

# Parking Amendment Update Summary

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OCTOBER 13, 2021

# Prior Planning Commission Discussion

- **Revise/Reduce Parking Ratios:** Commission favorably considered; some Commissioners also favorably considered eliminating required parking
- **Parking Maximums with Fee:** Commission favorably considered; some were interested in allowing flexibility, some surplus parking before applying fee
- **Parking Reductions:** Commission favorably considered automatic parking reductions for various mobility improvements/ measures
- **Transportation Demand Management (TDM) Plan:** Commission favorably considered codifying TMD plan requirements with robust measures
- **Bicycle Parking:** Commission favorably considered revising bicycle parking requirements and establishing a reduction for vehicle parking
- **Automated and Stacked Parking:** Commission favorably considered establishing an administrative review for automated and stacked parking

FOR

# Remaining Discussion Items

DISCUSSION  
ONLY

# Parking Reductions for Mobility Measures

Allow parking reductions when a project incorporates mobility measures from a menu of options:

Mobility Measure	Parking Reduction (40% max. cumulative)
Provide on-site <b><u>Carshare</u></b> parking	Up to 25%
Provide on-site <b><u>Rideshare</u></b> (carpool/vanpool) designated parking and rideshare matching services	Up to 15%
Provide on-site <b><u>Ride-hail</u></b> (e.g. Uber, Lyft) parking	Up to 30%
Located within 1,000 feet of City-sponsored <b><u>Bikeshare</u></b> or provide on-site Bikeshare (including e-cargo bikes)	Up to 10%
Provide surplus <b><u>bicycle parking</u></b>	Up to 15%

# Parking Reductions for Mobility Measures Cont'd

Allow parking reductions when a project incorporates mobility measures from a menu of options:

Mobility Measure	Parking Reduction (40% max. cumulative)
<b>Unbundle parking</b> from cost of tenant space	15%
<b>In-lieu parking fees</b> (recast existing language so that fees fund mobility projects instead of parking facilities)	Up to 30%
<b>Proximity to Transit</b> : within ½ mile from a Transit Priority Area (TPA) or high-quality transit corridor	TBD (e.g. 100% (AB 1401) or up to 30%)

# Parking Reductions for Mobility Measures Cont'd

Allow parking reductions when a project incorporates mobility measures from a menu of options:

Mobility Measure	Parking Reduction (40% max. cumulative)
Provide <u>transit subsidies and financial incentives</u>	
• Metro Employer Annual Pass Program	15%
• Bikeshare subsidy	5%
• Subsidized rideshare (carpool/vanpool) vehicle	5% (car) or 10% (van)
• Parking space cash-out (when parking is unbundled)	5%
• Commuter financial incentives for non drive-alone modes	15%
• Pre-tax transportation benefits	5%

# Transportation Demand Management (TDM)

Require a TDM Plan based on a menu of mobility options

- Category 1: Multi-modal Infrastructure
  - Measures: Carshare, Bikeshare, Rideshare spaces, etc...
- Category 2: Travel Subsidies and Financial Incentives
  - Measures: Metro passes, commuter financial incentives, etc...
- Category 3: Automobile Trip Consolidation
  - Measures: Shuttle, Rideshare matching, Guaranteed ride home

# TDM Requirement Cont'd

- Category 4: Scheduling
  - Measures: Compressed work week, Remote work, Staggered shifts
- Category 5: Promotion
  - Measures: On-site services/amenities, Targeted outreach, Site-wide TDM coordinator
- Category 6: Other (Optional)
  - Measures: Charge visitors for parking, contribute toward City in-lieu/mobility improvement fund (not the same as recently adopted mobility fee) - may include proposals from applicants for consideration



# Questions

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