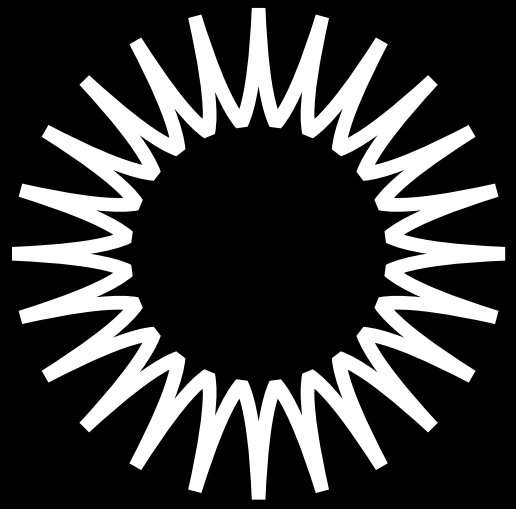


SPUR

Ideas + Action for a Better City

learn more at SPUR.org

tweet about this event:
@SPUR_Urbanist
#SmartCityParking

Reforming Parking Policies

Overview and Regional Perspective

Valerie Knepper

July 26, 2016


FROG
PARKING
ONLY
ALL OTHERS
WILL BE
TOAD!

Why are parking policies important?

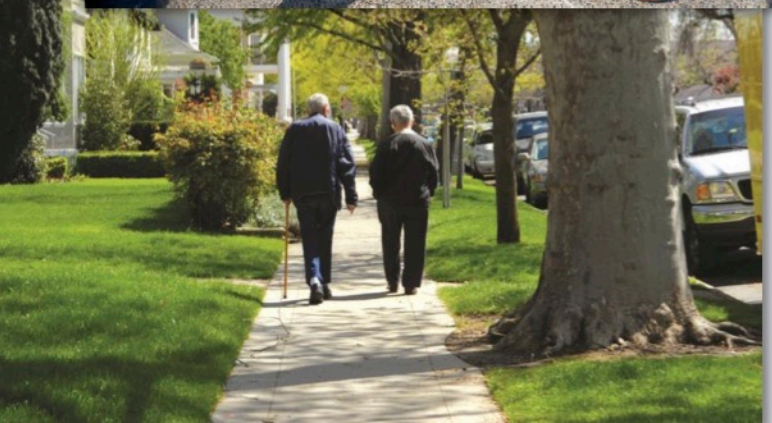
1. Land Use Impacts
2. Transportation Impacts
3. Equity, environment and efficiency

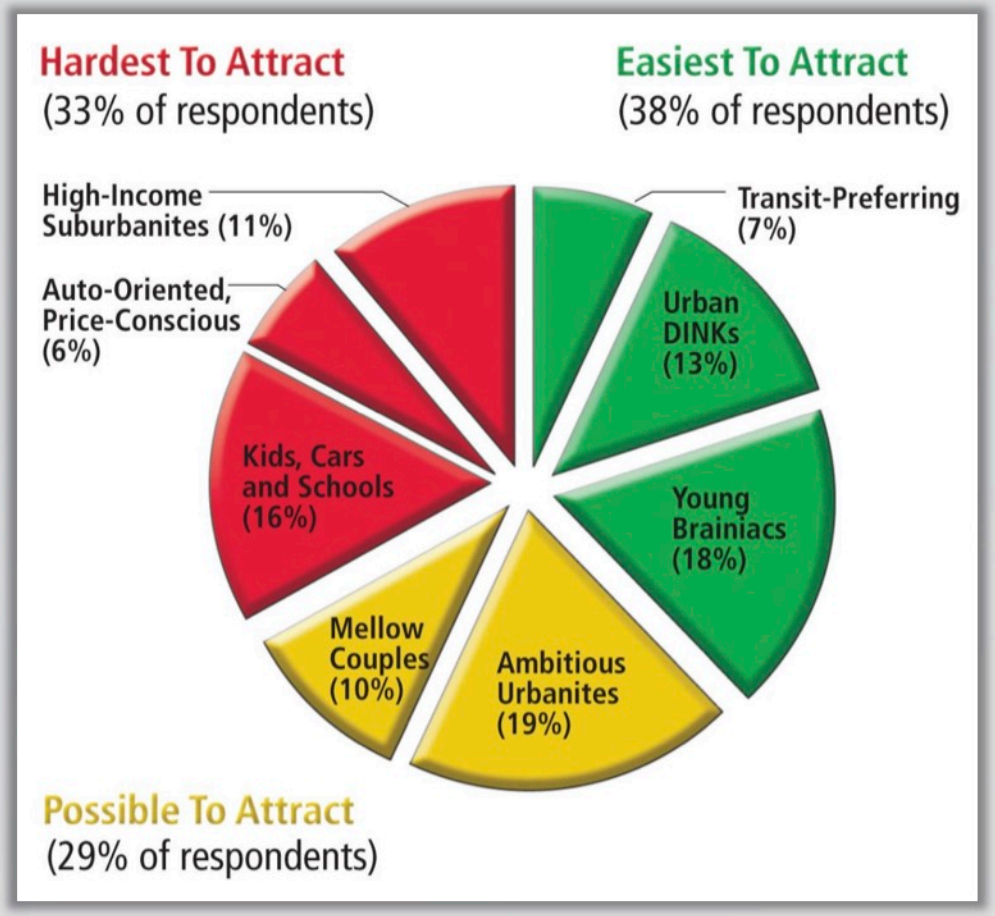
Land Use Impacts:

Parking is an expensive use of land, crowds out other uses

- **Excess parking requirements:**
  - Increase housing costs, reduce feasibility of infill/TOD
  - Favor development where land is cheaper
  - Do not allow market to address current housing preferences

Growing market for housing with little or no parking





Parking: Transportation Impacts

- More parking at home —> higher auto ownership and more driving
- Free parking at work —> more driving, increasing congestion
- Excess driving hurts the viability of quality transit, negatively impacts walking and bicycling.

Parking: Regional Impacts

- **Equity –** Low income residents own fewer cars, but most still pay for parking bundled into housing costs, even if they don't own a car. Employees receive parking benefits at work, even if they can't afford a car. Customers pay even if not using it.
- **Economics –** The region is investing billions into transit system – efficient transit is important to regional prosperity. Excess free parking undermines effective transit systems
- **Environment –** Reduce environmental impacts through reduced driving

What has MTC done to support parking reform?

