



PARKING REFORM

JANUARY 26, 2021 CITY COUNCIL MEETING



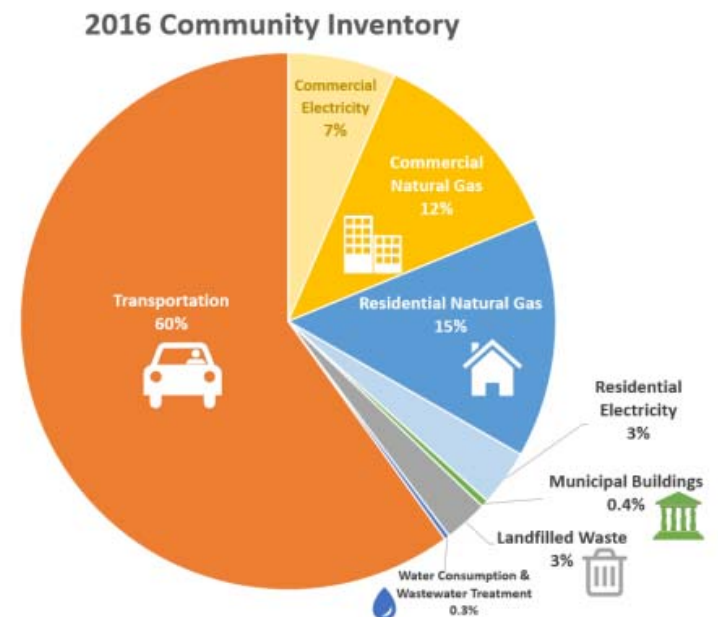
OUTLINE

- **Background**
- **Recommendations**
- **Survey Results**
- **Alternative Actions Considered**
- **Next Steps**
- **Planning Commission Presentation**



FOUNDATION FOR PARKING REFORM

- **Adopted Plans**
 - Climate Action Plan (2009)
 - Pedestrian Master Plan (2010)
 - Resilience Strategy (2016)
 - Berkeley Bicycle Plan (2017)
 - City of Berkeley Strategic Plan (2018)
- **Adopted Programs**
 - One-way Vehicle Share (2016)
 - Bike Share (2018)
 - Electric Mobility Roadmap (2020)



CITY COUNCIL REFERRALS REQUESTING PARKING REFORM

- **Green Affordable Housing (2015)**
 - Policy 1 – Identify and Research Barriers to Affordable Housing
 - Policy 2 – Implement Parking Reform
 - Eliminate Parking Minimums
 - Establish Parking Maximums
 - Create a Transportation Demand Management (TDM) Program
- **Citywide Green Development Standards (2016)**
 - Apply C-DMU's TDM requirements to large projects citywide

WHICH COMES FIRST?



COVID-TIMES ARE NOT NORMAL



RESIDENTIAL PARKING UTILIZATION STUDY

Goals:

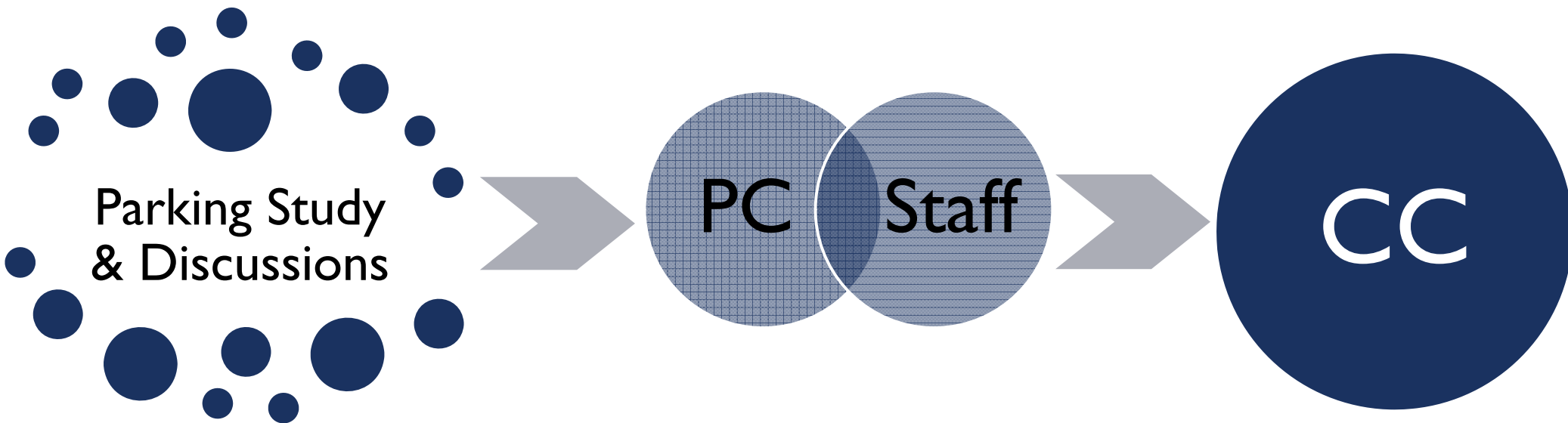
- Collaboration with Transportation Division
- Define Study Area and Project Type
- Observe Parking Behavior
- Research Car Registration Data



