From: Announcements
To: Campuswide; Faculty-Staff; students;
Subject: FROM: Angelo Armenti, Jr. RE: Parking Study Recommendations
Date: Tuesday, June 24, 2008 10:07:07 AM

With its continuing enrollment growth and the elimination of some existing parking because of ongoing campus building expansion, California University of Pennsylvania is confronting a parking shortage. To remedy the situation, I asked the University's Council of Trustees to approve a resolution allowing Cal U to pursue a bond issue not to exceed $20 million in order to expand its parking options. The request was made, and approved, at a special session of the Council of Trustees held at 9:00 a.m. on June 24th.

The University has been studying its parking situation for some time now. At 8,200 students, 2007-08 enrollments reached an all-time high. Enrollment has increased by 35 percent in the past five years and, based on applications received to date, Cal U is anticipating another spike in enrollment in fall 2008.

The number of students on campus, coupled with plans for a new convocation center, has intensified the need for additional parking. Construction of the $50-million convocation center, which will include 10 smart, state-of-the-art classrooms, athletic facilities and recreation space, is scheduled to begin in spring 2009 and be completed by fall 2011. The convocation center, to be built on what is currently known as the Hamer Hall Parking Lot, will eliminate about 400 parking spaces. The center will be available for use not only by the University community, but by the broader community as well for trade shows, farm shows, concerts, high school graduations and other events.

Construction of the convocation center will mark the highlight of a 16-year master plan for facilities, which is tied to the University's strategic plan, and which has been extended to the year 2023.

Cal U has been working with Philadelphia-based Chance Management Advisors Inc. on a plan for campus parking that gives members of the University community multiple options.

The University parking improvement plan calls for construction of a parking garage behind Manderino Library; expansion of the Gallagher Parking Lot, located behind Gallagher Hall; safety enhancements to the River Lot, which runs parallel to the Monongahela River; and construction of a lot for 702 vehicles behind the stadium at Cal U's Roadman Park. All parking facilities and lots are to be available for use no later than fall 2010.

Specifics and timeline on the plans are as follows.

- Phase I construction of the parking garage behind Manderino Library is scheduled to begin in June 2009 and be completed by July 2010. Phase I will provide 657 spaces, while Phase II, which will begin later, will provide an additional 408 spaces. Two phases are planned because the University's projections show continued enrollment growth.

- The River Lot enhancements, which will include the installation of lighting and safety phones, will begin in May 2009, immediately following commencement, and will be completed in time for the start of classes in August 2009. The lot provides about 900 spaces.

- Work on the 185 spaces in the Gallagher Lot will begin in January 2010 and will be completed by July 2010.

- Construction of the Roadman Park Lot is scheduled to begin in January 2009 and will be completed by July 2009.

Students, faculty and staff who choose to park on campus will pay a fee. Free parking, with shuttle service, will be available for faculty and staff at Roadman lot. Shuttles will be available to transport faculty and staff from Roadman Park to campus from 5:45 a.m. until midnight, depending on library hours and other activities on campus. Shuttle frequency will be every 10 minutes during peak hours, and the University expects to outsource the shuttle service.

Under the Chance Management Advisors proposal, as approved by the Council of Trustees on June 24, the parking rate schedule will be as follows, effective with the fall 2010 semester.

- Proposed Parking Rates by Year, Academic Year, or Semester

	Day	Pay Period		Annual	AY	Semester
Tier 1	$2.99/day	$29.90/pay period		$777	$504	$282
Tier 2	$1.99/day	$19.90/pay period		$517	$335	$188
Tier 3	Free	-	-	-	-	-

Tier 1: All on-campus lots, except improved River Lot
Tier 2: Improved River Lot
Tier 3: Paved lot at Roadman Park

- Proposed Short-Term Parking Rates - Manderino Garage Only

Length of Stay	Rate
1 hour	$1.00
2 hour	$2.00
3 hour	$3.00
4 to 18 hours	$6.00

The above parking rates, which will be the same for students, faculty and staff, will provide revenue to cover the cost of parking lot construction, enhancements, utilities and maintenance. The University opted for a 20-year bond rather than a 30-year bond to reduce its interest costs. Parking fees will go into effect in fall 2010 when all of the new and upgraded parking options are available.

Under Pennsylvania State System of Higher Education policy, parking is handled as an auxiliary enterprise, which means that parking-related costs must be covered by those who use the facilities/services.