Station Area Plans, technical assistance, model ordinances, case studies, workshops

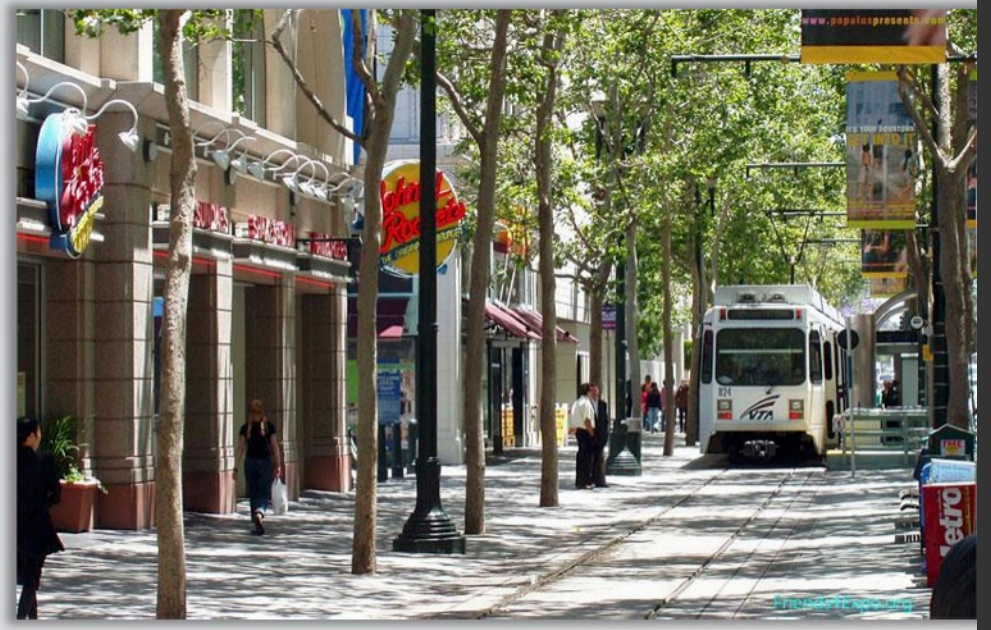
- Support to cities for station area plans
- "Smart Parking Toolbox"
- Model to re-estimate parking demand w/ transit, pricing
- Technical analyses
- Workshops & Videos

Steps to reduce excess parking

- Eliminate requirements within half - mile “high quality transit” for housing (~ 80 locations in Bay Area)
- Reduce requirements for employee and customer parking, require shared parking, allow reuse of land, and support alternative modes
- Support pricing based on performance. Reward lower use instead of more use.
- Require affordable housing be built with lower parking levels

Are cities reducing their parking requirements?

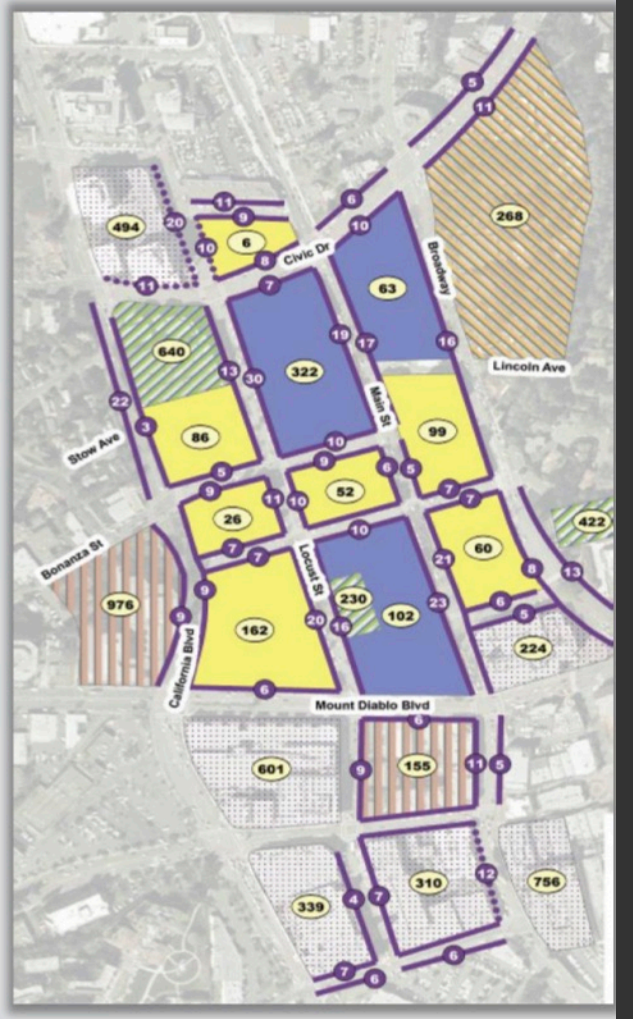
- National trend of cities reducing requirements, especially residential around transit & downtowns
- Cities making changes to improve local economies and support local residents



Parking is being reformed … slowly, but progressively

- **<u>Politically difficult</u>** for cities to change requirements. Outreach and pilots
- Many **cities don't think they have $$$s** to implement changes . . . But parking fees can be used to support changes
- If parking requirements are high this is a **missed opportunity to provide more lower-cost market-based housing, and support for small businesses**

Bay Area cities are leaders in field – including SF, Oakland, and Berkeley




PEDESTRIAN PARKING ONLY
CARTOONSTOCK .com
Search ID: jcen454

For more Information contact:

Valerie Knepper
vknepper57@gmail.com

TransForm

Our communities. Our transportation. Our future.

