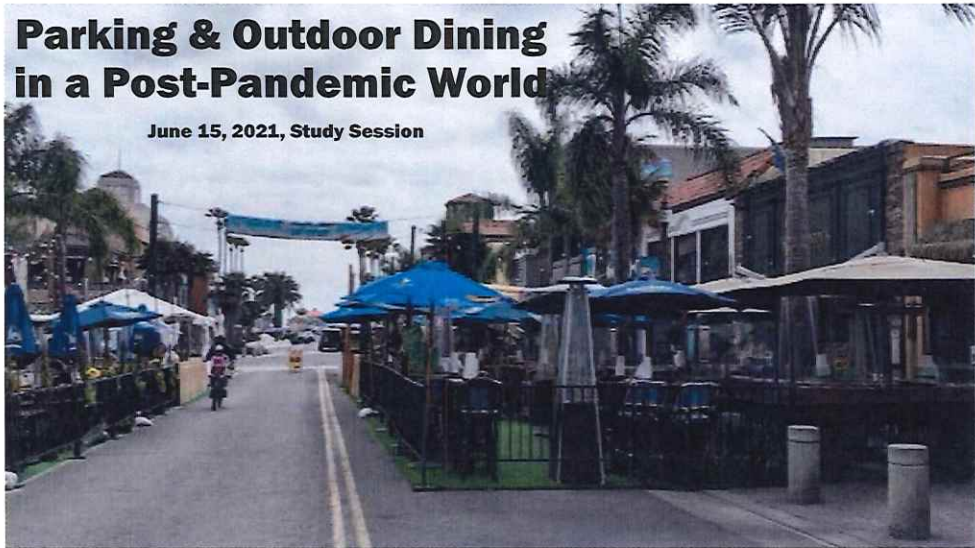


## Parking & Outdoor Dining in a Post-Pandemic World

June 15, 2021, Study Session



## March 15 H Item

"Direct Staff to analyze and assess Zoning Code and Parking Requirement adjustments to facilitate ongoing Outdoor Dining and Retail Operations after the pandemic."

- Short-term solution to facilitate outdoor dining
- Long-term parking goals and objectives



## SUPPLEMENTAL COMMUNICATION

Meeting Date: 6/15/2021

Agenda Item No.: 1 (21-463)

**Parking and transportation is not an end to itself...but rather a means of achieving larger community goals**

**Every parking system has two key parts:**

- 1) Quantity (number of parking spaces)**
- 2) Management (policies, regulations, prices)**

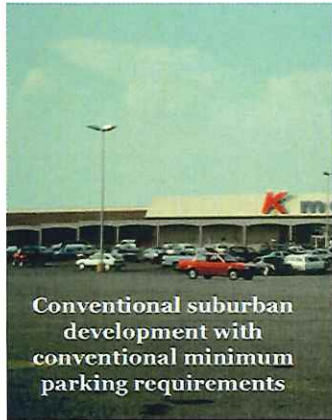
**How much parking is appropriate?**

**Left to its own, will the market provide too little (or too much?)**

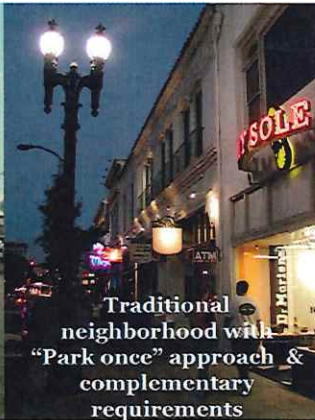
**How should the parking market be regulated in terms of quantity?**



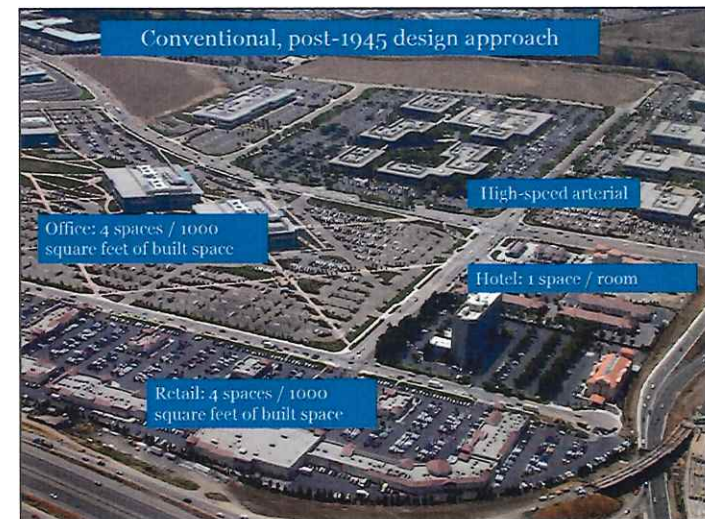
## Two Primary Patterns of Settlement in California



