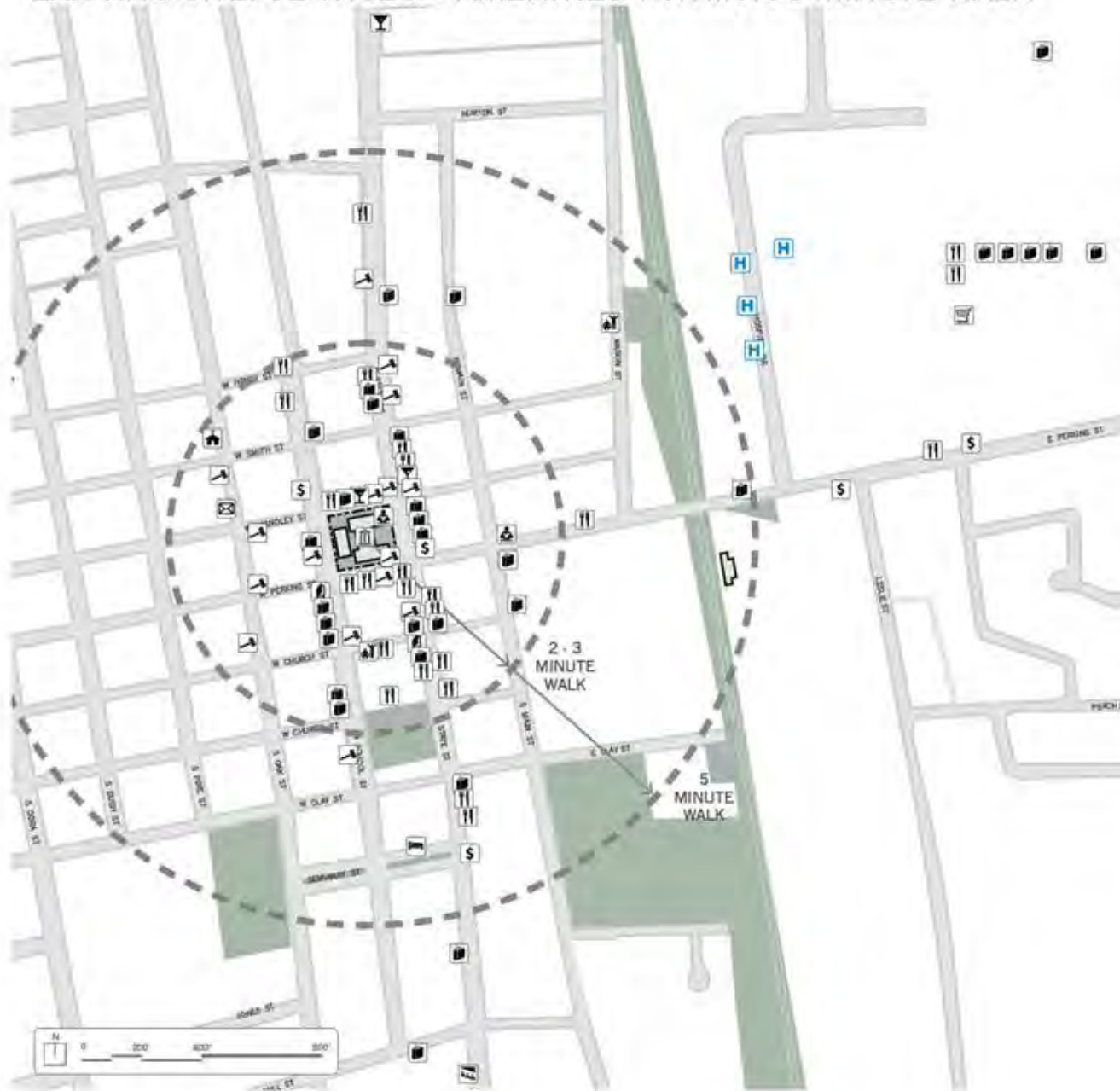
# UKIAH: FLOOD CONTROL



# EXISTING UKIAH COURTHOUSE: ASSOCIATED COURT USES

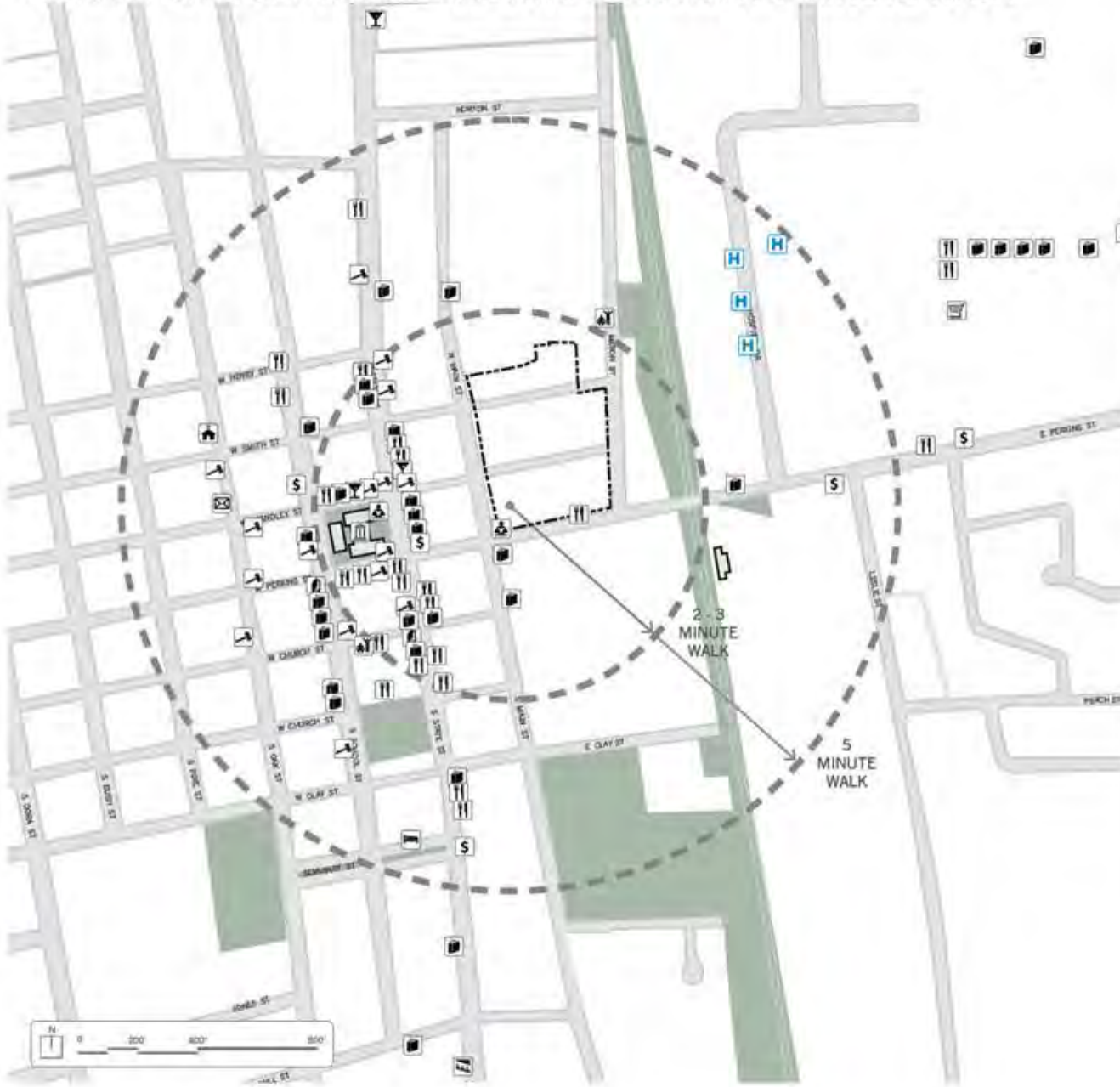


# EXISTING SITE: SERVICES + AMENITIES WITHIN A 5-MINUTE WALK



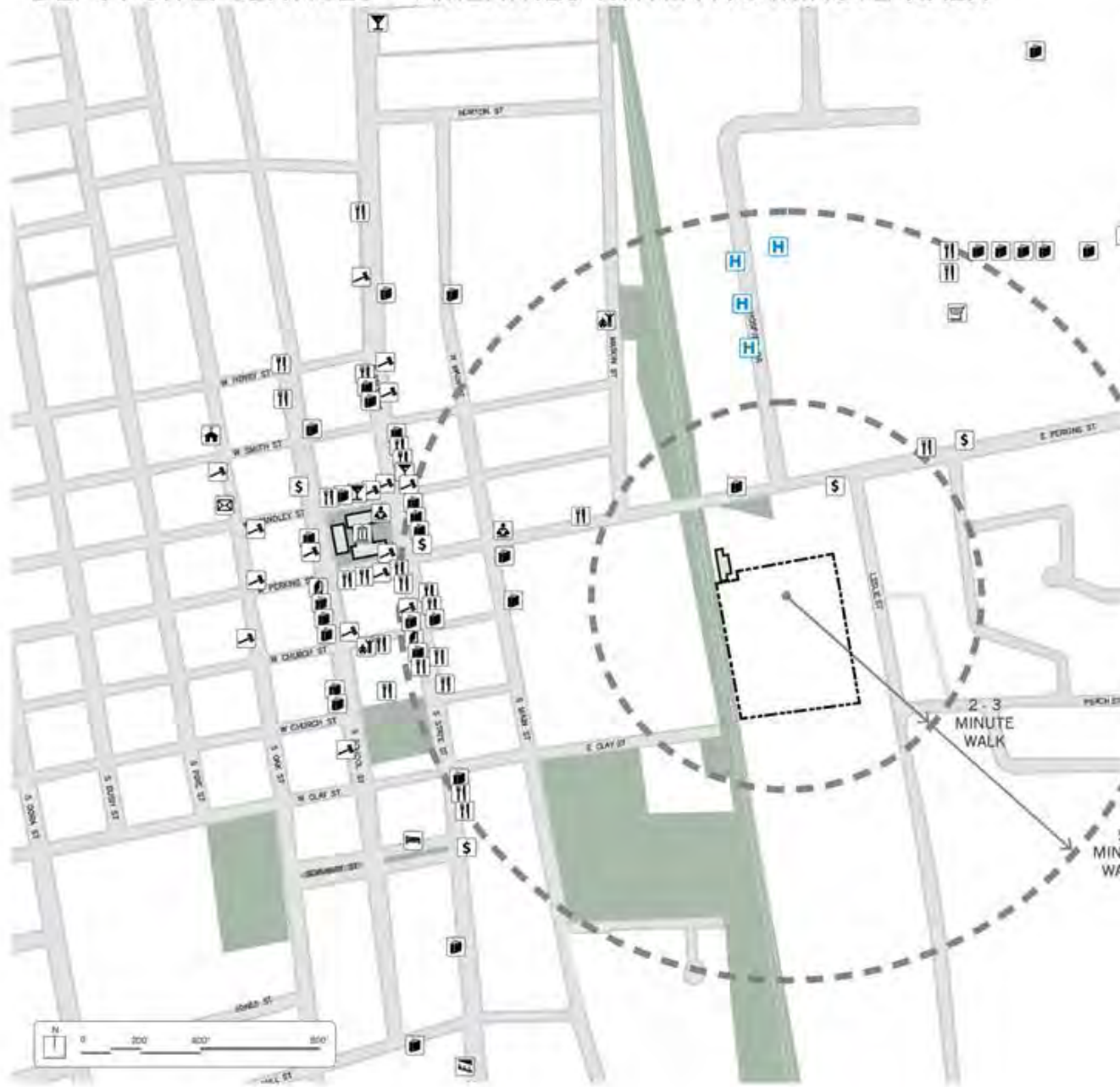
SERVICES + AMENITIES WITHIN 5-MINUTE WALK		
	<b>Banking</b>	<b>3</b>
	NVB Business Bank	
	Bank Of America	
	U.S. Bank ATM	
	<b>Post Offices</b>	<b>1</b>
	U.S. Post office	
	<b>Books</b>	<b>7</b>
	Mendocino Book Co.	
	Mendocino Law Library	
	Mulligan Books	
	Ukiah Library	
	Mendocino County Library	
	Grace Hudson Museum	
	Held-Poage Research Library	
	<b>Groceries</b>	<b>1</b>
	It's Time	
	<b>Coffee</b>	<b>1</b>
	The Coffee Critic	
	<b>Restaurants</b>	<b>15</b>
	Eddie's Cocina	
	Ukiah Brewing Co.	
	Patrona	
	Romi's Brew & BBQ	
	Oog Time	
	Quizno's	
	North State Cafe	
	China Chef	
	Local Flavor	
	Round Table Pizza	
	Maple Restaurant	
	Peking Tokyo	
	Perkins Street Grill	
	lotus	
	Coffee Critic	
	<b>Shopping</b>	<b>13</b>
	Ruby Slippers	
	Liv Fashion Boutique	
	Mac Nab's Men's Wear	
	La Tre Clothing & Accessories	
	The Business	
	Little Brown Bear	
	Freedom Girls	
	Rainbow Agriculture Services	
	Graces	
	Emerald Triangle Glassworks	
	Uniform Solutions	
	Baby Boom of Ukiah	
	Walgreens	
	<b>Fitness</b>	<b>2</b>
	Bikram's Yoga - college of India	
	Yoga Mendocino	
	<b>Total</b>	<b>43</b>

# LIBRARY SITE: SERVICES + AMENITIES WITHIN A 5-MINUTE WALK



SERVICES + AMENITIES WITHIN 5-MINUTE WALK	
	<b>Banking</b> 4
	NVB Business Bank Bank Of America U.S. Bank ATM Westamerica Bank
	<b>Post Offices</b> 1
	U.S. Post office
	<b>Books</b> 6
	Mendocino Book Co Mendocino Law Library Mulligan Books Ukiah Library Mendocino County Library Grace Hudson Museum
	<b>Groceries</b> 1
	It's Time
	<b>Coffee</b> 1
	The Coffee Critic
	<b>Restaurants</b> 15
	Eddie's Cocina Ukiah Brewing Co. Patrona Romi's Brew & BBQ Ooo Time Quizno's North State Cafe China Chef Local Flavor Round Table Pizza Maple Restaurant Peking Tokyo Perkins Street Grill Lotus Coffee Critic
	<b>Shopping</b> 10
	Ruby Slippers Liv Fashion Boutique Mac Nab's Men's Wear La Tre Clothing & Accessories Little Brown Bear Rainbow Agriculture Services Eryn Whitaker, PharmD Walgreens Myer's Apothecary shop Myer's Medical Pharmacy
	<b>Fitness</b> 1
	Yoga Mendocino
	<b>Hospital</b> 1
	Ukiah Valley Medical Center
	<b>Total</b> 40