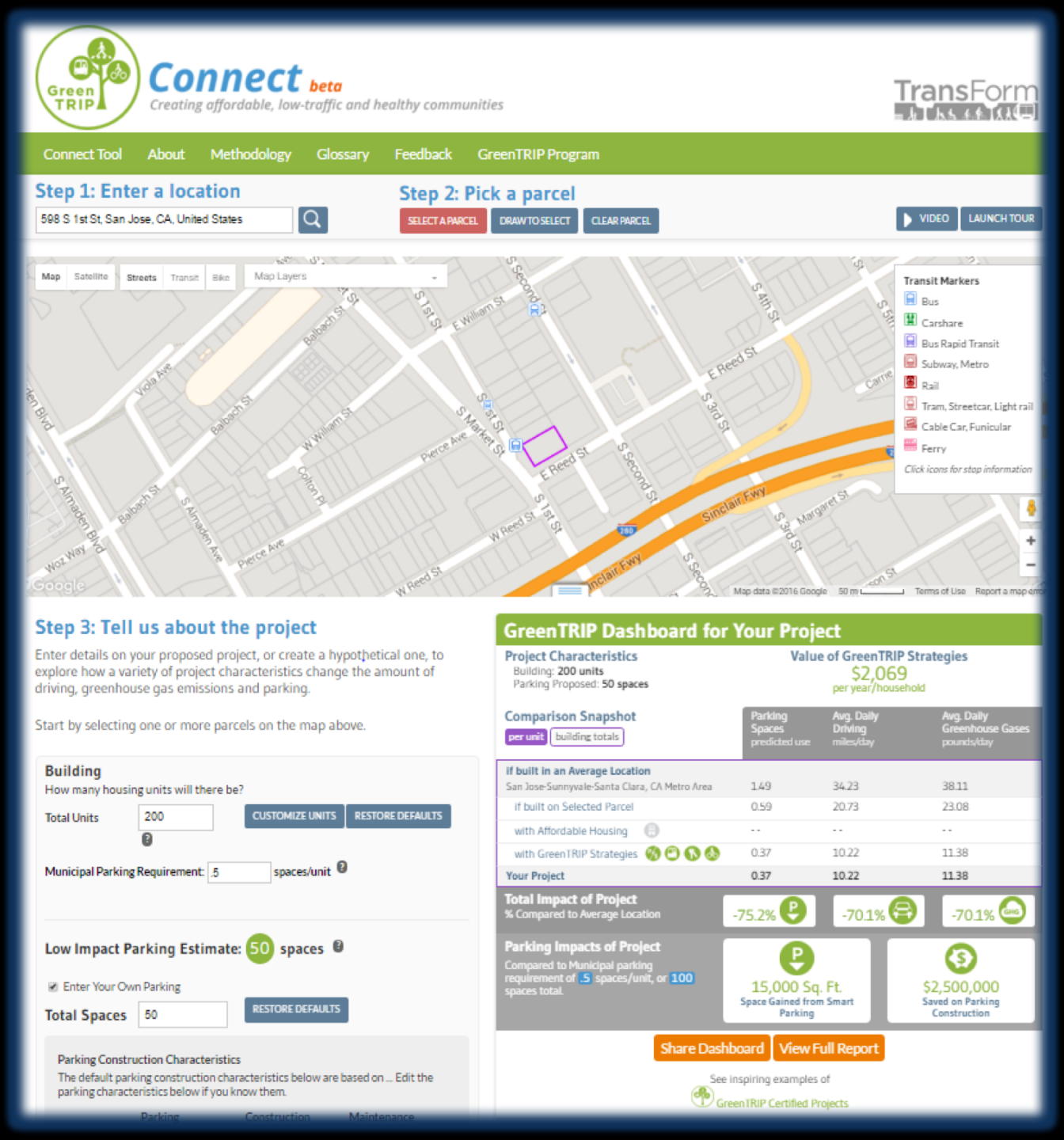
GreenTRIP Connect

Ann Cheng
GreenTRIP
Program Director

Balancing Cities and Their Parking
SPUR Oakland

Darin Ranelletti / City of Oakland Department of Planning
Valerie Knepper / Metropolitan Transportation Commission, formerly

July 26, 2016



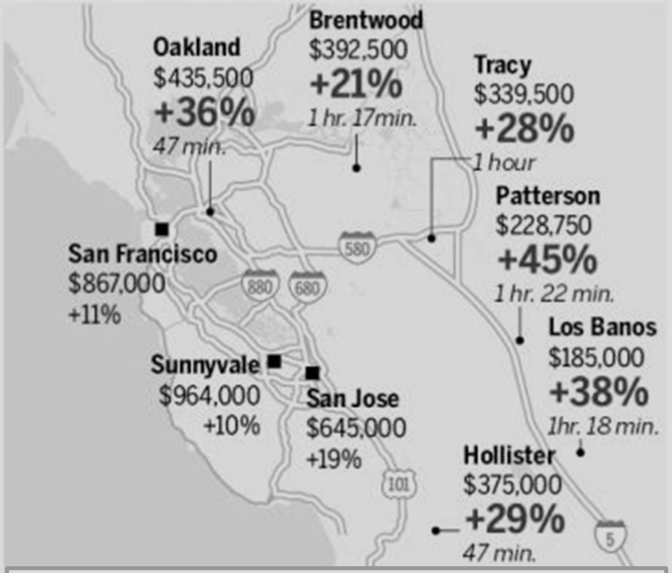
GreenTRIP Connect

v. Beta

Home prices up in outer Bay Area

+28 to +45%

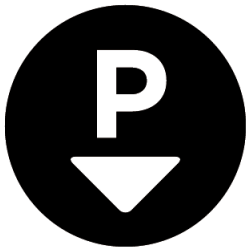
With driving times to San Jose in italics



Source: San Francisco Chronicle

STANDARD CERTIFICATION REQUIREMENTS

Place Type (and examples)	CERTIFICATION REQUIREMENTS		
	MAXIMUM PARKING SPACES PER UNIT	TRAFFIC REDUCTION STRATEGIES -Free Transit Passes -Free Carsharing Memberships -Unbundled Parking*	MAXIMUM PROJECTED DAILY MILES PER UNIT



STANDARD CERTIFICATION REQUIREMENTS

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40 YEARS

STANDARD CERTIFICATION REQUIREMENTS

	CERTIFICATION REQUIREMENTS		
Place Type (and examples)	MAXIMUM PARKING SPACES PER UNIT	TRAFFIC REDUCTION STRATEGIES -Free Transit Passes -Free Carsharing Memberships -Unbundled Parking*	MAXIMUM PROJECTED DAILY MILES PER UNIT

