

Attachment B

A Line End of Line Station Parking Lot Feasibility Analysis – March 2023

Willow Station Parking Lot Feasibility Analysis showed that the location is feasible for the establishment of a navigation hub program if challenges are mitigated.

Opportunities:	Challenges:
The available north parking lot is sizable, and there is little parking demand.	The location has sensitive uses adjacent to this lot. It is located within 100 feet of an elementary school and a park with a community recreation center.
The layout of the parking lot is flat and rectangular shaped making it easy to layout a navigation hub.	There is no Water or Sewage infrastructure.
The parking lot is quite isolated and slightly further away from the station.	The property is very close to the rail track, which may raise safety and noise concerns by the operator of a homeless services hub.
Closing the parking lot will not interrupt transit parking or the station's traffic flow.	Encampments (tents) observed in the vicinity of the parking lot, within the park.
Transit parking users currently only use the parking structure and the first parking lot closer to the station.	No community support for program at this site.
Electricity should be available without significant infrastructure investment.	

Wardlow Station Parking Lot Feasibility Analysis: Location is not feasible for a navigation hub program given the inherent challenges.

Opportunities:	Challenges:
Electricity should be available without significant infrastructure investment.	The parking occupancy is 47% and continues to recover. Pre-COVID these lots were full daily.
Both parking lots are located slightly away from residences, commercial areas, and other high-foot traffic destinations, which could cause fewer impacts to the neighborhood.	The layout of these lots is long and narrow, with only one-way traffic with one way in and one way out. This configuration would make it very difficult to maintain parking while accommodating a homeless services navigation hub.
	Smaller usable square footage. Smaller parking capacity.
	Slightly sloped land.
	Entrance and exit immediately merge into a highway speed street and are close to freeway access. Access safety would need to be addressed, especially for pedestrians.
	There is no Water or Sewage infrastructure.
	The property is very close to the rail track, which may raise safety and noise concerns by the operator of a homeless services hub.
	No community support for program at this site.