# DEPOT SITE: SERVICES + AMENITIES WITHIN A 5-MINUTE WALK



SERVICES + AMENITIES WITHIN 5-MINUTE WALK		
	<b>Banking</b>	4
	NVB Business Bank	
	Bank Of America	
	U.S. Bank ATM	
	Westamerica Bank	
	<b>Books</b>	4
	Mulligan Books	
	Ukiah Library	
	Mendocino County Library	
	Grace Hudson Museum	
	<b>Groceries</b>	1
	It's Time	
	<b>Restaurants</b>	9
	Ukiah Brewing Co.	
	Patrona	
	Romi's Brew & BBQ	
	Oco Time	
	Quizno's	
	North State Cafe	
	Round Table Pizza	
	Maple Restaurant	
	Perkins Street Grill	
	<b>Shopping</b>	8
	Liv Fashion Boutique	
	Mac Nab's Men's Wear	
	Little Brown Bear	
	Rainbow Agriculture Services	
	Eryn Whitaker, PharmD	
	Walgreens	
	Myer's Apothecary shop	
	Myer's Medical Pharmacy	
	<b>Fitness</b>	1
	Yoga Mendocino	
	<b>Hospital</b>	1
	Ukiah Valley Medical Center	
	<b>Total</b>	<b>28</b>

2-3 MINUTE WALK

5 MINUTE WALK



# SITE COMPARISON: SERVICES + AMENITIES WITHIN A 5-MINUTE WALK

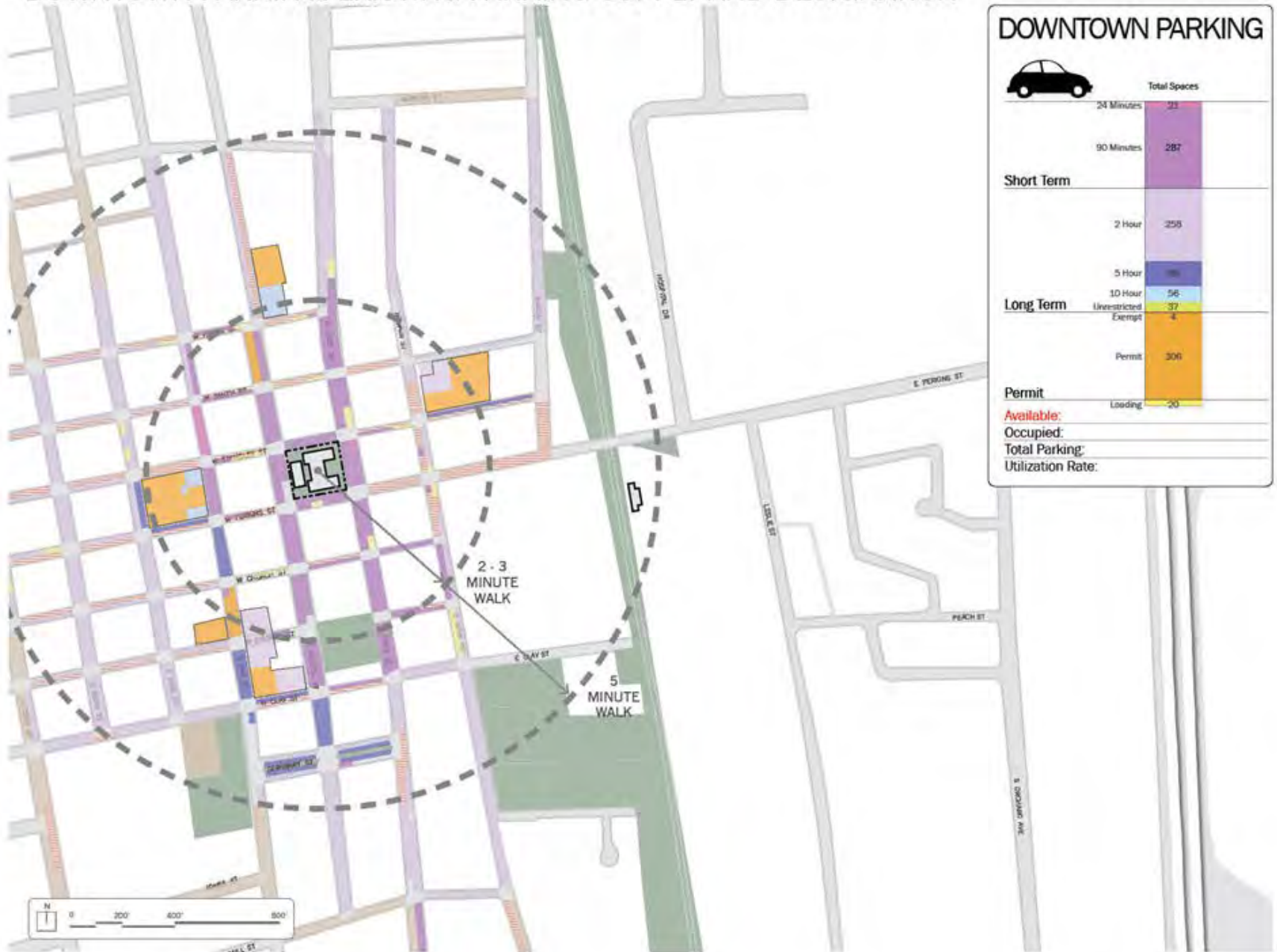
EXISTING	
<b>Banking</b>	<b>3</b>
<ul style="list-style-type: none"> <li>NVB Business Bank</li> <li>Bank Of America</li> <li>U.S. Bank ATM</li> </ul>	
<b>Post Offices</b>	<b>1</b>
<ul style="list-style-type: none"> <li>U.S. Post office</li> </ul>	
<b>Books</b>	<b>7</b>
<ul style="list-style-type: none"> <li>Mendocino Book Co</li> <li>Mendocino Law Library</li> <li>Mulligan Books</li> <li>Ukiah Library</li> <li>Mendocino County Library</li> <li>Grace Hudson Museum</li> <li>Held-Poage Research Library</li> </ul>	
<b>Groceries</b>	<b>1</b>
<ul style="list-style-type: none"> <li>It's Time</li> </ul>	
<b>Coffee</b>	<b>1</b>
<ul style="list-style-type: none"> <li>The Coffee Critic</li> </ul>	
<b>Restaurants</b>	<b>15</b>
<ul style="list-style-type: none"> <li>Eddie's Cocina</li> <li>Ukiah Brewing Co.</li> <li>Patrona</li> <li>Romi's Brew &amp; BBQ</li> <li>Oco Time</li> <li>Quizno's</li> <li>North State Cafe</li> <li>China Chef</li> <li>Local Flavor</li> <li>Round Table Pizza</li> <li>Maple Restaurant</li> <li>Peking Tokyo</li> <li>Perkins Street Grill</li> <li>lotus</li> <li>Coffee Critic</li> </ul>	
<b>Shopping</b>	<b>13</b>
<ul style="list-style-type: none"> <li>Ruby Slippers</li> <li>Liv Fashion Boutique</li> <li>Mac Nab's Men's Wear</li> <li>La Tre Clothing &amp; Accessories</li> <li>The Business</li> <li>Little Brown Bear</li> <li>Freedom Girls</li> <li>Rainbow Agriculture Services</li> <li>Gracés</li> <li>Emerald Triangle Glassworks</li> <li>Uniform Solutions</li> <li>Baby Boom of Ukiah</li> <li>Walgreens</li> </ul>	
<b>Fitness</b>	<b>2</b>
<ul style="list-style-type: none"> <li>Bikram's Yoga - college of India</li> <li>Yoga Mendocino</li> </ul>	
<b>Total</b>	<b>43</b>

LIBRARY	
<b>Banking</b>	<b>4</b>
<ul style="list-style-type: none"> <li>NVB Business Bank</li> <li>Bank Of America</li> <li>U.S. Bank ATM</li> <li>Westamerica Bank</li> </ul>	
<b>Post Offices</b>	<b>1</b>
<ul style="list-style-type: none"> <li>U.S. Post office</li> </ul>	
<b>Books</b>	<b>6</b>
<ul style="list-style-type: none"> <li>Mendocino Book Co</li> <li>Mendocino Law Library</li> <li>Mulligan Books</li> <li>Ukiah Library</li> <li>Mendocino County Library</li> <li>Grace Hudson Museum</li> </ul>	
<b>Groceries</b>	<b>1</b>
<ul style="list-style-type: none"> <li>It's Time</li> </ul>	
<b>Coffee</b>	<b>1</b>
<ul style="list-style-type: none"> <li>The Coffee Critic</li> </ul>	
<b>Restaurants</b>	<b>15</b>
<ul style="list-style-type: none"> <li>Eddie's Cocina</li> <li>Ukiah Brewing Co.</li> <li>Patrona</li> <li>Romi's Brew &amp; BBQ</li> <li>Oco Time</li> <li>Quizno's</li> <li>North State Cafe</li> <li>China Chef</li> <li>Local Flavor</li> <li>Round Table Pizza</li> <li>Maple Restaurant</li> <li>Peking Tokyo</li> <li>Perkins Street Grill</li> <li>Lotus</li> <li>Coffee Critic</li> </ul>	
<b>Shopping</b>	<b>10</b>
<ul style="list-style-type: none"> <li>Ruby Slippers</li> <li>Liv Fashion Boutique</li> <li>Mac Nab's Men's Wear</li> <li>La Tre Clothing &amp; Accessories</li> <li>Little Brown Bear</li> <li>Rainbow Agriculture Services</li> <li>Eryn Whitaker, PharmD</li> <li>Walgreens</li> <li>Myer's Apothecary shop</li> <li>Myer's Medical Pharmacy</li> </ul>	
<b>Fitness</b>	<b>1</b>
<ul style="list-style-type: none"> <li>Yoga Mendocino</li> </ul>	
<b>Hospital</b>	<b>1</b>
<ul style="list-style-type: none"> <li>Ukiah Valley Medical Center</li> </ul>	
<b>Total</b>	<b>40</b>