Transit Passes

Car Share

4,370
GreenTRIP Certified Homes, of which

Created by Giovanni Tagliente from Noun Project

1,575
are Affordable Units

19
GreenTRIP Developers committed to housing with great transportation choices

27
GreenTRIP Certified Projects approved

8 Years of GreenTRIP: Successes since 2008

Axis Development
Barry Swenson Builders
Bridge Housing
BuildInc.
Community Housing and Development Corporation/YHLA Architects
City Centric
The Core Companies
Dean Hanson/Kurt Anderson Architects
Eden Housing
Essex Property Trust/EBL&S
First Community Housing
Green Republic
Greenheart Land Company
Holliday Development
Nautilus Group, Inc.
Panoramic Interests
Resources for Community Development
Rhoades Planning Group
Thompson | Dorfman

CERTIFIED PROJECTS

← 4700 Telegraph Ave

name

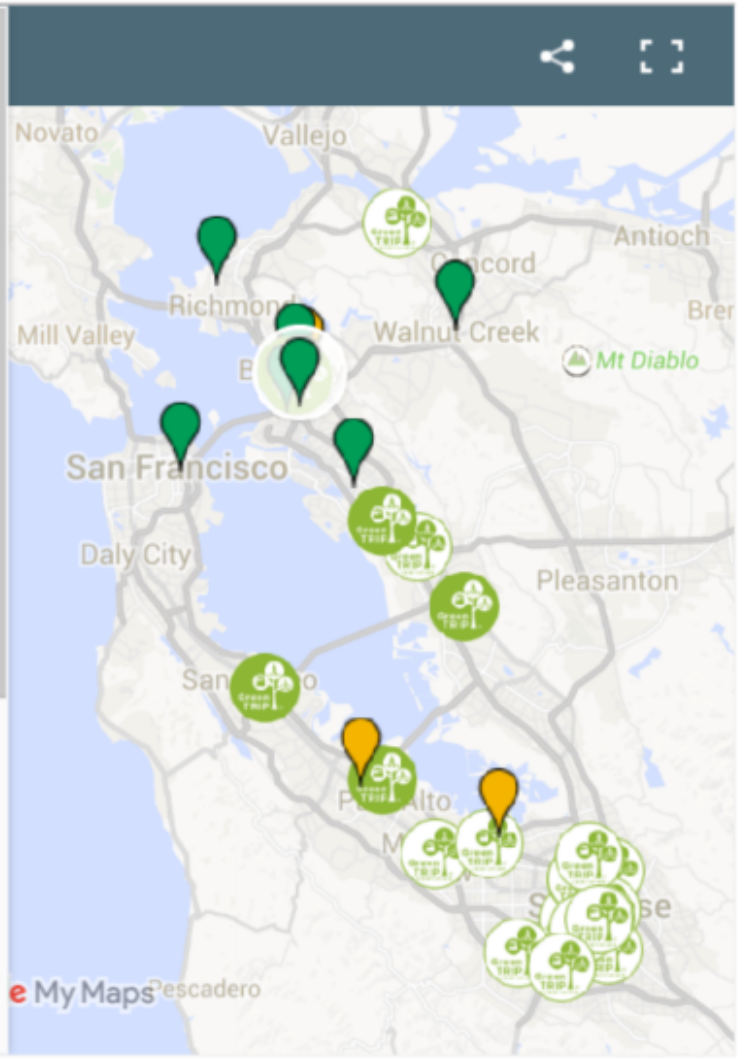
4700 Telegraph Ave

description

Certification Status: Conditional Certification Awarded May 5, 2015

Developer: Nautilus Group, Inc.

Location: 4700 Telegraph Ave. Oakand, CA



View all GreenTRIP Certified Projects in a larger map.

GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

4700 TELEGRAPH

4700 TELEGRAPH AVE, OAKLAND, CA 94609
DEVELOPER: NAUTILUS GROUP, INC.
WWW.NAUTILUSGRP.COM

CONDITIONAL PLATINUM CERTIFICATION AS OF MAY 5, 2015

4700 Telegraph has qualified for **Conditional Platinum Certification.** Full Certification is contingent on inclusion of key project characteristics in final city entitlements.

Photo Credit: Ken Gutmaker

PROJECTED DAILY DRIVING BY RESIDENTS

(Vehicle Miles Traveled per Household per Day)

GreenTRIP Platinum Standards	
Less than 25 miles/day	☑ 15 Miles/Day
	Per Household, based on URBEMIS Projection URBEMIS 2007 v9.2.4

APPROPRIATE AMOUNT OF PARKING

GreenTRIP Platinum Standards	
Maximum 0.5 Spaces/Unit	☑ 0.5 Spaces/Unit
Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.	24 Parking Spaces 48 Units

TRAFFIC REDUCTION STRATEGIES

GreenTRIP Platinum Standards	
All 3 Standard Traffic Reduction Strategies	☑ Unbundled Parking ☑ Discount Transit Passes ☑ Developer-provided Carshare vehicle
The project must have all three traffic reduction strategies plus additional strategies with a value of $3,001 - $5,000 per unit over 40 years, beyond the cost of standard strategies: • Unbundled Parking • Discount Transit Passes • Free Carshare Membership	• $6,400 value per unit over 40 years in additional strategies • $100 of driving credit each for 2 residents per unit for on-site carshare • 1 Bay Area Bike Share membership per unit

Place Type	Urban Neighborhood
GreenTRIP standards are customized for different types of neighborhoods, or "Place Types, " as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.	4700 Telegraph meets GreenTRIP Platinum Certification standards for the Urban Neighborhood Place Type. Above is an evaluation of how 4700 Telegraph satisfies each category.

COMPARED TO THE TYPICAL BAY AREA HOUSEHOLD 4700 TELEGRAPH IS PROJECTED* TO RESULT IN:

70% Less Driving
Per Household
Bay Area Average is 50 Miles Driven per Day, per Household

62% Less GHGs
Per Household
Each household of 4700 Telegraph is expected to emit 14 pounds of GHGs per day.

*URBEMIS Model 2007 v9.2.4

GreenTRIP evaluates how well a proposed residential project design achieves Traffic Reduction and Innovative Parking strategies. GreenTRIP conducts an evaluation based on information provided by the developer, Nautilus Group, Inc. , and gathered from publicly available sources.