Conventional suburban development with conventional minimum parking requirements



Traditional neighborhood with "Park once" approach & complementary requirements



Conventional, post-1945 design approach

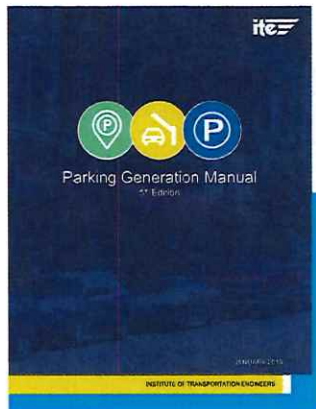
Office: 4 spaces / 1000 square feet of built space

High-speed arterial

Hotel: 1 space / room

Retail: 4 spaces / 1000 square feet of built space

## How are parking ratios determined?



## Conventional Parking Requirements



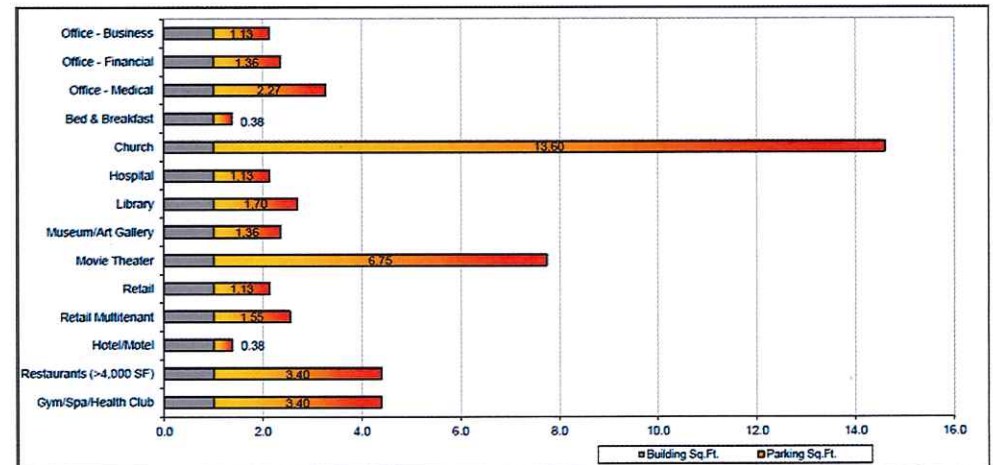
- **Example Office Parks**
  - Peak Occupancy rates, in spaces per 1000 sq ft of building area:
    - Lowest: 0.94 spaces
    - Average: 2.52 spaces
    - Highest: 4.25 spaces
  - **Typical Requirement:**
    - 4.0 spaces/1000 sq ft of building area

## Typical Office Parking

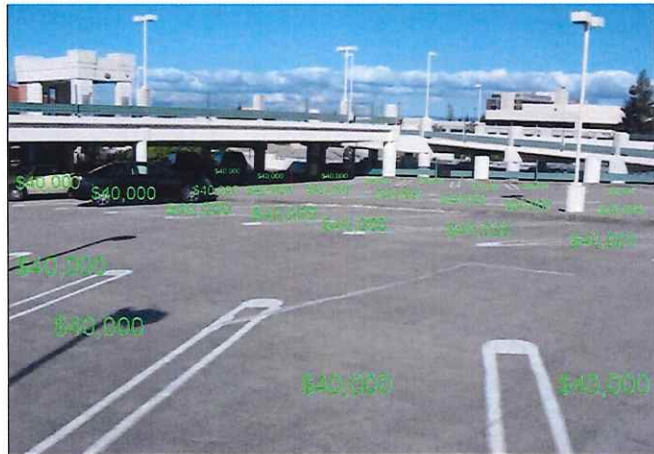


- 4 parking spaces per 1000 sq ft
- 1.3 sq ft of asphalt per 1 sq ft of building area