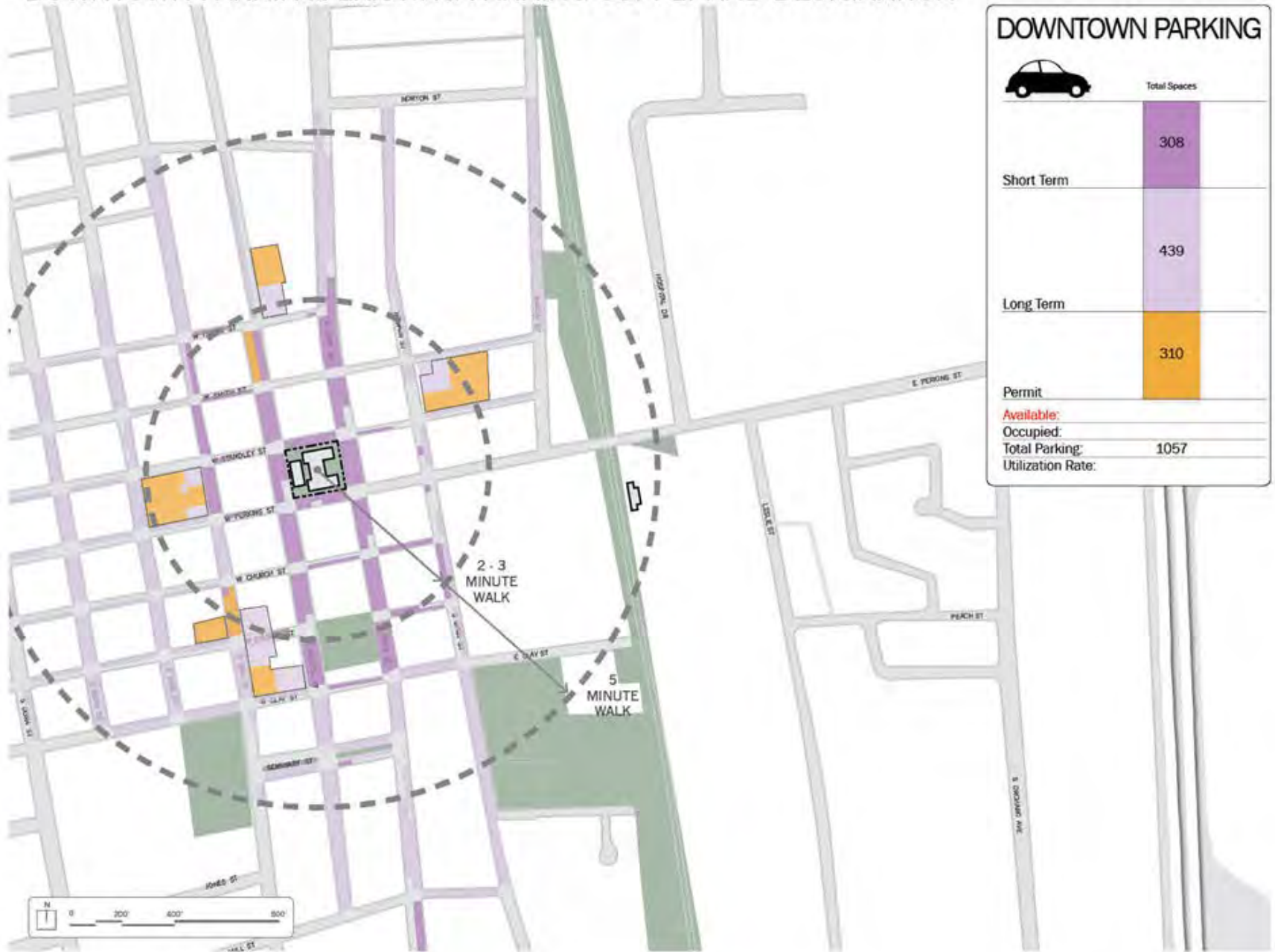
DEPOT	
<b>Banking</b>	<b>4</b>
<ul style="list-style-type: none"> <li>NVB Business Bank</li> <li>Bank Of America</li> <li>U.S. Bank ATM</li> <li>Westamerica Bank</li> </ul>	
<b>Books</b>	<b>4</b>
<ul style="list-style-type: none"> <li>Mulligan Books</li> <li>Ukiah Library</li> <li>Mendocino County Library</li> <li>Grace Hudson Museum</li> </ul>	
<b>Groceries</b>	<b>1</b>
<ul style="list-style-type: none"> <li>It's Time</li> </ul>	
<b>Restaurants</b>	<b>9</b>
<ul style="list-style-type: none"> <li>Ukiah Brewing Co</li> <li>Patrona</li> <li>Romi's Brew &amp; BBQ</li> <li>Oco Time</li> <li>Quizno's</li> <li>North State Cafe</li> <li>Round Table Pizza</li> <li>Maple Restaurant</li> <li>Perkins Street Grill</li> </ul>	
<b>Shopping</b>	<b>8</b>
<ul style="list-style-type: none"> <li>Liv Fashion Boutique</li> <li>Mac Nab's Men's Wear</li> <li>Little Brown Bear</li> <li>Rainbow Agriculture Services</li> <li>Eryn Whitaker, PharmD</li> <li>Walgreens</li> <li>Myer's Apothecary shop</li> <li>Myer's Medical Pharmacy</li> </ul>	
<b>Fitness</b>	<b>1</b>
<ul style="list-style-type: none"> <li>Yoga Mendocino</li> </ul>	
<b>Hospital</b>	<b>1</b>
<ul style="list-style-type: none"> <li>Ukiah Valley Medical Center</li> </ul>	
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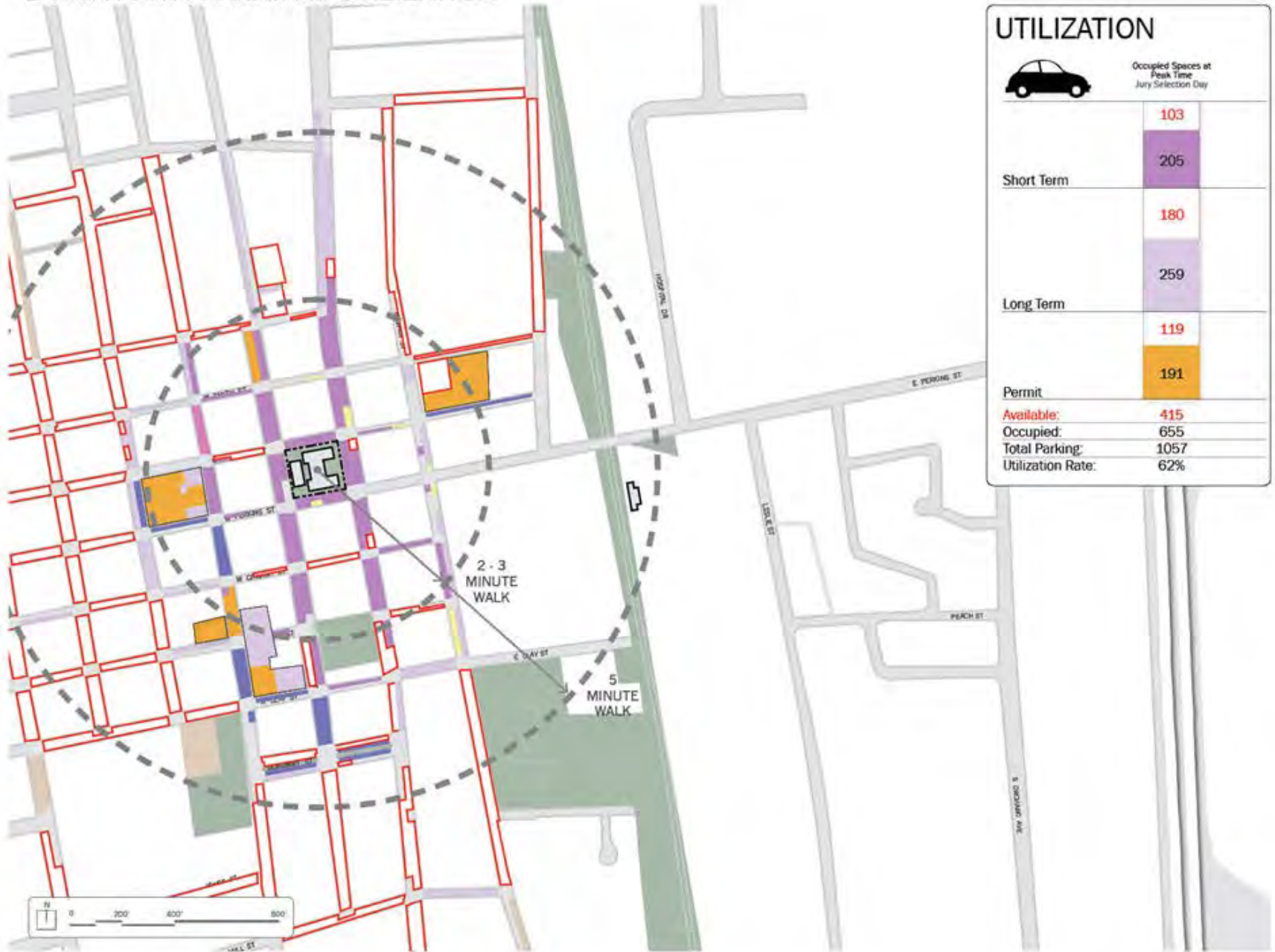
# DOWNTOWN PARKING: EXISTING PARKING SUPPLY AND DESIGNATION



# DOWNTOWN PARKING: EXISTING PARKING SUPPLY AND DESIGNATION



# DOWNTOWN PARKING: UTILIZATION



# DOWNTOWN PARKING: UTILIZATION



Occupied Spaces at  
Peak Time  
Jury Selection Day

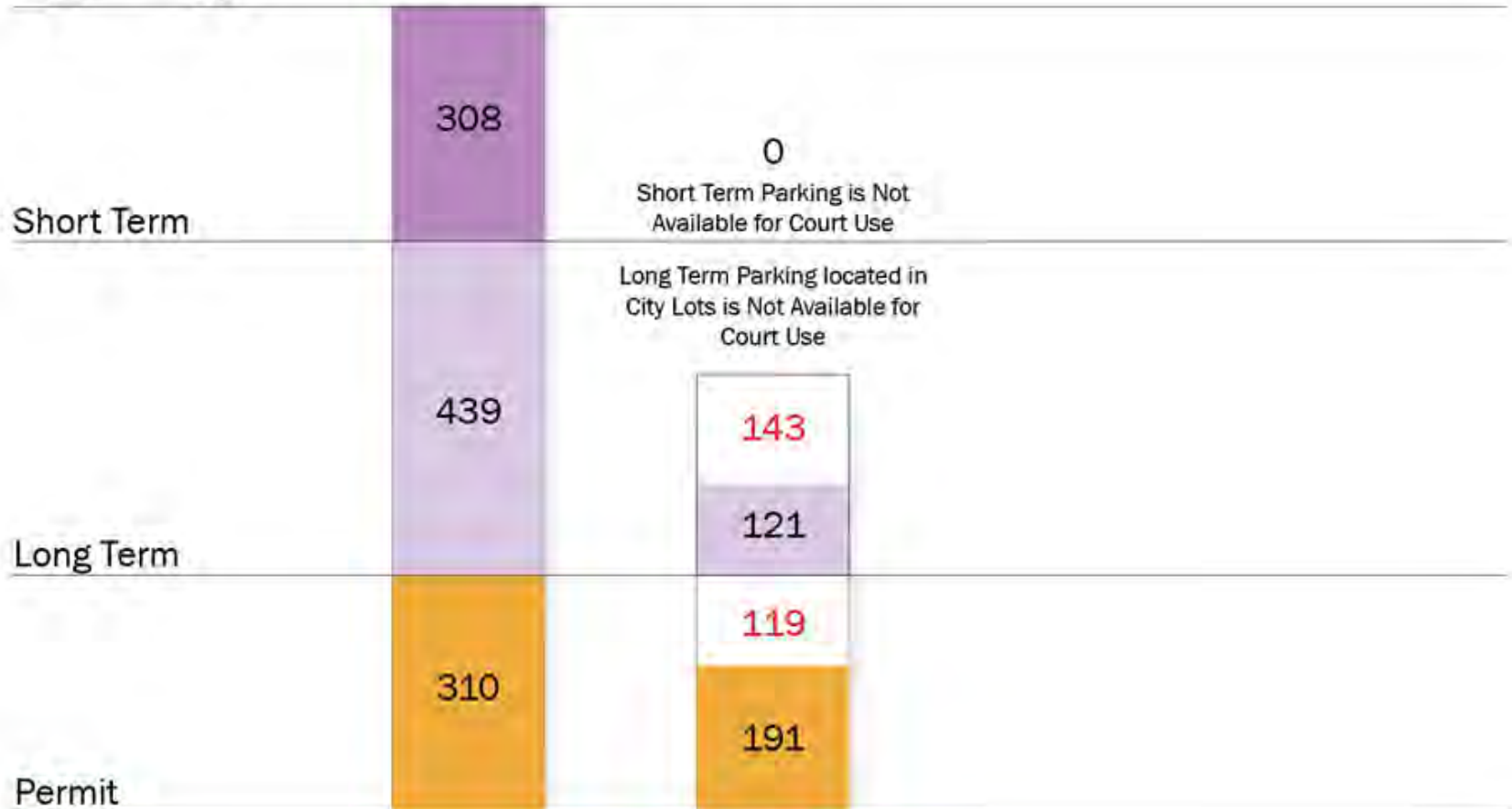
	Total Spaces	Occupied Spaces at Peak Time Jury Selection Day
Short Term	308	103
Long Term	439	180
Permit	310	119
<b>Available:</b>		<b>415</b>
<b>Occupied:</b>		<b>655</b>
<b>Total Parking:</b>	<b>1057</b>	<b>1057</b>
<b>Utilization Rate:</b>		<b>62%</b>

# DOWNTOWN PARKING: UTILIZATION OF PARKING AVAILABLE FOR COURT USE



Occupied Spaces at  
Peak Time  
Jury Selection Day

Total Spaces



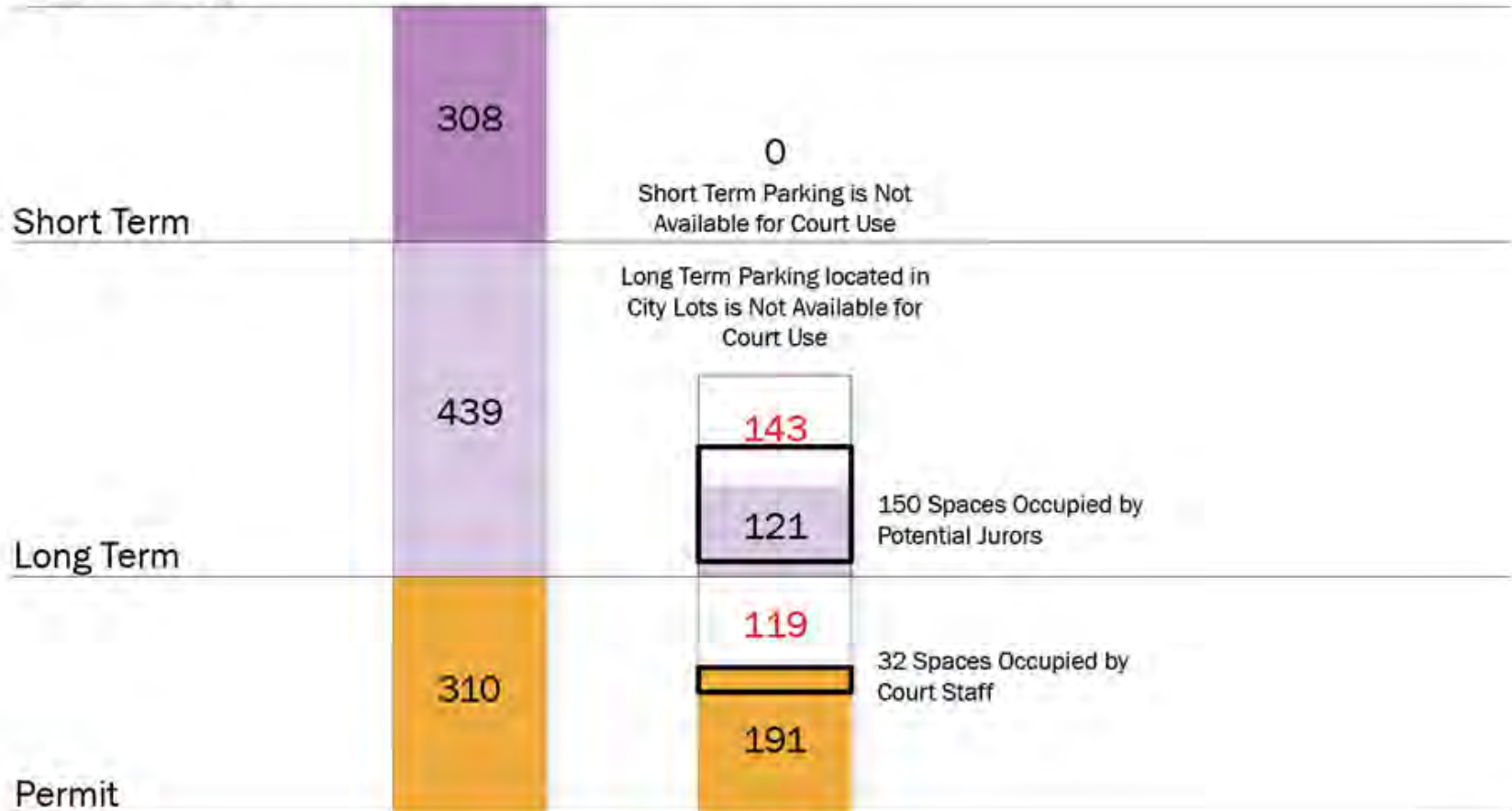
Available:		262
Occupied:		312
Total Parking:	1057	574
Utilization Rate:		54%