4700 Telegraph

Trip Reduction Credits

The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

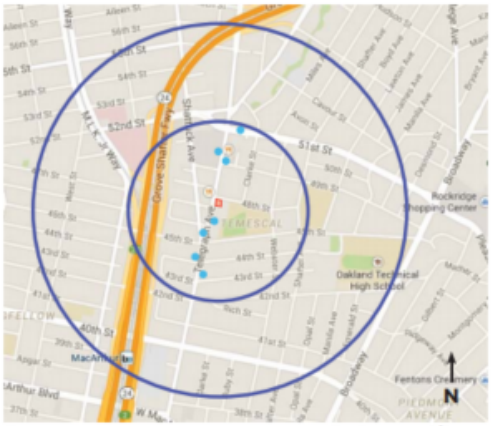
Density	
120 Units/Acre Source: Nautilus Group, Inc.	20% Reduction
Mix of Uses	
Within a Half-Mile 5,248 Jobs 4,569 Homes	7% Reduction
Local Retail Present Source: 2010 Census	2% Reduction
Transit Service	
617 Buses within 1/4 Mile 450 Daily Stops at MacArthur BART Station Source: 511.org	13% Reduction
Pedestrian/Bicycle Friendliness	
490 Intersections per Sq. Mile 100% Streets w/ Sidewalks 97% Arterial Streets w/ Bike Lanes or where suitable, direct parallel routes Source: Google Maps	7% Reduction
Affordable Housing	
0% of units are Deed Restricted Below Market Rate Housing Source: Nautilus Group, Inc.	0% Reduction

Residents living and working within a 1/2 mile or 10 minute walk to transit are 10 times more likely to take transit. [1]

Residents living within a 1/2 mile of transit drive 50% less than those living further away. [2]

[1] ABAG New Places, New Choices, 2007
[2] Cervero, Arrington, TCRP Report 128, 2008

Project Context Map



Red shading represents the project footprint. ● = Bus Stop within 1/4 mile
Concentric circles represent the area within 1/4 and 1/2-mile from the project.
Source: Google Maps

Rendering for 4700 Telegraph, Oakland

Key Project Details:

- 0.4 acres, 48 units, 5 stories
- 2 AC Transit EasyPasses per unit for 40 years
- Developer-purchased Carshare Vehicle On-site
- $100 Annual Driving Credit each for up to 2 residents per unit for 40 years
- 100% Unbundled Parking Spaces
- 48 Secured Bike Parking Spaces
- 10 Short-term Bike Parking Spaces
- 1 Bay Area Bike Share Membership Per Unit over 40 years

QUESTIONS?

Contact: Jean Long, GreenTRIP Planner
Jean@TransFormCA.org
(510) 740-3150 x340 www.GreenTRIP.org

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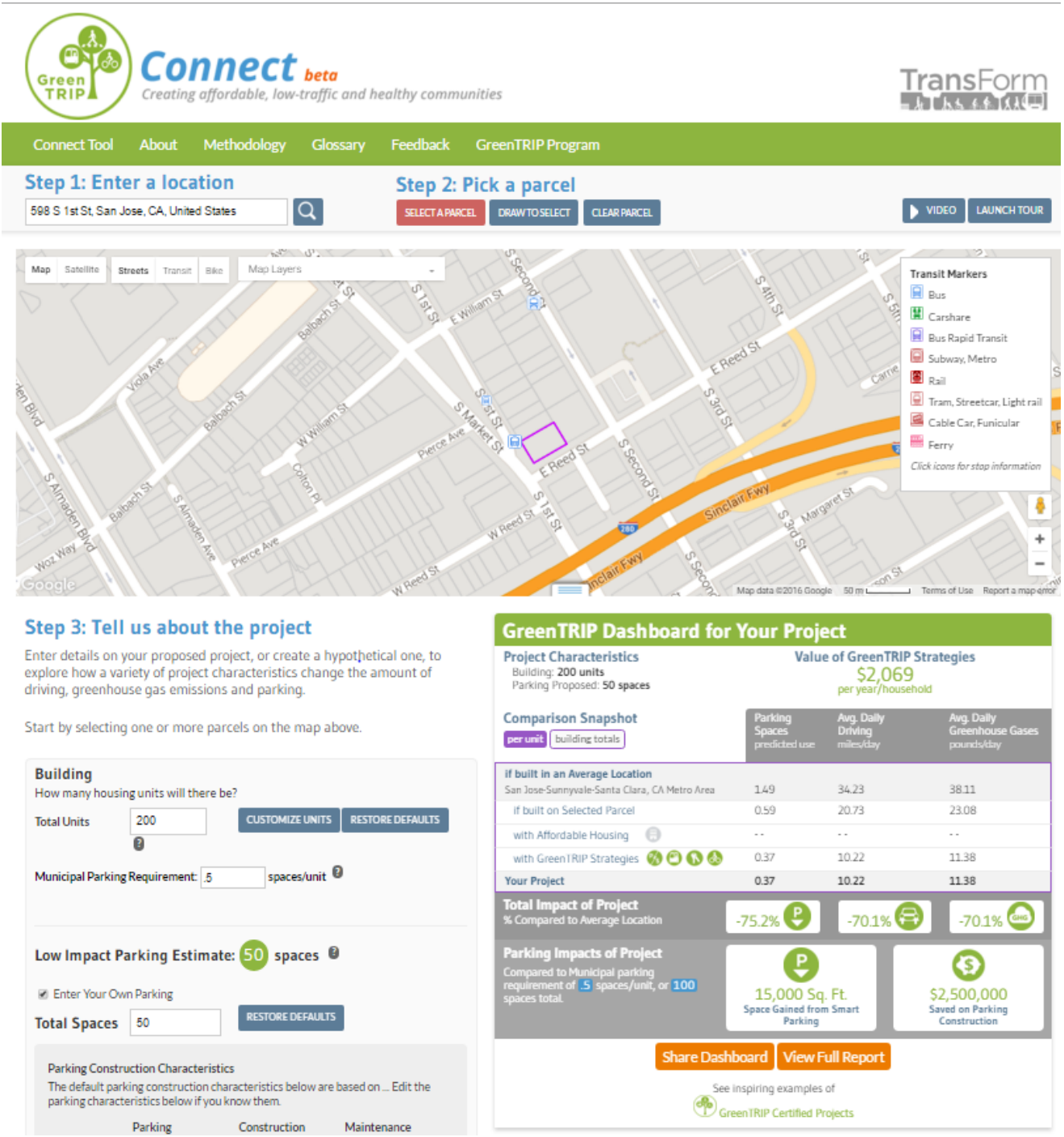
GreenTRIP Connect

v. Beta



JAPANTOWN SENIOR APARTMENTS

685 NORTH SIXTH ST., SAN JOSE, CA
DEVELOPER: FIRST COMMUNITY HOUSING
WWW.FIRSTHOUSING.COM

FULL CERTIFICATION
AS OF APRIL 4, 2013

Japantown Senior Apartments has achieved GreenTRIP **Certification.**

This project was approved in 2013.

