

Item 9: Proposed Transportation Demand Management Program and Reduction of Parking Requirements

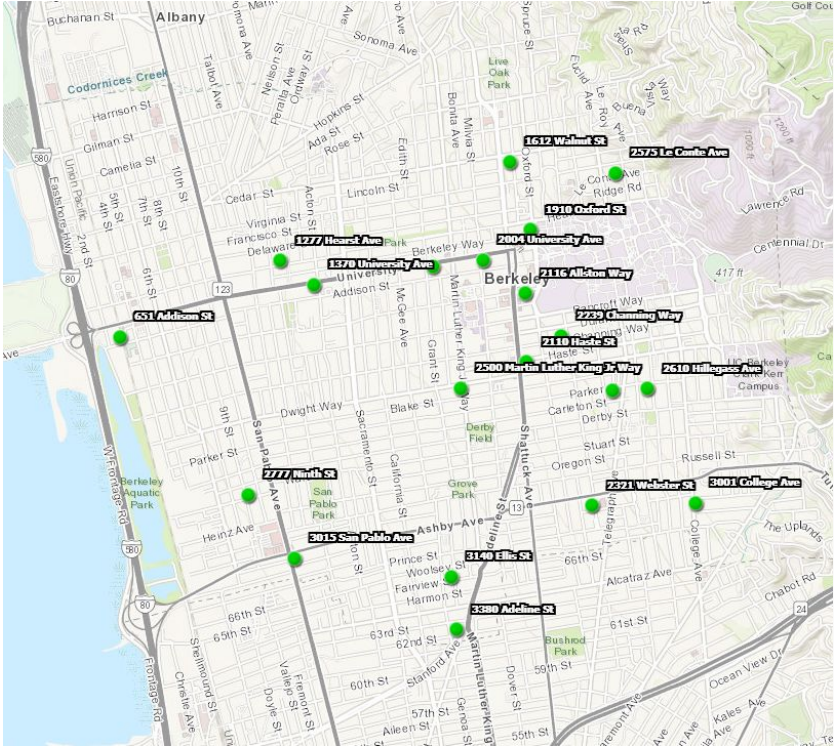
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Staff requests feedback from the Planning Commission on these two items:

A **Transportation Demand Management (TDM) program** for residential and mixed-use projects of ten or more units in the City of Berkeley.

The reduction or elimination of **minimum parking requirements** for residential projects of ten or more units.

Residential Parking Utilization Study



20 buildings surveyed

Average of 41.5 units per building; median of 23 units.

Nine properties include affordable units. One property is totally affordable.

All are within a half-mile of BART or transbay bus service; 17 are within ¼ mile

Average of 0.82 built parking spaces per unit

Vacancy rate ranged from 6% to 0%.

Primary Findings

The average occupancy rate for **off-street residential parking** spaces was **54%** (592 total spaces, with 279 spaces used), with a range of 100% occupancy at one property to 10% at another, with the median building occupancy at 50%.

The average occupancy rate for **on-street parking** spaces was **61%**, with a range of 100% occupancy at two properties to 0% at another, with the median on-street occupancy rate at 59%.

90% of the surveyed properties offered **unbundled parking**.

Average of 0.5 **DMV registrations** per unit. 89% of homeowners owned a vehicle.

Minimum Parking Requirements

Current Requirements

Zone	Required Off-Street Parking Spaces
R-3, R-4 C-1, C-N, C-NS, C-SO, C-SA	One per unit for projects of ten or fewer units OR One per 1,000 GSF of residential space for projects of more than 10 units
C-W	One per units
C-DMU	One per three units (can be reduced with UP and TDM measures)
C-T	None

Options for Reducing Required Parking

- Elimination of Off-Street Parking Requirements
- Instituting Off-Street Parking Maximums
 - Existing parking minimums serve as maximums; or
 - 0.5 parking spots/unit

Transportation Demand Management

Part 1

Required for All Projects of 10 or More Units

- Unbundled parking
- Bicycle parking

Part 2 Selection of TDM Measures

Six points from among the options in Figure 2
or GreenTrip Certification

Figure 2. TDM Measures

Improve Walking Conditions	1
Real-Time Transportation Information	1
Transit Passes	
25% of cost	2
50% of cost	4
100% of cost	6
Carshare	
Carshare parking space	1
Carshare membership for each resident	2
Bikeshare Membership	
Free membership with pod 1000ft+	1
Free membership with pod within 1000ft	2

Questions for Planning Commission

Should minimum parking requirements be eliminated for residential developments of ten units or more?

Should maximum parking requirements be instituted for residential developments of ten units or more? What should the maximum number of allowable off-street parking spaces be?

Does the proposed TDM program reflect Planning Commission's feedback? If no, what changes are needed?