# DOWNTOWN PARKING: PARKING SPACES USED BY POTENTIAL JURORS AND COURT STAFF



Occupied Spaces at  
Peak Time  
Jury Selection Day

Total Spaces

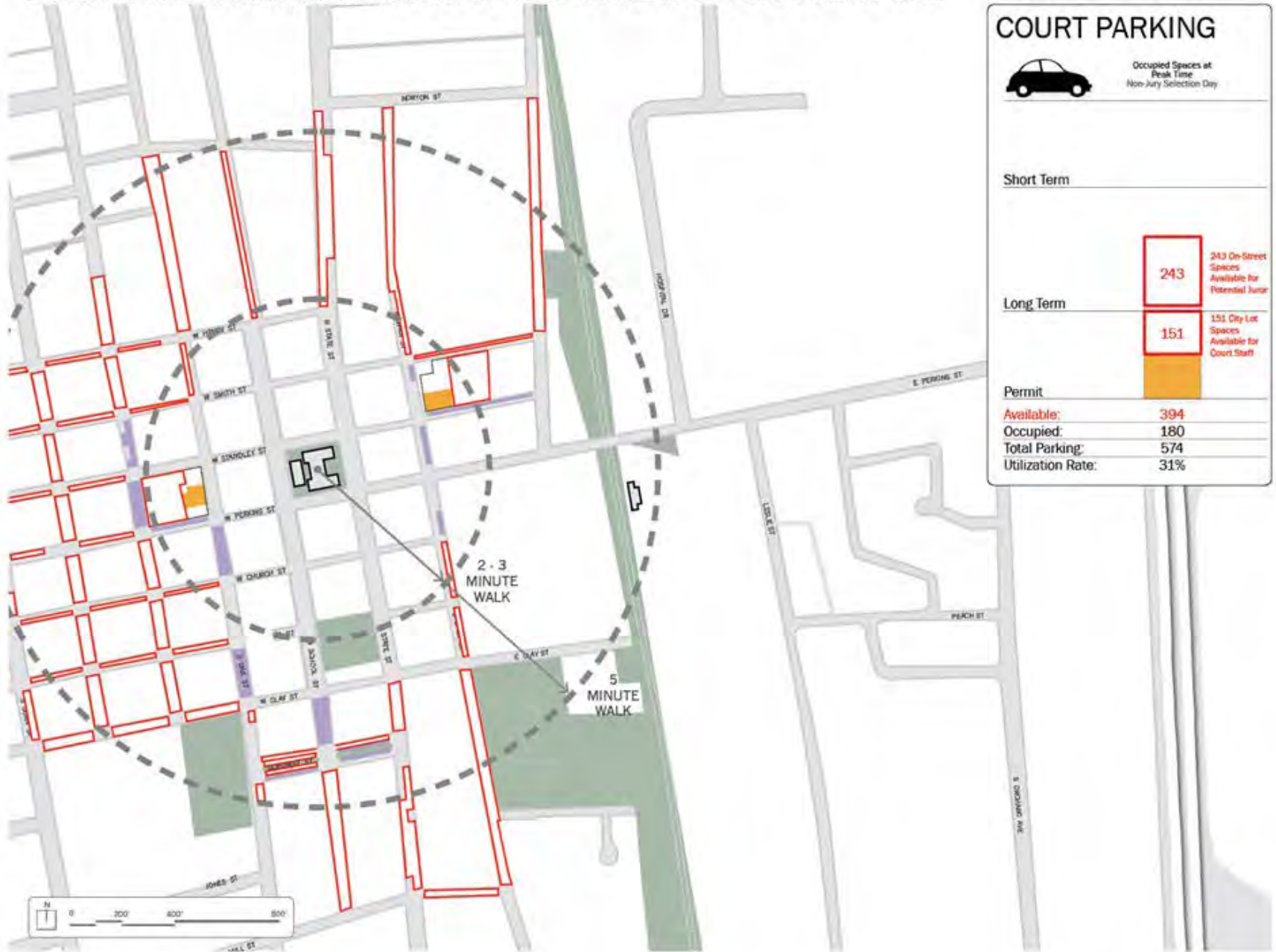


Available:		262
Occupied:		312
Total Parking:	1057	574
Utilization Rate:		54%


# DOWNTOWN PARKING: PARKING SPACES AVAILABLE FOR COURT USE



# DOWNTOWN PARKING: PARKING SPACES AVAILABLE FOR COURT USE



## COURT PARKING

 Occupied Spaces at Peak Time  
Non-Jury Selection Day

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**Short Term**

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**Long Term**

<b>243</b>	243 On-Street Spaces Available for Potential Juror
<b>151</b>	151 City Lot Spaces Available for Court Staff

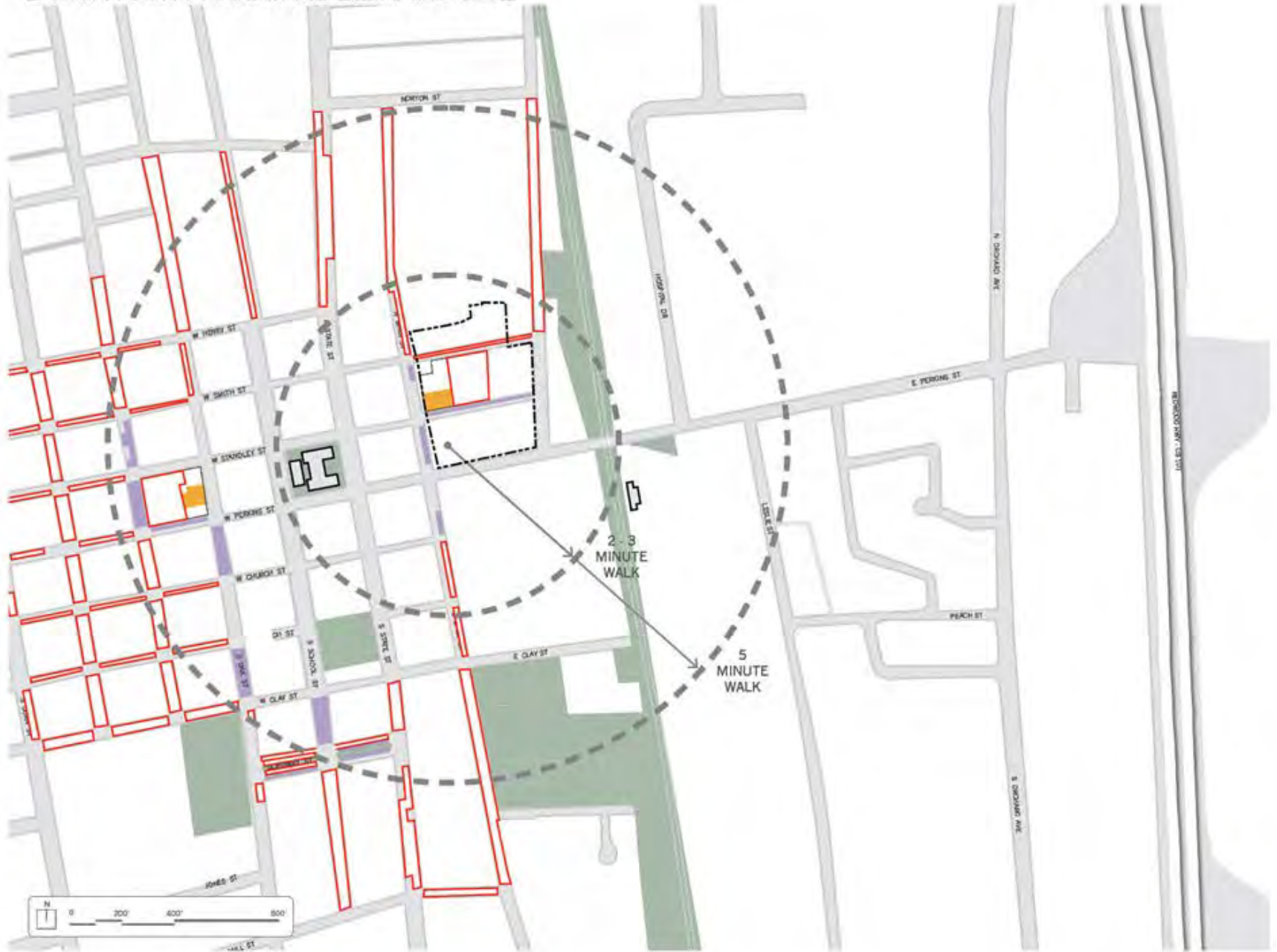
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**Permit**

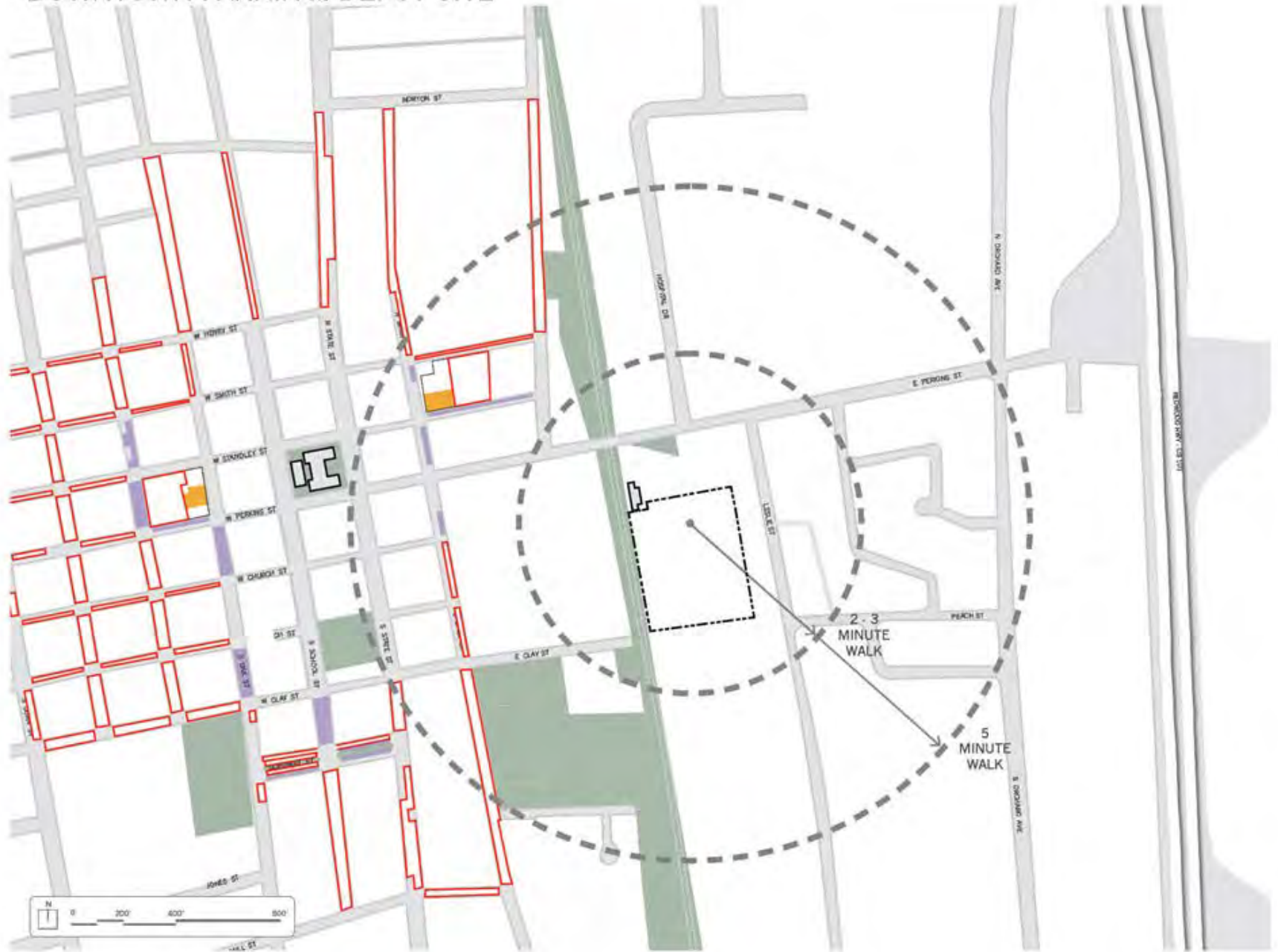
<b>Available:</b>	<b>394</b>
<b>Occupied:</b>	<b>180</b>
<b>Total Parking:</b>	<b>574</b>
<b>Utilization Rate:</b>	<b>31%</b>