PROJECTED DAILY DRIVING BY RESIDENTS

(Vehicle Miles Traveled per Household per Day)

GreenTRIP standards	
Less than 35 miles/day	☑ 22 Miles/Day
	Per Household, based on URBEMIS Projection URBEMIS 2007 v9.2.4

APPROPRIATE AMOUNT OF PARKING

GreenTRIP standards	
Maximum 1.5 Spaces/Unit	☑ 0.55 Spaces/Unit
Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.	41 Residential Parking Spaces 75 Homes

TRAFFIC REDUCTION STRATEGIES

GreenTRIP standards	
At least 1 of 3 Traffic Reduction Strategies	☑ Free VTA EcoPasses
The project must have at least one of these three traffic reduction strategies: • Unbundle Parking • Discount Transit Passes • Free Carshare Membership	• Providing Free VTA Eco-Passes for all residents to access Lightrail and Bus for the life of the project

Compared to the typical Bay Area Household Japantown Senior Apartments is Projected* to result in:

56% Less Driving

Per Household
Bay Area Average is 50 Miles Driven per Day, per Household

45% Less GHGs

Per Household
Each household of Japantown Senior Apts. is expected to emit 21 pounds of GHGs per day.

*URBEMIS Model 2007 v9.2.4


Yes
Yes
Yes
Yes
Yes
Yes
Yes


AFTER SCHOOL
ALL STARS

GreenTRIP Connect's Purpose:

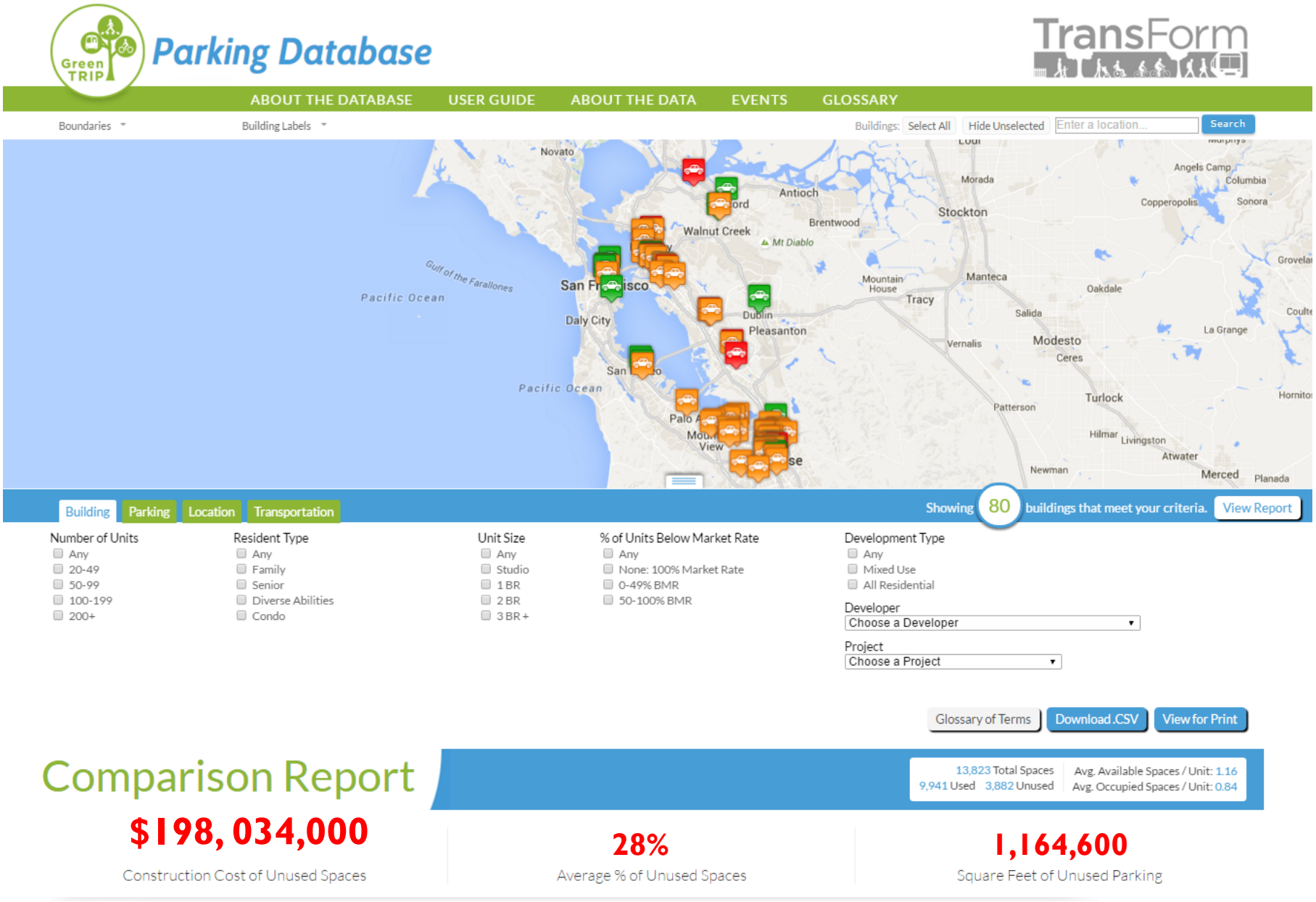
Connect instantly calculates reductions in driving and greenhouse gas emissions from residential developments built in smart locations with affordable homes and traffic reduction strategies.

WHY CREATING AND PRESERVING AFFORDABLE HOMES NEAR TRANSIT IS A HIGHLY EFFECTIVE CLIMATE PROTECTION STRATEGY

TransForm
Our communities. Our transportation. Our future.

California Housing Partnership Corporation
California's Experts on Affordable Housing Finance, Advocacy & Policy

Database.greentrip.org



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E3 CA INC

EAH
A NONPROFIT HOUSING CORPORATION

EDEN HOUSING

FIRST COMMUNITY HOUSING
BUILDING COMMUNITY FIRST

nautilus group

svb Silicon Valley Bank

Supporter

as of 12/4/15

Slides that follow are in lieu of Online Connect tool.