Results:

- Overall Occupancy: 55%
- Off-street: 45% occupancy
- On-street: 61% occupancy
- Registration: 0.5 cars per unit

FORMULATING RECOMMENDATIONS



PARKING REFORM RECOMMENDATION PACKAGE

1. Reducing Off-Street Parking Minimums
2. Establishing Off-Street Parking Maximums in High-Quality Transit Area
3. Changes to the Residential Preferential Parking (RPP) Program
4. New Transportation Demand Management (TDM) Requirements

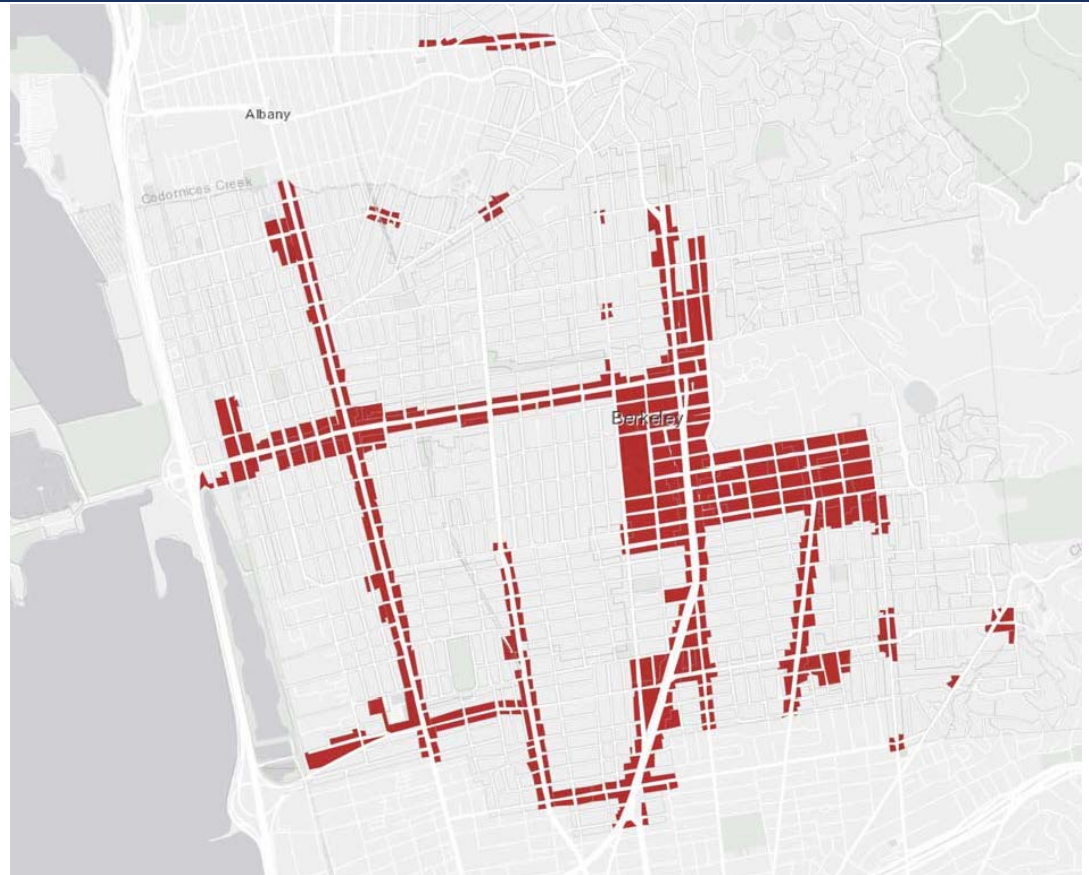
PARKING MINIMUMS

Current Off-Street Parking Minimum Residential Parking Requirements:

- Produce too many parking spaces
- Increase housing costs
- Reduce opportunities for more housing
- Conflict with City of Berkeley climate and public safety goals