# DOWNTOWN PARKING: LIBRARY SITE



# DOWNTOWN PARKING: DEPOT SITE





*CASE STUDIES*

## CASE STUDY: JACKSON, WY

### DESCRIPTION:

- Downtown of rural area
- Population of 8,500

### PARKING ISSUE:

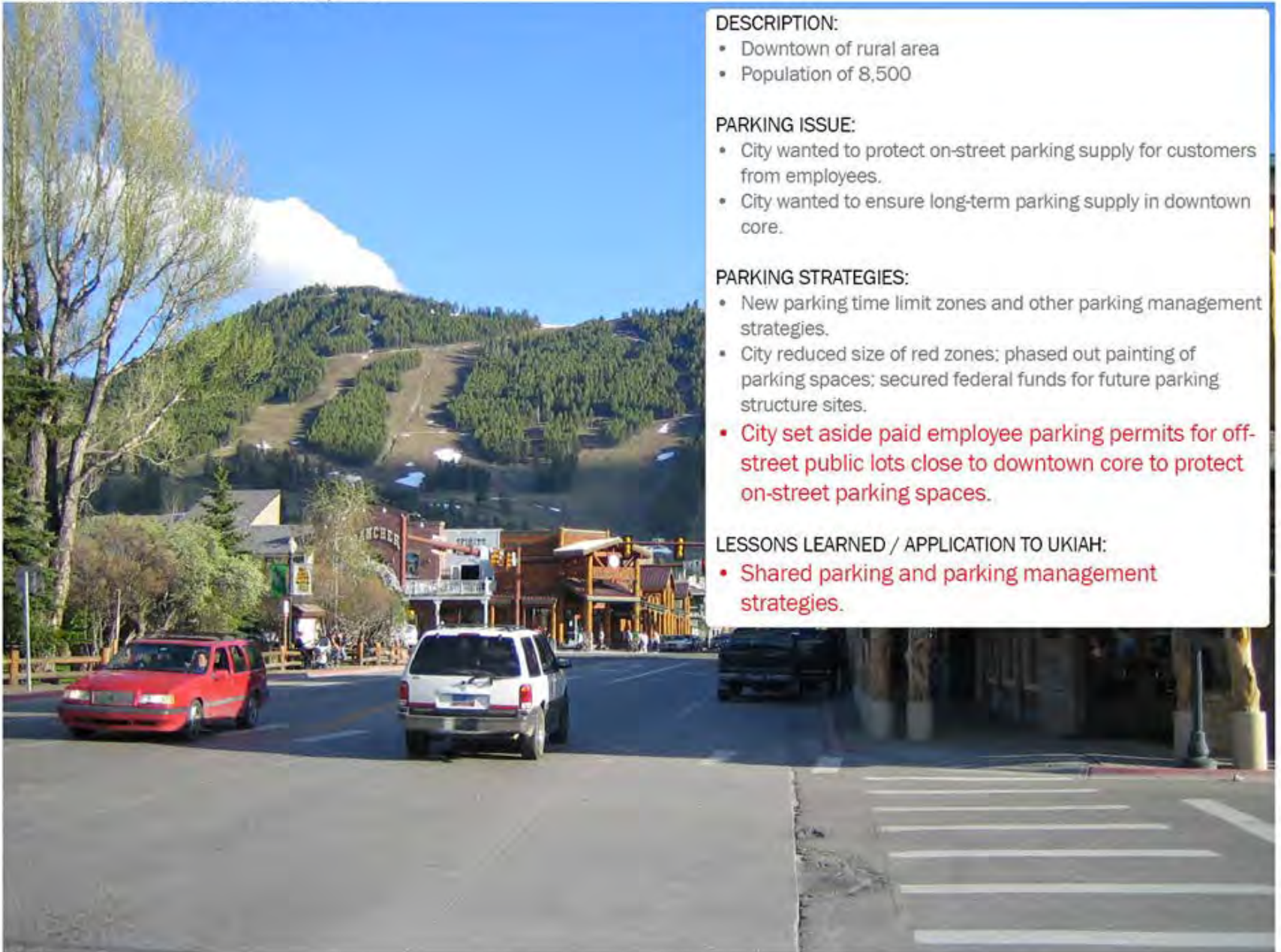
- City wanted to protect on-street parking supply for customers from employees.
- City wanted to ensure long-term parking supply in downtown core.

### PARKING STRATEGIES:

- New parking time limit zones and other parking management strategies.
- City reduced size of red zones; phased out painting of parking spaces; secured federal funds for future parking structure sites.
- **City set aside paid employee parking permits for off-street public lots close to downtown core to protect on-street parking spaces.**

### LESSONS LEARNED / APPLICATION TO UKIAH:

- **Shared parking and parking management strategies.**



## CASE STUDY: GLENDORA, CA



### DESCRIPTION:

- Downtown Village area
- Municipality in L.A. with population of 50,000
- Recent development in downtown includes a 15K sq ft 2-story commercial/ retail building, 26 residential units and 6K sq ft of commercial space, and removal of 27 parking spaces to construct a bus plaza on City-owned property.

### PARKING ISSUE:

- City of Glendora has established downtown shared parking at on-street and off-street spaces. Parallel parking spaces were converted to diagonal spaces on wide streets.
- Glendora Downtown Village incorporated a central two-block shopping street on Glendora Avenue and a number of secondary streets into **Civic Center Area Plan (CCAP)** zone, which includes a number of public and private parking lots and on-street parking.
- City wants to analyze the feasibility of expanding the boundaries of CCAP.

### PARKING STRATEGIES:

- On-street parking utilization rates typically vary between 15% and 40%, though peak demand exceeds 90% along 10 key on-street segments.
- Off-street parking utilization rates between 15% and 55%.
- **CCAP can be expanded without creating additional parking spaces due to the low utilization rate.**
- **City removed the development requirement for off-street parking.**

### LESSONS LEARNED / APPLICATION TO UKIAH:

- **Small private parking areas eliminated by shared parking strategies.**
- **Off-street parking requirement waived within Area Plan Zone.**

## CASE STUDY: PAGOSA SPRINGS, CO



### DESCRIPTION:

- Population of 1,500, rural Colorado

### PARKING ISSUE:

- Increase in population, tourist visits, and new commercial development have increased demand for on-street and public parking, causing traffic congestion and parking deficiencies.
- Low utilization along a very long block due to lack of mid-block pedestrian access.
- Downtown has adequate parking but not universally convenient parking.

### PARKING STRATEGIES:

- **Approximately one-half of future parking demand will be provided on-site by development projects. The other half will be provided on public parking lots, surface, structured, or parking decks.**
- The parking study suggests an application of Urban Land Institute's Shared Parking methodology to calculate temporal and locational shared parking reductions.

### LESSONS LEARNED / APPLICATION TO UKIAH:

- **50% of future parking demand accommodated at existing parking lots.**



*EXPANDING ON-STREET PARKING CAPACITY*

# UKIAH: STREETSCAPE AND PARKING PLANNING AND DESIGN INITIATIVES

Downtown Zoning Code



## Downtown Ukiah Parking Improvement Study

for the  
City of Ukiah  
Final Draft Report  
December 27, 2007

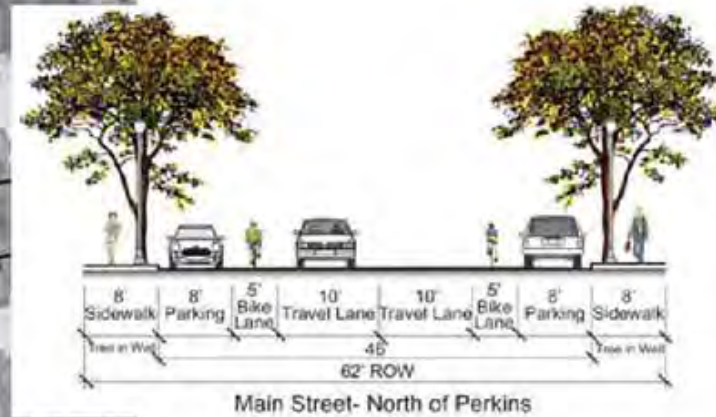




# MAIN STREET



# MAIN STREET: UKIAH STREETScape IMPROVEMENT PLAN



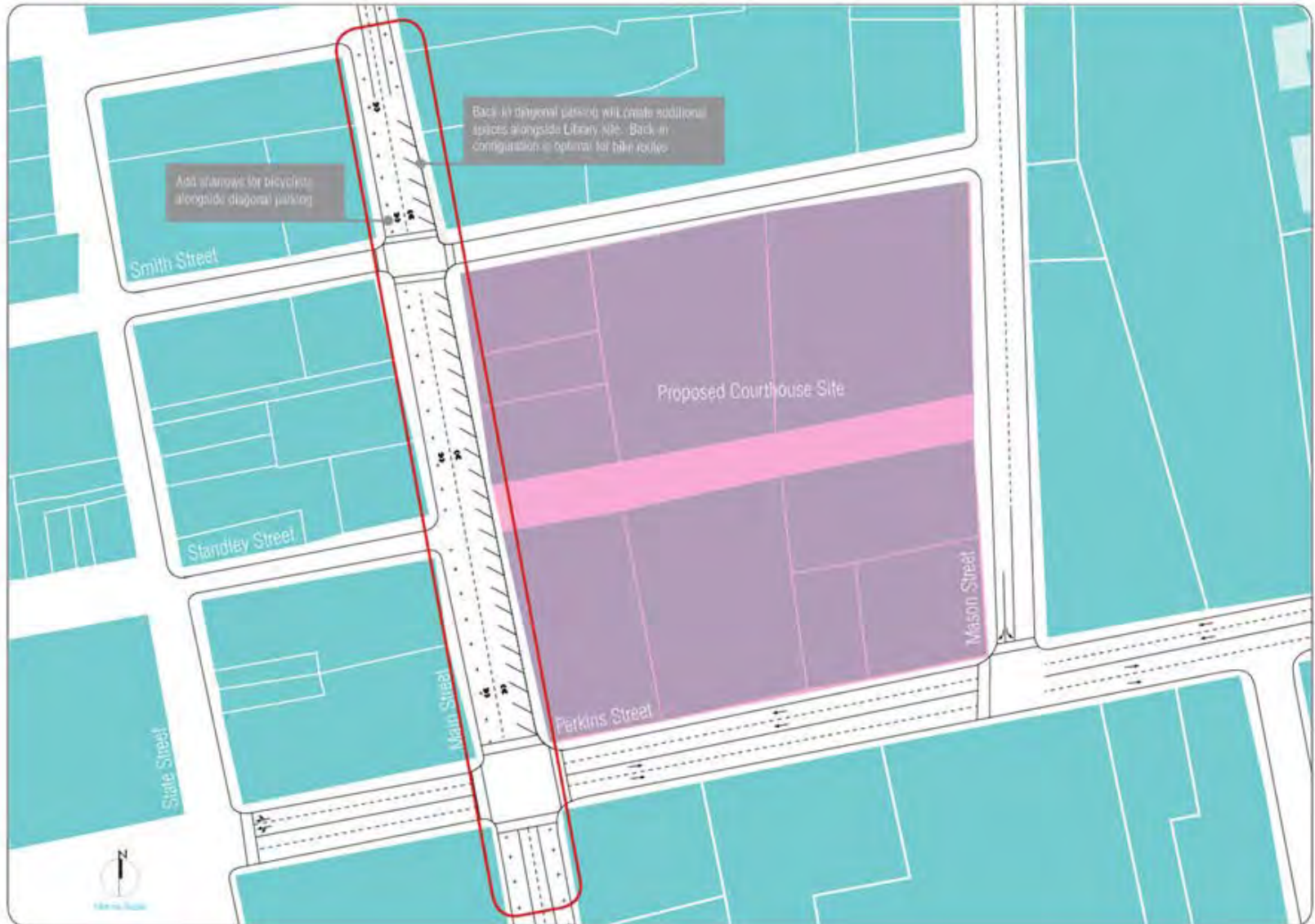
Traffic Analysis for the Downtown City of Ukiah

Figure 6 Proposed Cross Sections

# MAIN STREET: EXISTING CONDITIONS

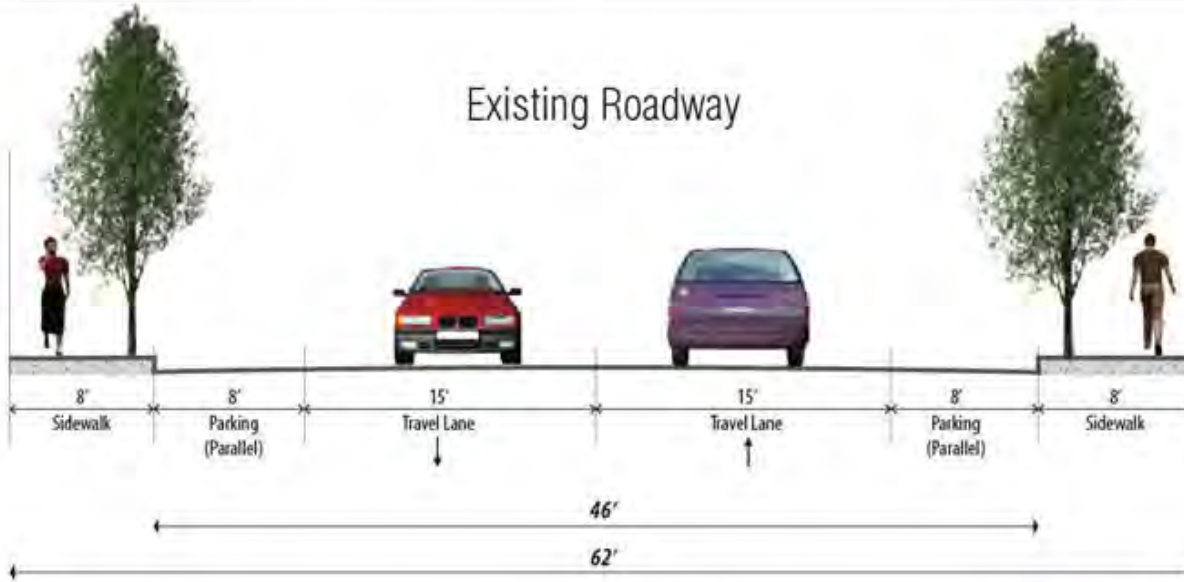


# MAIN STREET: PROPOSED UPDATE TO STREETScape IMPROVEMENT PLAN



# MAIN STREET: STREET SECTIONS

## Existing Roadway



## Alternative Parking Configuration



## MAIN STREET: CASE STUDY



POTTSTOWN, PA - BEFORE

## MAIN STREET: CASE STUDY



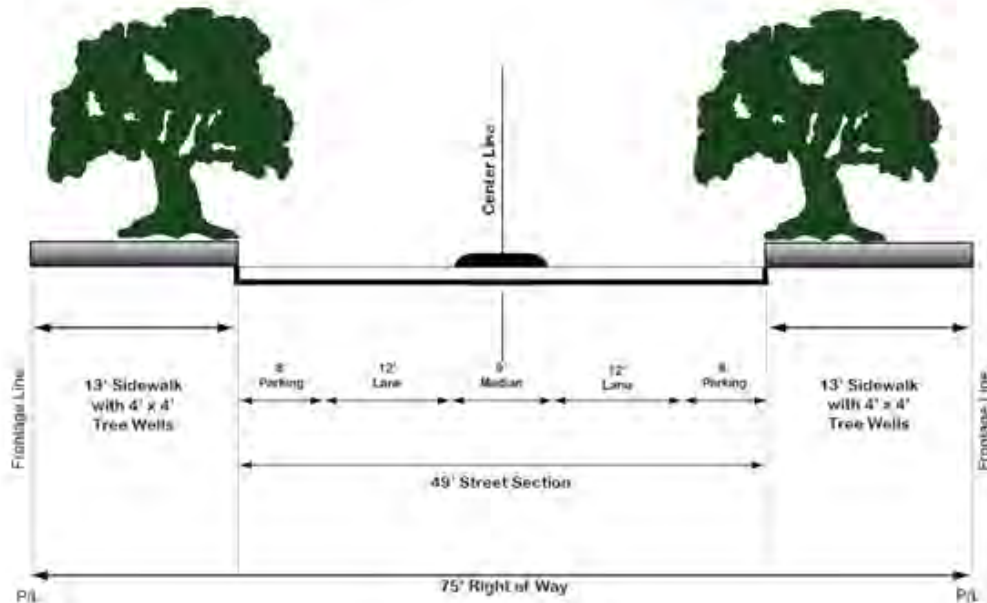
POTTSTOWN, PA - AFTER





# PERKINS STREET: ZONING CODE CIRCULATION STANDARDS

Figure 18: Perkins Street



<b>Thoroughfare Type</b>	<b>Commercial Street</b>
<b>Movement</b>	<b>Slow Movement</b>
<b>Speed</b>	<b>25 mph</b>
<b>Traffic Flow</b>	<b>Two Ways</b>
<b>Curb Radius</b>	<b>10 feet</b>
<b>Sidewalk Width</b>	<b>13 foot Sidewalk</b>
<b>Planter Type</b>	<b>4-foot x 4-foot Tree Well</b>
<b>Street Trees</b>	<b>30-feet on Center Average</b>

