



STAFF REPORT

Meeting Date: October 21, 2014

To: Honorable Mayor & City Council

From: Susan Healy Keene, AICP, Director of Community Development

Subject: In-Lieu Parking Study Presentation

Attachments:

1. October 7, 2014 In-Lieu Parking Study Staff Report inclusive of all attachments
2. October 7, 2014 In-Lieu Parking Study Presentation Slides

INTRODUCTION

At the direction of the City Council, staff procured the services of a consultant team to evaluate the current in-lieu parking program in the Business Triangle and to study the potential expansion of the program to additional areas of the City.

The City Council began a discussion of the In-lieu Parking Study at the October 7, 2014 City Council Study Session. At this meeting, the consultant, Dr. Ria Lo of Nelson/Nygaard Consulting Associates, presented the key findings and recommendations from the Study and several members of the public spoke on the item. Due to time constraints, the City Council directed staff to return to the October 21, 2014 meeting to continue the discussion on the In-Lieu Parking Study. Staff seeks direction on the items listed in the Recommendation section of this report.

DISCUSSION

The October 7, 2014 In-Lieu Parking Study Staff Report outlines the key recommendations and findings of the In-Lieu Parking Study and is provided in Attachment 1. The entire In-Lieu Parking Study is included as an attachment to the October, 7, 2014 Staff Report. The slides presented by the consultant at the October 7, 2014 meeting are provided in Attachment 2.

Staff and the consultant will be available at the October 21, 2014 City Council Study Session to answer questions.

FISCAL IMPACTS

At this time, there are no direct fiscal impacts associated with this Study. Any further study of changes to the in-lieu program or of other parking solutions will require additional staff time and may require funds for additional consultant work. Additionally, staff time will be required if the Council directs staff to move forward with goal setting and community visioning activities for the commercial corridors in the city.

RECOMMENDATION

Continue the discussion on the In-Lieu Parking Study and provide staff with comments and direction for legislative changes and/or further study of targeted policy options. Specifically, staff is seeking direction on whether the City should:

- study the pricing structure for in-lieu parking space fees in the Business Triangle,
- explore facilitating shared parking arrangements with private garage owners as a way to fill vacancies in underutilized private parking facilities both in the Triangle and along other commercial corridors,
- expand efforts to implement dynamic or tiered parking pricing, enhanced wayfinding, and realtime parking aids to guide visitors through the area and better distribute parking demand,
- undertake a study to determine if the existing minimum parking requirements are appropriate for the community,
- expand the in-lieu program to one or more of the commercial corridors outside the Triangle and establish goals for the expanded program,
- conduct community visioning and goal setting efforts related to the commercial corridors in the City outside the Business Triangle
- study alternative parking management strategies for the commercial corridors in the City, and
- evaluate and consider the use of automated parking under specific circumstances.

Susan Healy Keene

Approved By