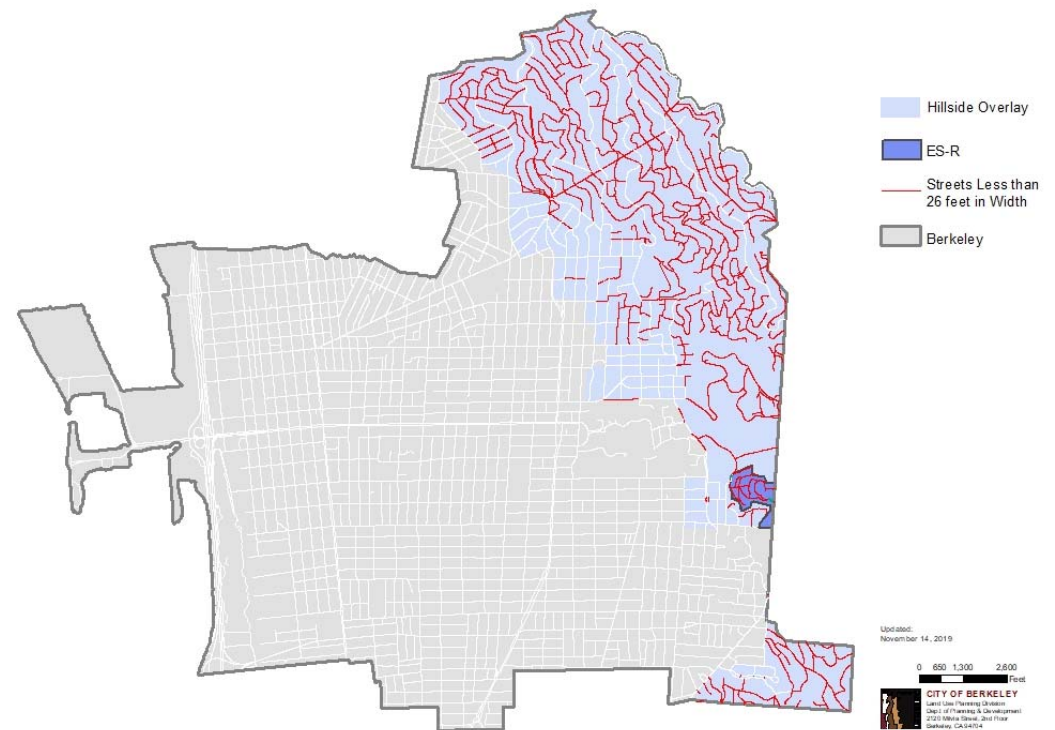
PARKING MINIMUMS: CITY STAFF OPTION

Eliminate off-street parking minimums only for new projects of 10 or more units in high-density residential and commercial mixed use districts



PARKING MINIMUMS: PLANNING COMMISSION OPTION

Eliminate off-street parking minimums for all new housing projects of any size, *except* if located in the ES-R district or on narrow streets in the Hillside Overlay.



REDUCING PARKING MINIMUMS WITH AN AUP

	Planning Commission	Staff
Environmental-Safety Residential District	Yes	No
Hillside Overlay: 26 feet or less	Yes	No
Hillside Overlay: 26 feet or more	Not necessary	No
All Other Districts	Not necessary	Yes

RESIDENTIAL PREFERENTIAL PARKING (RPP) PERMITS

Short Term Recommendations

Option 1

- Residents of all newly-constructed residential buildings are not eligible for RPP permits

Option 2

- Expand RPP eligibility to residents of all existing and new residential buildings

Long Term Recommendation

Refer City Manager to overhaul the RPP program

TRANSPORTATION DEMAND MANAGEMENT (TDM)

All new projects of 10 or more units must:

1. Provide off-street **bicycle parking** per the 2017 *Berkeley Bicycle Plan*
 - 1 locked space for every 3 bedrooms
 - 2 streetside spaces, or 1 for every 40 bedrooms
2. Provide **real-time transportation information** displayed on monitors in project common areas;
3. Offer residents **free monthly transit passes** or equivalent Clipper Card credit for a period of ten years
4. **“Unbundle”** off-street parking.



SUMMARY OF PARKING REFORM OPTIONS

	All Housing Projects	Two Units or More	Five Units of More	Ten Units or More
Reduce Parking Minimums	Planning Commission			City Staff
Institute Parking Maximums		Planning Commission		City Staff
Establish a TDM Program				City Staff Planning Commission

ALTERNATIVE ACTIONS CONSIDERED

- 1. A Citywide TDM Program**
- 2. Transportation Impact Fees (TIF)**
- 3. ADA Parking Requirements**

NEXT STEPS

- **Hear presentation from Planning Commissioner**
- **Hold a public hearing on the parking reform package**
- **Choose options outlined in the report**
- **Refer back to Planning Commission any outstanding items that need consideration or study**



QUESTIONS