*Note: An alternative to the median shown in this street section is a Class II bike path. If the available right-of-way does not allow a Class II bike path, a Class III bike path may be installed subject to approval of the Public Works Department.*

# PERKINS STREET: CONCEPTUAL VIEW OF PERKINS STREET 'ROAD DIET'

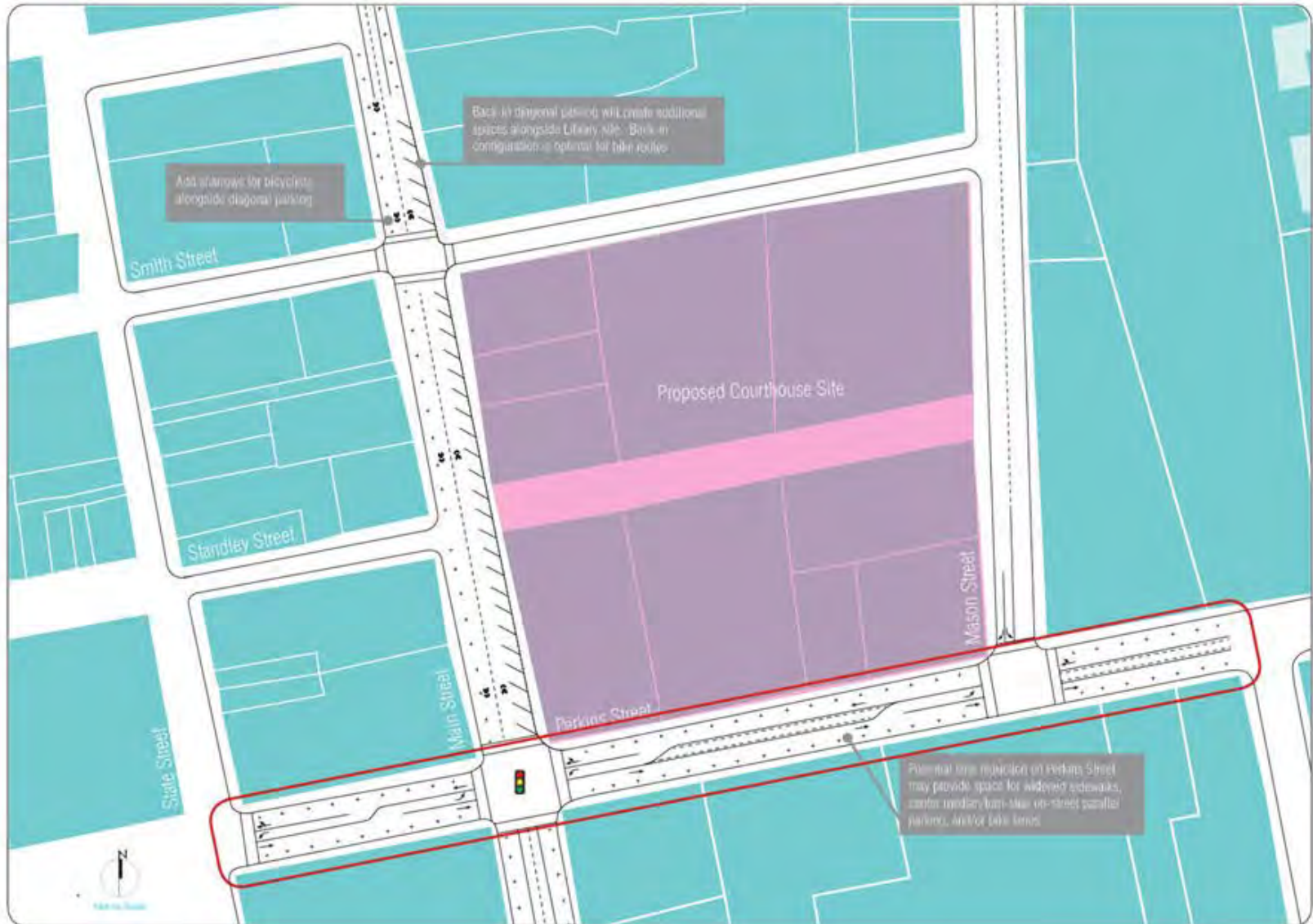




# PERKINS STREET: EXISTING CONDITIONS



# PERKINS STREET: CONCEPTUAL PARKING PLAN + ROADWAY DESIGN



# PERKINS STREET: CONCEPTUAL PARKING PLAN + ROADWAY DESIGN



## PERKINS STREET: CASE STUDY



POTTSTOWN, PA - BEFORE

## PERKINS STREET: CASE STUDY



POTTSTOWN, PA - AFTER



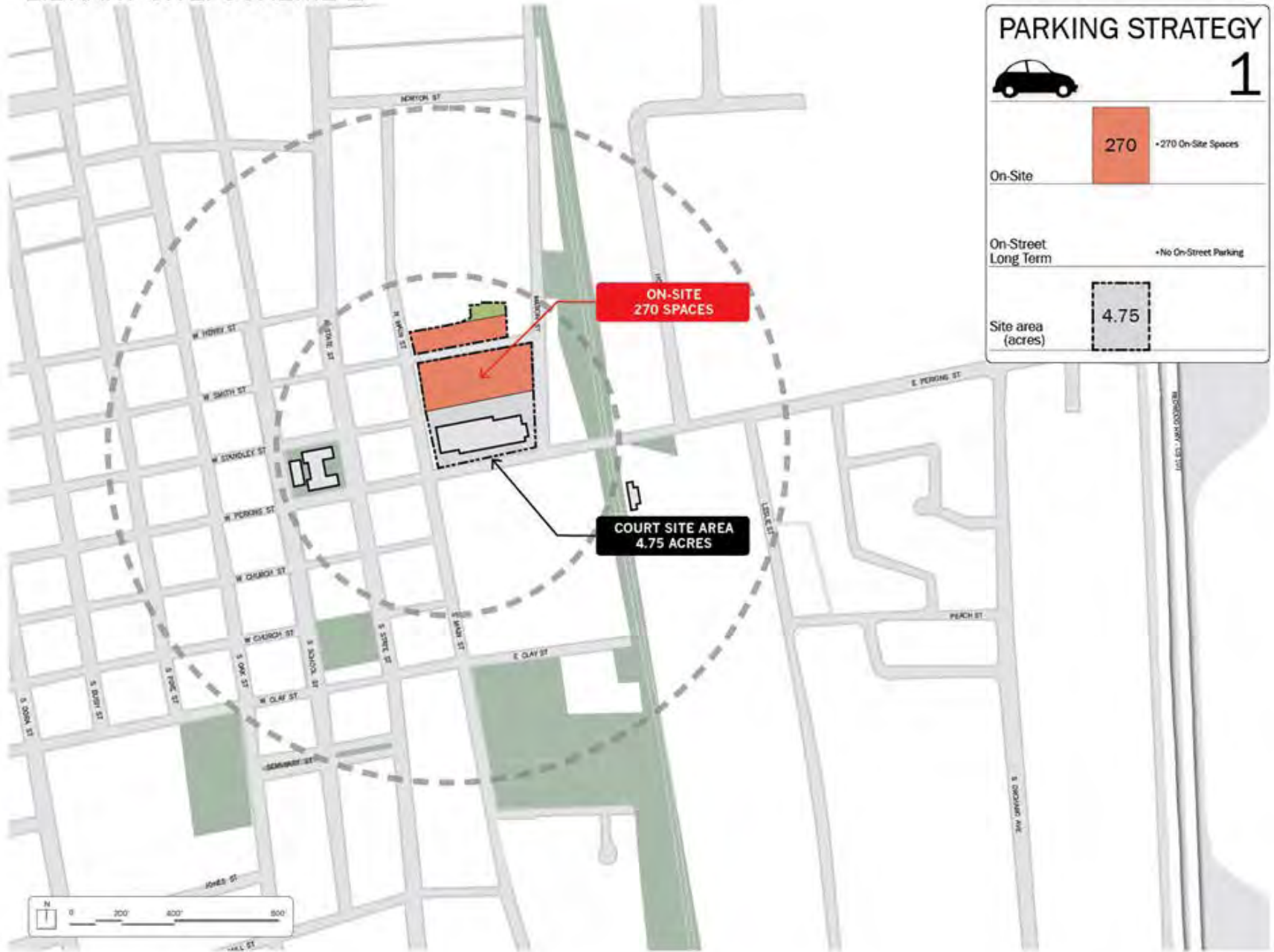


*PARKING STRATEGIES*

# LIBRARY SITE



# LIBRARY SITE: SCHEME 1




## PARKING STRATEGY 1

 **1**

On-Site	<b>270</b>	+270 On-Site Spaces
On-Street Long Term		+No On-Street Parking
Site area (acres)	<b>4.75</b>	