Connect beta

Creating affordable, low-traffic and healthy communities

TransForm

Connect Tool | About | Methodology | Glossary | FAQ | Feedback | GreenTRIP Program

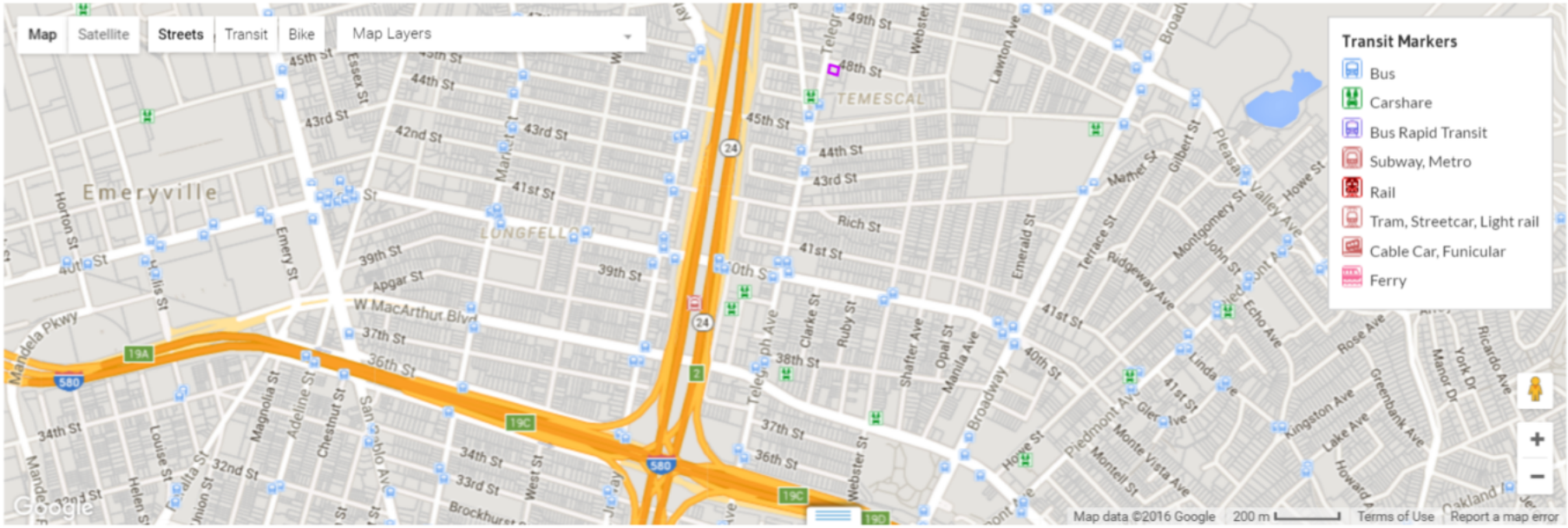
Step 1: Enter a location

Enter address, city, zip, transit station, etc...

Step 2: Pick a parcel

SELECT A PARCEL | DRAW TO SELECT | CLEAR PARCEL

VIDEO | LAUNCH TOUR



Step 3: Tell us about the project

Enter details on your proposed project, or create a hypothetical one, to

GreenTRIP Dashboard for Your Project

Project Characteristics

Value of GreenTRIP Strategies

Connect beta

Creating affordable, low-traffic and healthy communities

Connect Tool | About | Methodology | Glossary | FAQ | Feedback | GreenTRIP Program

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Enter address, city, zip, transit station, etc...

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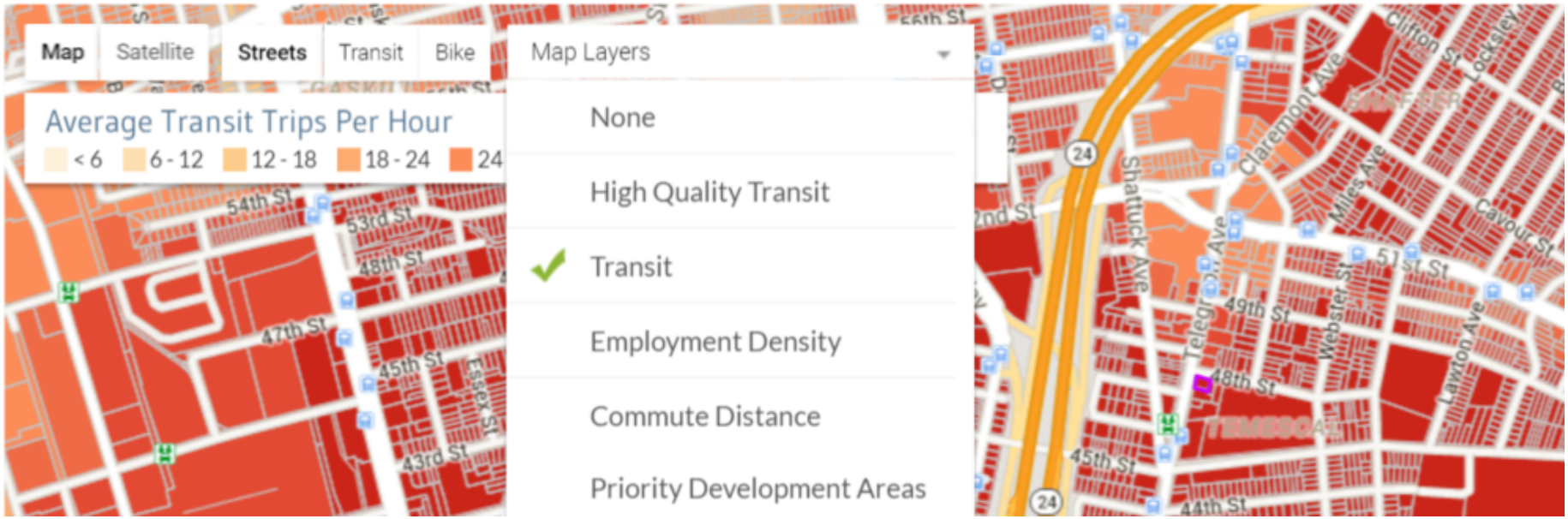
SELECT A PARCEL | DRAW TO SELECT | CLEAR PARCEL



Step 3: Tell us about the project

Enter details on your proposed project, or create a hypothetical one, to explore how a variety of project characteristics change the amount of driving, greenhouse gas emissions and parking.