## Form follows parking requirements

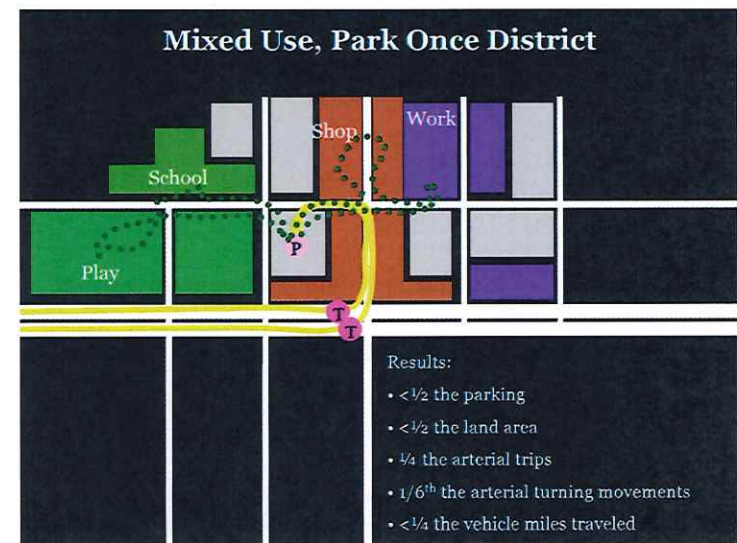
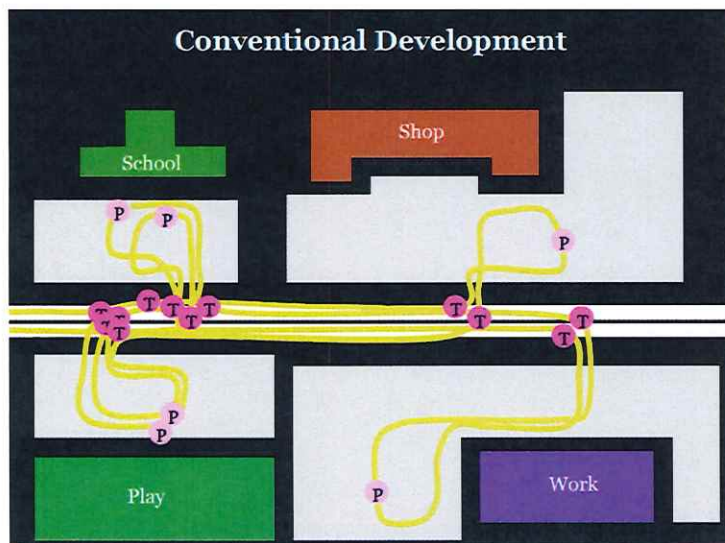


## Cost to meet requirements using parking structures

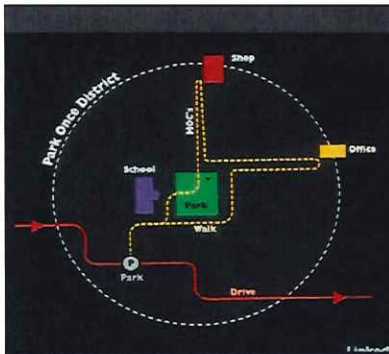


## How much revenue needed to break even on cost of building and operating a \$40K parking space?





## Park Once Case Study – Palo Alto



### Observed peak occupancy:

- 1.91 spaces per 1,000 s.f.

### Peak occupancy w/ 10% vacancy:

- 2.1 spaces per 1,000 s.f.

### Existing Requirement:

- 4 spaces per 1,000 s.f.
- Would require 5,210 more spaces than observed demand to bring downtown to 4 spaces per 1,000 sf requirement
- At \$51K/space = \$298 million

## Removing Minimum Parking - Examples

Boulder, CO – downtown

Eugene, OR – downtown & historic areas

Fullerton – downtown

Great Britain – entire nation

Hayward – infill zones

Los Angeles – some neighborhoods

Nashville – downtown

Olympia, Washington – downtown

Portland – downtown & neighborhood commercial

San Francisco – downtown & many neighborhoods

Santa Clarita – downtown Newhall

Seattle – downtown & transit villages

Spokane – downtown

Washington DC – downtown & transit zones



## Parking is Local

- Coastal Overlay Zone
- Many HB Shopping Center Types



Beach & Atlanta



Warner & PCH



Magnolia & Adams



Huntington Harbor Mall

## Parking is Local Cont.

- Different Land Uses
  - Industrial
  - Retail
  - Office
  - Restaurants



## HB Shared Parking Program Examples

**Downtown**



**Pacific City**



**Bella Terra**



## Next Steps Short-Term:

- Authorize staff to bring forward an amendment to the HBZSO to establish an administrative process to review and approve shared parking programs on a site specific basis to allow outdoor dining and establish design criteria; and
- Authorize staff to bring forward an administrative item to keep the TEUP process in place until the HBZSO amendment is considered



### **Next Steps Long-Term:**

- Authorize staff to solicit proposals from a consultant to conduct an assessment of our parking standards and bring the contract forward for CC consideration with a budget amendment; or
- Authorize staff to include this item for next year's strategic planning session and, if prioritized, include funding as part of the FY 22-23 budget

# **QUESTIONS?**