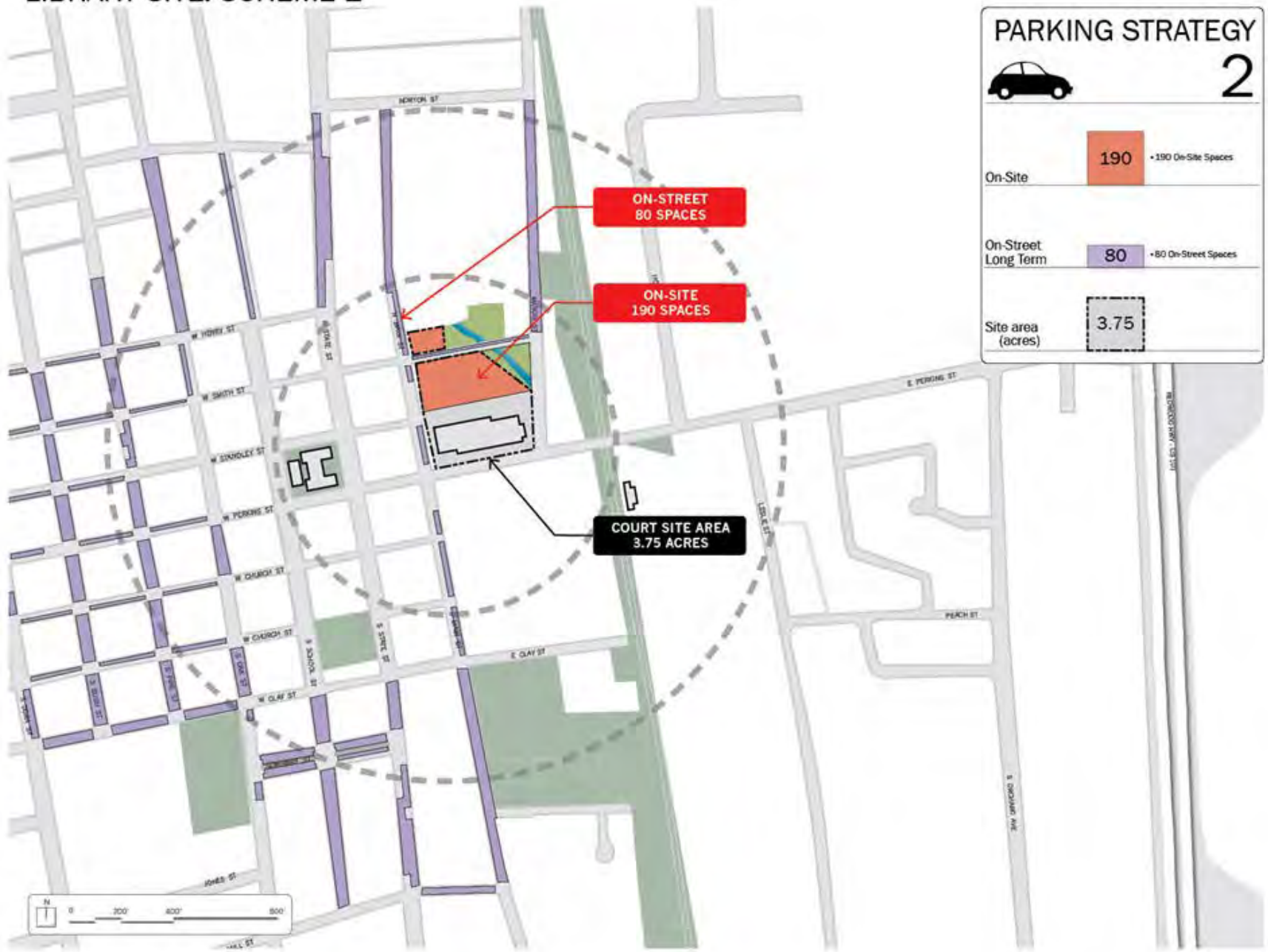
# LIBRARY SITE: SCHEME 1

## PARKING STRATEGY

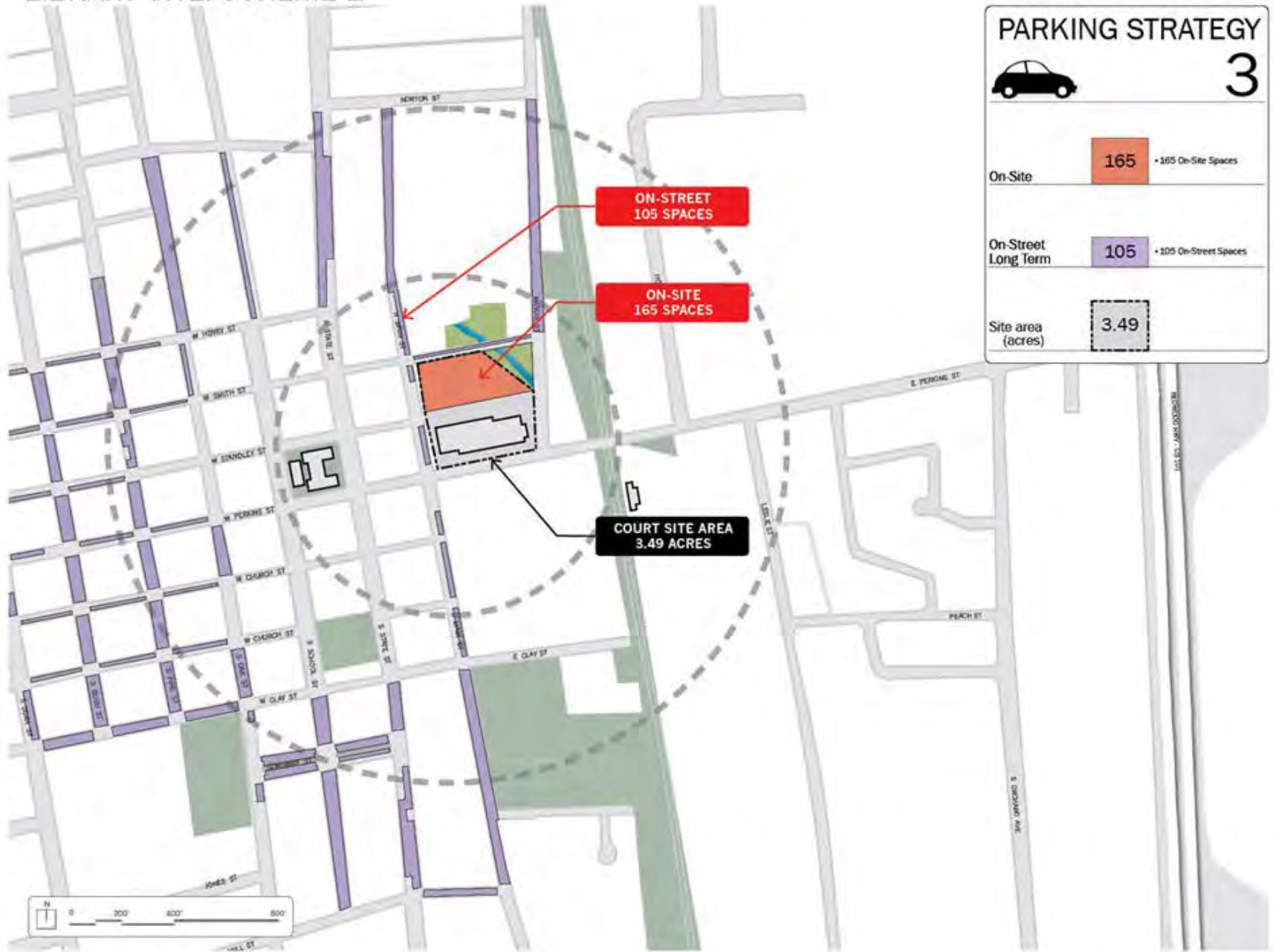


# 2

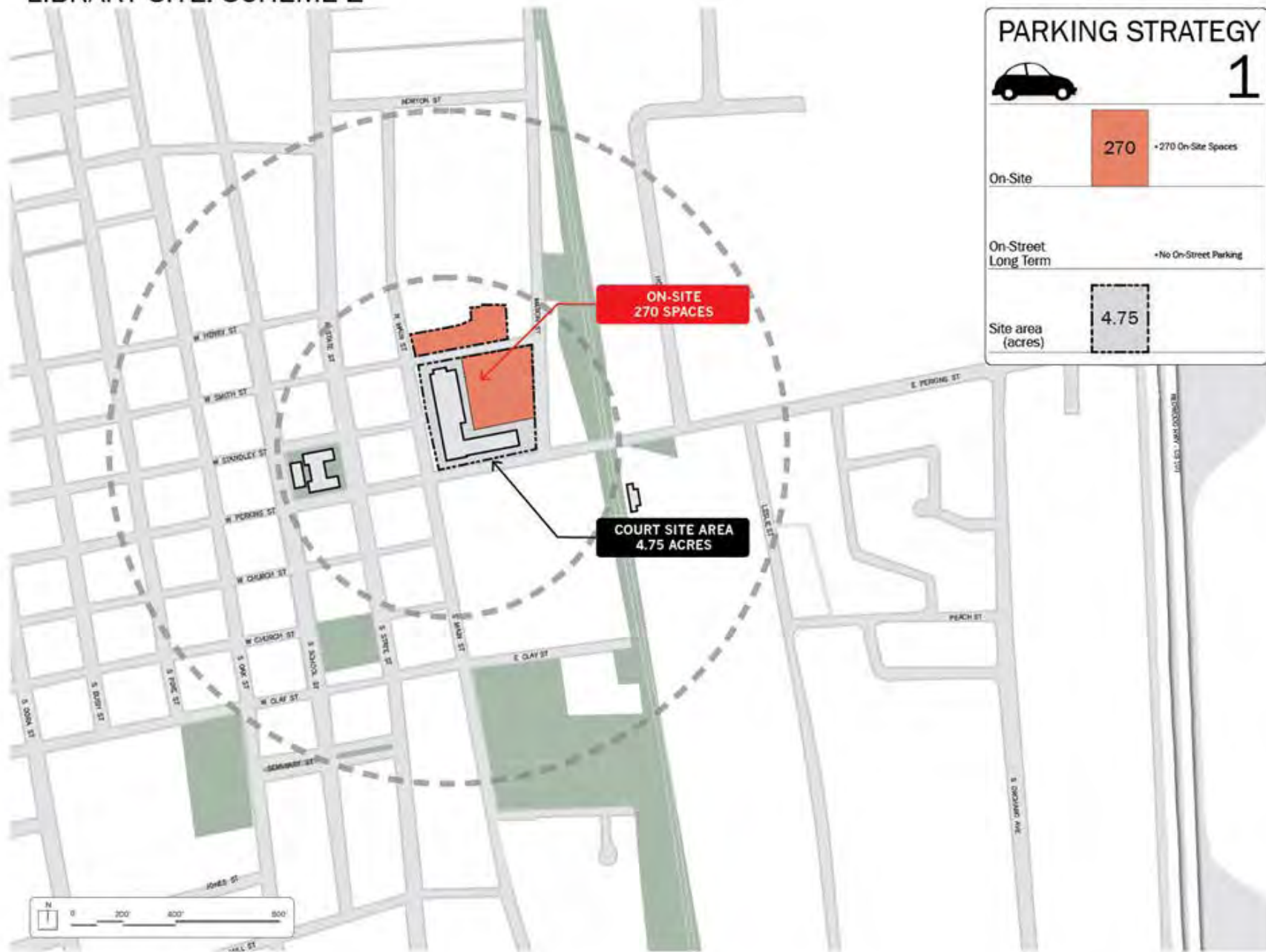
On-Site	<b>190</b>	• 190 On-Site Spaces
On-Street Long Term	<b>80</b>	• 80 On-Street Spaces
Site area (acres)	<b>3.75</b>	



