Parking-Related City Council Referrals

Planning Commission
05/01/2019

Green Affordable Housing Package (GAHP) Referral

- Investigate ways to reduce barriers to affordable housing production
- 1. Designate units and funding for affordable housing by prioritizing housing over parking
- 2. Remove structural barriers to the creation of housing

# City-Wide Green Development Requirement Referral

- Apply C-DMU's Green Building and Transportation Demand Management regulations to projects of 75 or more units in Commercial zones throughout the city
- Related policies
  - Modify Bicycle Parking Regulations
  - Vehicle Sharing Spaces
  - Residential Preferential Parking Permits
  - Unbundled Parking
  - Transportation Benefits

Background

- Planning Commission has recommended reductions to off street car parking requirements recently
  - Small Businesses
  - Car-Free Housing Overlay in R-S
- PC has expressed interest in a more holistic approach to parking reform
- Suggested timeline
  - Research
  - Community Outreach
  - Analysis
  - Recommendations

Existing Conditions

Off-Street Car Parking Requirement

Distance from Transit Hubs
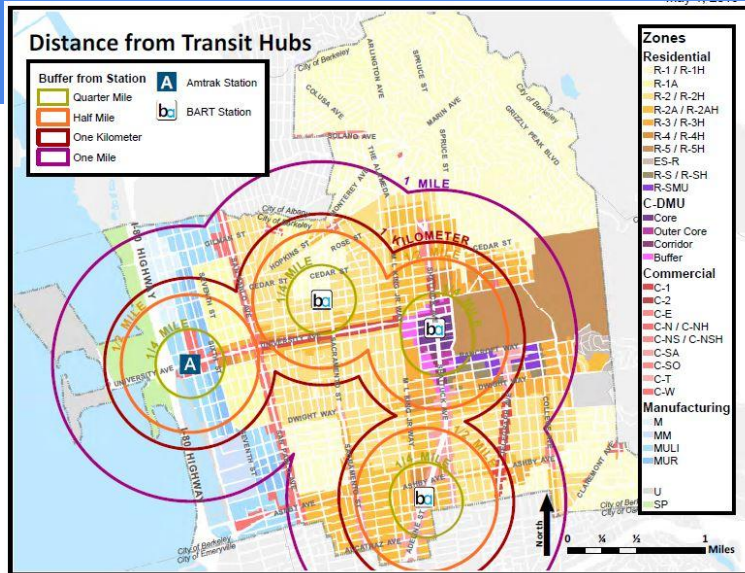
- Lower density housing in low density districts
  - 1 space per unit
- High density districts: R-S, R-SMU,C-T, C-DMU
- Table X shows that recently passed **State Regulations** affect car parking
  - **Reduce or eliminate any local parking requirements when within a half mile of a transit corridor/hub**
- Here is a map that shows the distance from transit hubs...

On-Street Car Parking

Residential Car Ownership

- Managed by Transportation Division
- More vehicle registration further from transit corridors
- Residential Preferential Parking Program
    - 16 Residential Zones
    - 3 Annual Permits per Address
    - Not available if the developer waives off-street parking requirements due to proximity to transit
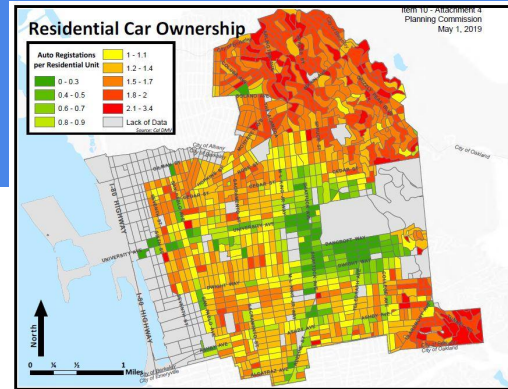- On-Street Parking Survey Fall 2019

Table 2: Average Number of RPP Permits Per Address Per Zoning District

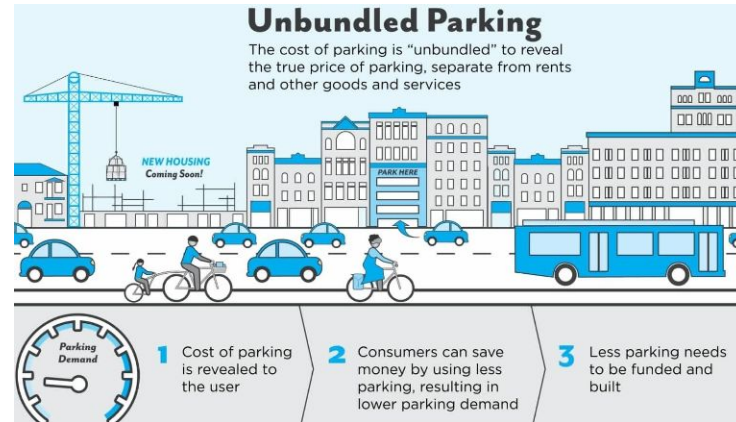| Zoning District	Total Permits Issued (2018)	Unique Addresses	Average Number of Permits Per Address
C-1	1030	494	2
C-DMU Outer	555	306	2
R-1	167	132	1
R-2	4834	1930	3
R-2A	5747	2486	2
R-3H	463	269	2

Recently Entitled Projects

- Automobile Parking
  - Majority of projects provided the minimum amount of parking
    - Variance findings can be difficult to make
  - Little parking demand for transit rich areas
- Bike Parking
  - Many large projects provided ample bike parking
  - Berkeley Bicycle Plan 2017
    - Incorporated into the ZORP Project
  - Encourages Alternative Modes and Transportation Demand Management

CITY OF BERKELEY

BICYCLE PLAN

Best Practices

Best Practices

- Transportation Service Fee
  - Already codified
  - Not being collected
  - Updated Nexus Study
- Transportation Demand Management
  - C-DMU
  - San Francisco, Emeryville, Sunnyvale
  - GreenTRIP Certification
  - AC Transit EZ Pass Program
- Unbundled Parking
  - C-DMU
  - Oakland, Emeryville, San Diego

Unbundled Parking
The cost of parking is "unbundled" to reveal the true price of parking, separate from rents and other goods and services

1 Cost of parking is revealed to the user

2 Consumers can save money by using less parking, resulting in lower parking demand

3 Less parking needs to be funded and built

Next Steps

Internal Stakeholders

- Planning Staff
- Parking Reform Group
- Land Use Planning
- Transportation Division
- Office of Economic Development
- Office of Energy and Sustainable Development
- Office of Emergency Services
- Fire Department
- Community Environmental Advisory Commission

External Stakeholders

- Residents
- Neighborhood Groups
- Employers
- Developers
- Students
- Employees
- Community-based organizations
- Non Profits
- Transit Agencies
- Other?

Referral Requests

GAHP

- Reduce/eliminate parking requirements for housing that...
  - **Offers TDM measures, car sharing or shared mobility programs**
  - Serves populations with low car ownership
  - Is in Transit intensive locations
  - Has new residential units near transit hubs
- **Implement parking maximums**

CGDR

- Require C-DMU's Transportation Demand Management measures for projects 75 units or more in all commercial districts
- Impose Standards on
  - Bike Parking
  - Vehicle Sharing Spaces
  - Residential Parking Permits
  - **Off street parking regulations**
  - **Transportation Benefits**
- **Conduct a financial feasibility of proposed requirements on the development of housing and affordable housing**

Questions, Considerations and Next Steps

- Questions
- Discuss and Provide Feedback
- Request Additional Information
- Help Identify Stakeholders for Future Outreach and Engagement