

# Attachment 5

## Key Study Recommendations

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Based on the study findings, the consultant recommends that the following changes be considered. Staff has developed pros and cons for the recommendations that staff recommends should be considered at this time. In addition, any comments from the Planning Commission and Traffic and Parking Commission that are relevant to the recommendations are incorporated. Staff welcomes City Council input regarding these policies and whether they should be considered now, or in the future.

### **Recommendations on the existing in-lieu program**

#### **Recommendation 1**

The City's current minimum parking requirements, which are similar to comparable communities, could be adjusted to be more in-line with industry best practice which is shifting away from minimum parking regulations and toward a market-based approach that is based on demand.

Pros: undertaking a study of parking requirements in the City could lead to parking requirements that are more appropriately tailored to the conditions and needs of the community. This may lead to more efficient use of parking and land resources.

Cons: undertaking a study to determine if parking requirements are appropriate for the City could be costly and time consuming.

#### **Recommendation 2**

Consider shared parking arrangements as a way to fill vacancies in underutilized private parking facilities before considering the development of new parking supply in the Triangle

Pros: Establishing shared parking agreements to lease privately owned spaces for public use can increase the amount of parking available to the public without the need to acquire additional property or develop new parking structures in the Business Triangle.

Cons: Developing agreements with private property owners could be challenging. Some issues associated with these agreements include: identification of willing property owners, liability, cost to the City, and maintenance of the parking spots and length of agreement.

Notes: Members of the Planning Commission support the idea of using shared parking arrangements to better utilize parking in the Triangle.

#### **Recommendation 3**

Consider expanding the types of uses that may participate in the program

Pros: Allowing additional uses (such as office above the first floor) to participate in the in-lieu program could make it easier for these uses to establish in the Business Triangle and reduce the amount of land in the Triangle that is dedicated to parking.

Cons: Allowing additional uses to participate in the program could encourage uses in the Triangle that are not necessarily "pedestrian-attracting" and erode the supply of parking available to pedestrian oriented uses.

Notes: The Planning Commission was not supportive of expanding the types of uses that may participate in the in-lieu parking program at this time.

#### **Recommendation 4**

Allow more flexible use of in-lieu revenues for projects that increase parking capacity or reduce trips in the most effective and efficient manner possible

Pros: In-lieu funds could be used for: leasing of privately held spaces that are currently underutilized, wayfinding and access to alternative parking facilities, real-time information on parking availability, and improvement of pedestrian and bicycle facilities, among other things. Using funds for pedestrian facilities can provide an enhanced pedestrian experience that can draw pedestrians to an area.

Cons: Allowing the use of in-lieu funds for purposes other than building and maintaining parking could reduce the amount of money available for those activities.

Notes: The Planning Commission was supportive of allowing more flexibility in the use of the in-lieu revenues, especially for the establishment of enhanced wayfinding and leasing of private parking spaces or public/private partnerships to increase parking capacity.

#### **Recommendation 5**

Implement a mix of dynamic or tiered pricing, wayfinding, and realtime parking aids to guide visitors through the area and better distribute parking demand in order to maintain an appropriate parking occupancy of one free space per street block

Pros: Implementing these strategies could help redistribute parking demand to encourage the more efficient use of existing parking resources in the Business Triangle. Enhanced wayfinding could also create a more pleasant experience for those attempting to find parking in the Business Triangle.

Cons: Implementing these strategies requires monetary resources, especially dynamic pricing of parking, which could involve infrastructure improvements.

Notes: The Planning Commission were supportive of exploring the expanded use of wayfinding and realtime parking aids to better inform the public about available parking in the City.

#### **Recommendation 6**

Collect and use parking data to shape parking policy. Data collected could include a more complete inventory of private parking supplies and more refined information on parking utilization and parking duration surveys. This information could be used to inform future parking policies.

Pros: Collecting more refined parking data will provide staff and decision makers with a better understanding of the current parking environment, which can help inform policies into the future.

Cons: Data collection and analysis can be costly.

Notes: The Planning Commission expressed a desire to refine parking data used to inform parking policy discussions.

## Recommendations on the potential Expansion of in-lieu program

### **Recommendation 7**

#### **Consider expanding in-lieu to the study areas to encourage development by providing an alternative to the provision of parking on site in areas where sites are small**

Pros: Expanding the in-lieu program to other commercial corridors in the City would allow property owners and lessees in these areas to establish uses without providing parking on site. This could remove an identified burden that property owners face when attempting to develop on the small lots that exist along many commercial corridors and could help spur revitalization of these commercial areas.

Cons: Expanding the in-lieu program along corridors, such as Robertson, could lead to increased development and associated impacts with construction, increased activity, and traffic in areas that are adjacent to single- and multi-family commercial properties.

Notes: Members of the Planning Commission supported the recommendation to expand in-lieu to the study areas. The Commission expressed interest in expanding the program to South Robertson Boulevard and South Beverly Drive first, followed by expansion of the program to the remaining expansion study areas.

### **Recommendation 8**

#### **Consider shared parking arrangements as a way to fill vacancies in underutilized private parking facilities before development of new parking supply in expansion areas**

Pros: The findings of the report indicate that there are a number of private parking lots in the expansion areas. Leasing spaces from these lots could provide public parking in the expansion areas without the costs of acquiring land and developing parking structures. This could allow the City to expand the in-lieu parking program more quickly, and with fewer funds. Further, partnering with a private entity to develop parking as part of a new project in an expansion area could allow the City to provide more parking in these areas at a lower cost.

Cons: Developing agreements with private property owners could be difficult. Some issues associated with these agreements include: identification of willing property owners, liability, cost to the City, and maintenance of the parking spots.

Notes: The Planning Commission was supportive of the establishment of shared parking arrangements to provide parking in the expansion areas prior to the building of parking structures.

### **Recommendation 9**

#### **Consider use requirements and restrictions on Robertson specifically related to live musical performances**

Pros: Allowing these types of uses, which are currently prohibited, could increase the variety of “experiences” that a visitor could have on Robertson and could encourage the establishment of new businesses that could draw people to the area.

Cons: Allowing live musical performances represents a change from current regulations and would need to be carefully vetted by the community.

Notes: The Planning Commission did not provide specific comments related to this recommendation. The commission did discuss the potential for increased activity and development along commercial corridors in the City impacting adjacent residential communities and noted that new development should be sensitive to existing residential neighborhoods.

*Staff does not recommend pursuing the following consultant recommendations at this time:*

**Recommendation 10**

Adjust the application fee and the in-lieu fee for Beverly Hills' in-lieu parking program is an order of magnitude higher than that of comparable communities.

**Recommendation 11**

Reconsider the policy of free parking for the first one to two hours, which supports certain City objectives, but undermines the business of private operators and incentivizes driving and reparking.

**Recommendation 12**

Reconsider nearly-free parking for City employees, which does not encourage sustainable commute patterns or reflect the cost to provide, operate, and maintain parking facilities.