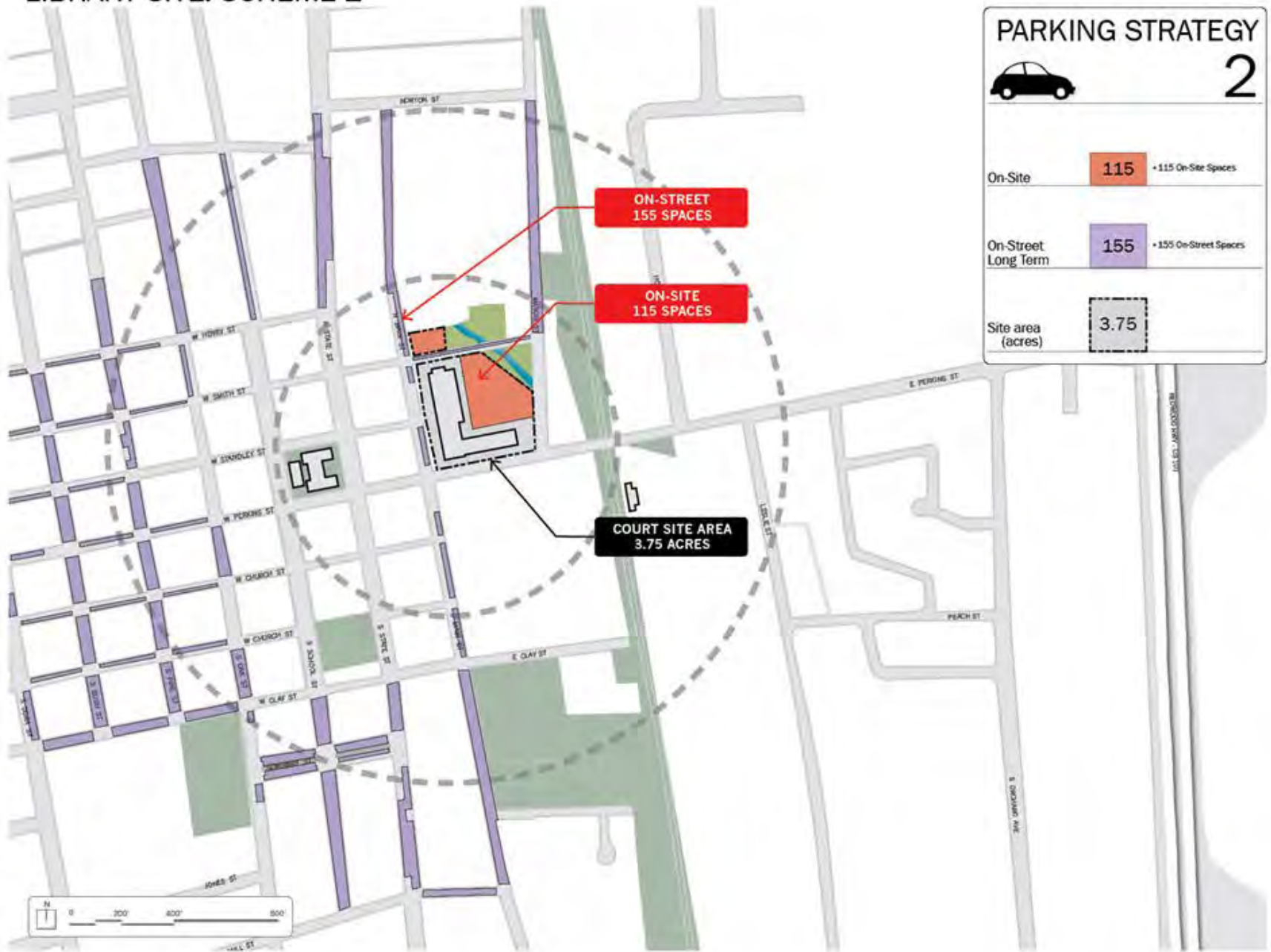
# LIBRARY SITE: SCHEME 1



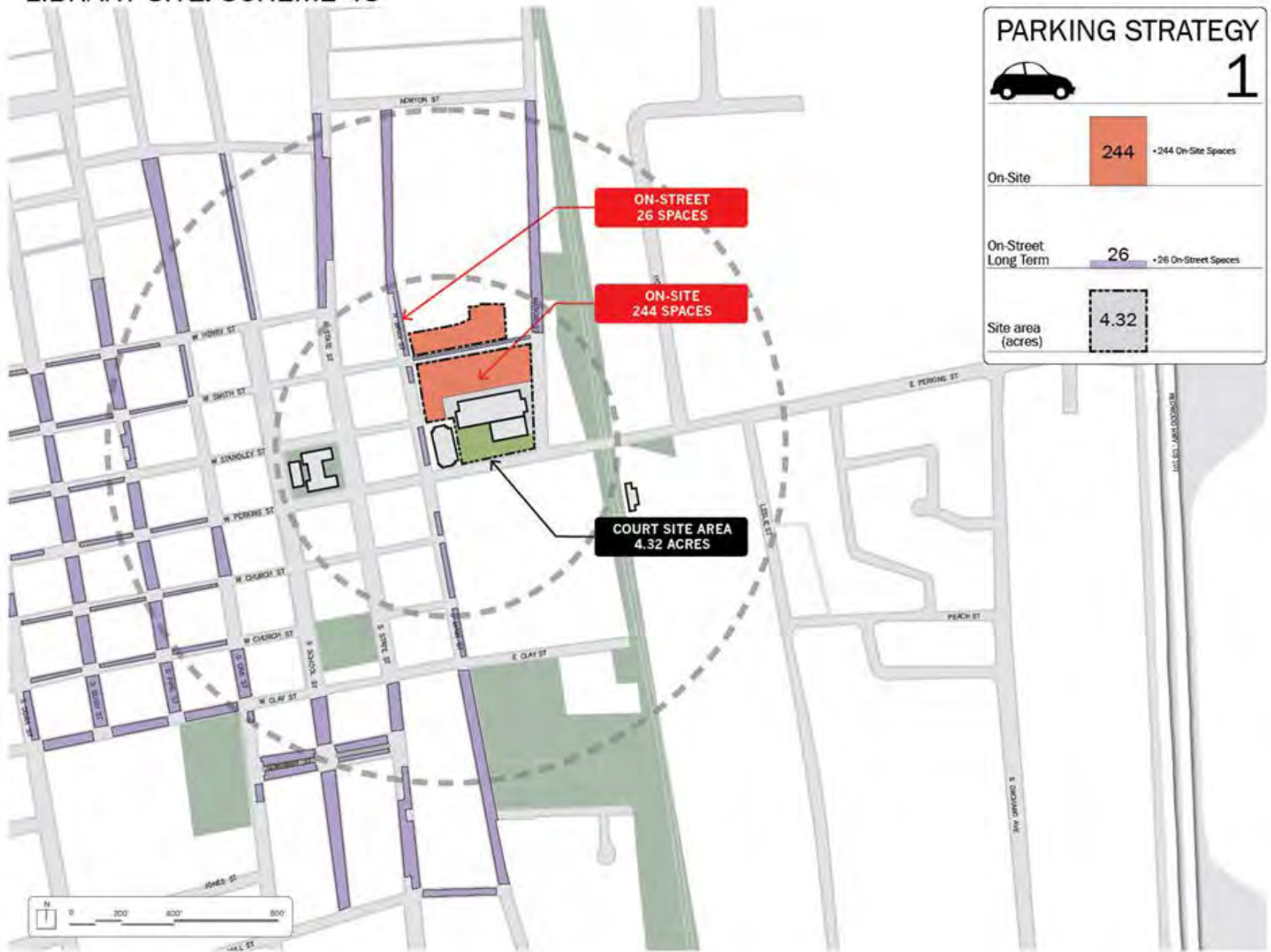
# LIBRARY SITE: SCHEME 2



# LIBRARY SITE: SCHEME 2



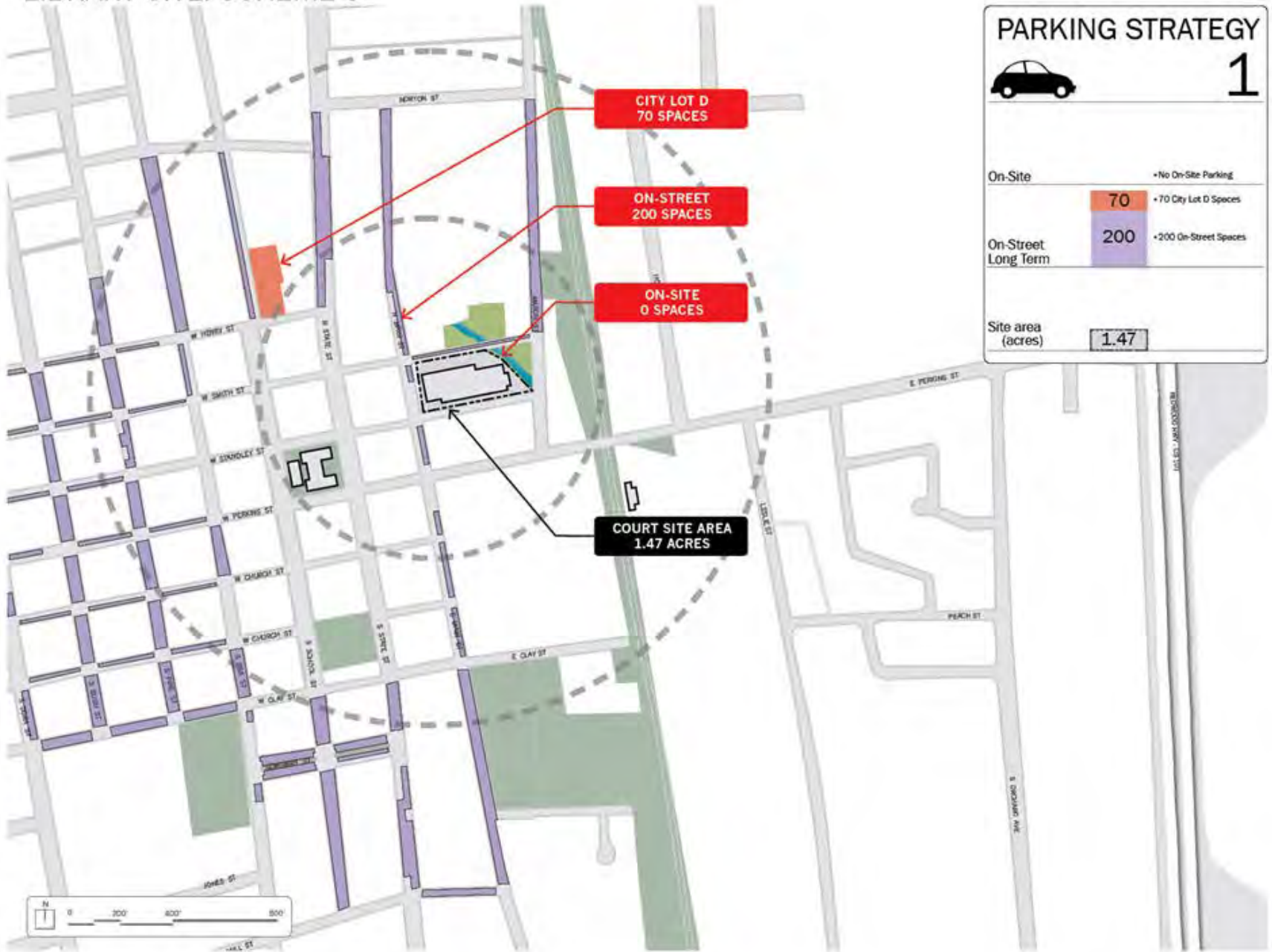
# LIBRARY SITE: SCHEME 4S







# LIBRARY SITE: SCHEME 5



## PARKING STRATEGY 1

 **1**

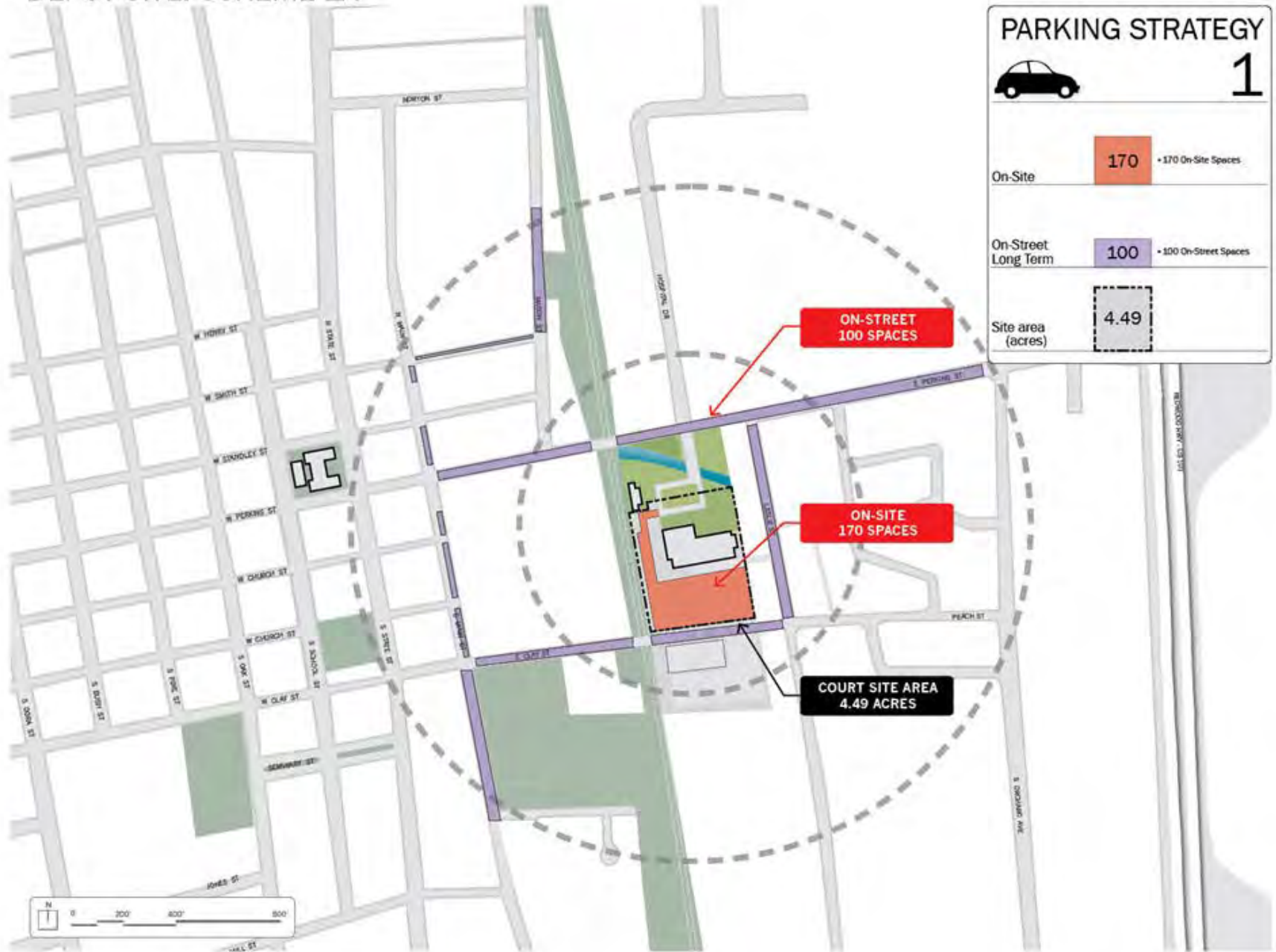
On-Site	No On-Site Parking
70	70 City Lot D Spaces
200	200 On-Street Spaces
On-Street Long Term	
Site area (acres)	1.47

# DEPOT SITE

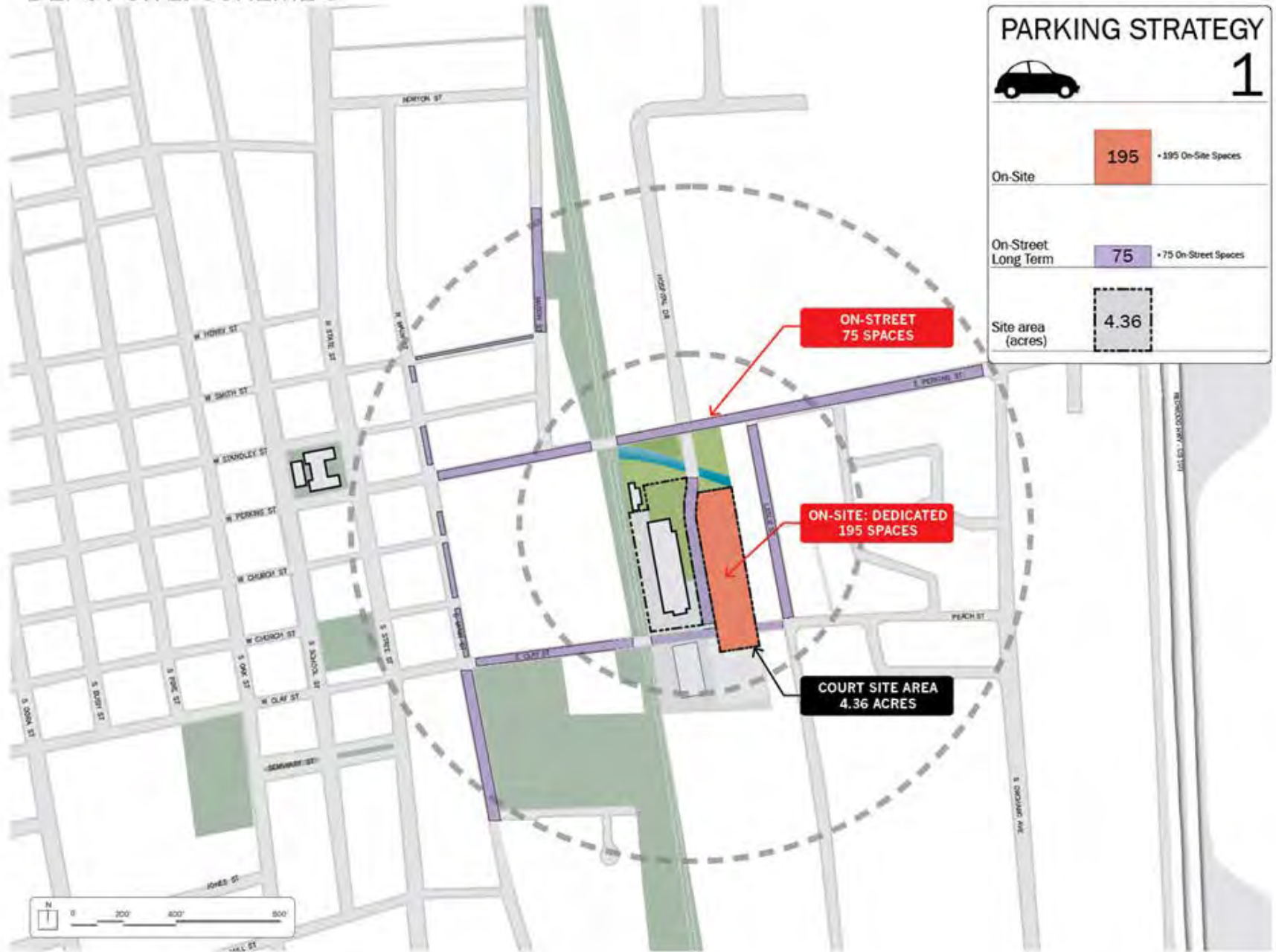




# DEPOT SITE: SCHEME 1A



# DEPOT SITE: SCHEME 3

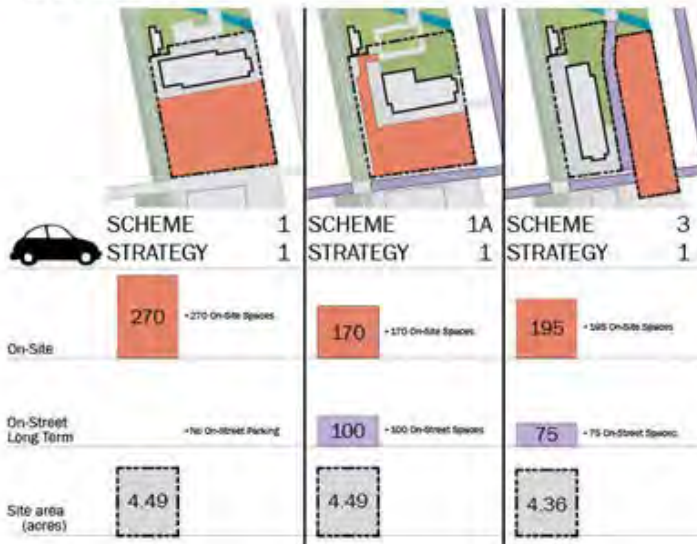


# SITE COMPARISON + RECOMMENDATIONS

## LIBRARY SITE



## DEPOT SITE



## RECOMMENDATIONS

- INCREASE PARKING CAPACITY ON MAIN AND PERKINS STREETS
- LOCATE SOME COURT PARKING ON-STREET
- 'DAYLIGHT' GIBSON CREEK