

GUIDELINES FOR BUSINESS CASE ANALYSIS OF PARKING STRUCTURES

I. Introduction

Transportation to, from, and within University campuses can significantly impact air quality, which contributes to global climate change and impacts both the campus and surrounding communities. The University of California is committed to providing transportation options, managing transportation demand, and encouraging the use of low-impact vehicles, non-fossil fuels, and creative modes of transport, while ensuring campus access.

UC's Presidential Policy on Sustainable Practices specifies in the guidelines that **campuses are to develop a business-case analysis for any proposed parking structure projects to the extent practicable.**

II. Business Case Analysis Components

Problem Statement

1. Constructing a parking structure is normally a proposed solution to the problem of how to provide vehicular parking for those accessing the campus via autos.
2. A sustainable transportation business case analysis starts with a broader problem statement of how access to campus can be provided, and what alternative solutions will provide access at what cost.

Document the existing setting and problem statement:

- (a) What are the LRDP goals for transportation? What are the goals or policies in the campus transportation, circulation and/or parking plan?
- (b) Population sub groups requiring access (faculty, students, staff, in-patients, visitors, outpatients, vendors etc) and specific needs of each (acceptable walking distance).
- (c) What is the current mode split?
- (d) What are the current Transportation Demand Management (TDM) programs? Itemize. What are the options for expanding or adding TDM programs? What is the expected effectiveness?
- (e) Current regional transit system? Anticipated changes?
- (f) What is affecting the timing of providing access solutions? Proposed land use changes?
- (g) Current parking supply? Occupancy? Anticipated changes in supply?

Alternative Solution Analysis

1. What alternative solutions can achieve the desired access to campus?
Policy changes? Program changes? Capital Project(s)?
For each alternative solution:
 - (a) Solution description
 - (b) Timeframe - How long will it take to implement the solution?
 - (c) Siting considerations
 - (d) Environmental considerations – environmental impacts of solution
 - (e) Feasibility of implementation - UC action alone, or does the solution require cooperation/ approval of other entities?
 - (f) Cost analysis of alternative: project cost, operating cost, debt, off-site costs (off-site traffic mitigation required?)
 - (g) Operating requirements (program)

2. Comparison of Alternatives

III. Recommended Solution