Start by selecting one or more parcels on the map above.

Building

How many housing units will there be?

Total Units ? 48 CUSTOMIZE UNITS

Low Impact Parking Estimate: 44 s

Enter Your Own Parking

The default characteristics below are based on a typical building with 48 units in the geography you selected. Edit the unit characteristics below if you know them.

	Number of Units	Estimated Avg. Sq. Ft.	Expected Rent ($/mo)
Studio	1	470	2356
1 BR	26	660	2356
2 BR	18	850	2356
3+ BR	3	1100	2944
Total	48 units	755	2393

Low Impact Parking Estimate: 44 spaces

☑ Enter Your Own Parking

Total Spaces 44

Parking Construction Characteristics

The default parking construction characteristics below are based on ... Edit the parking characteristics below if you know them.

	Parking Spaces	Construction Cost per Space ($)	Maintenance Cost per Space ($/Month)
Surface	0	20000	120
Garage / Structure	44	50000	175
Underground Garage	0	80000	200
Lifts	0	55000	250
Tandem	0	0	120
Bike	0	20	0.25

Affordable Housing

- [ ] Will there be affordable units?

GreenTRIP Strategies

- [ ] Will there be a charge for parking?

Will (are) the following transportation benefits be offered to future (current) project residents?

- [ ] Resident Transit Passes

- [ ] Car Sharing Memberships

- [ ] Bike Sharing Memberships

GreenTRIP Dashboard for Your Project

Project Characteristics

Building: **48 units** *(default)*
Parking Proposed: **44 spaces** *(default)*

Value of GreenTRIP Strategies

$0
per year/household

Comparison Snapshot

per unit | building totals

	Parking Spaces predicted use	Avg. Daily Driving miles/day	Avg. Daily Greenhouse Gases pounds/day
if built in an Average Location			
Alameda County	1.19	38.71	44.55
if built on Selected Parcel	0.92	27.44	31.57
with Affordable Housing	- -	- -	- -
with GreenTRIP Strategies	- -	- -	- -
Your Project	**0.92**	**27.44**	**31.57**

Total Impact of Project

% Compared to Average Location

-22.8% | -29.1% | -29.1%

Parking Impacts of Project

Compared to Municipal parking requirement of 2.2 spaces/unit, or 106 spaces total.

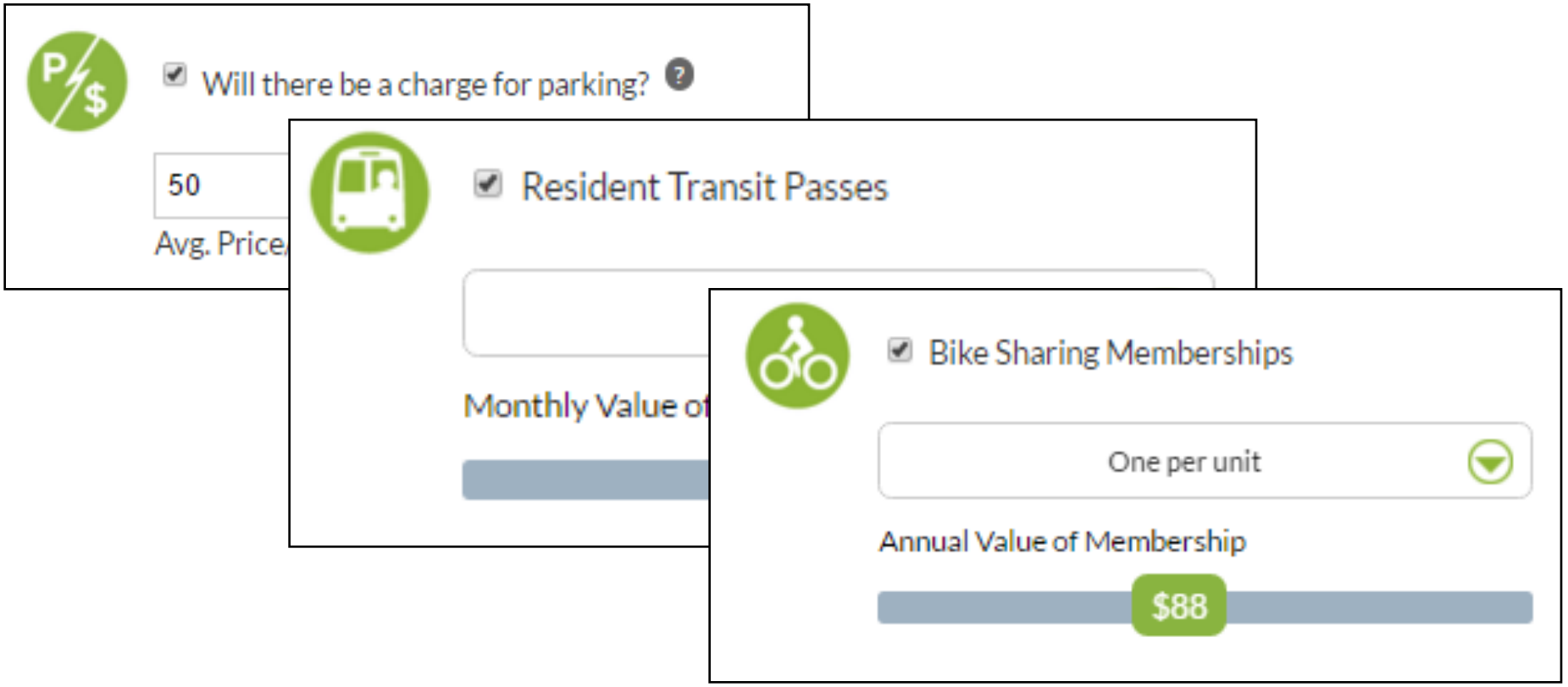
18,480 Sq. Ft.
Space Gained from Smart Parking

$3,080,000
Saved on Parking Construction

Share Dashboard | View Full Report

See inspiring examples of
GreenTRIP Certified Projects

GreenTRIP Strategies



GreenTRIP Dashboard for Your Project

Project Characteristics

Building: **48 units** *(default)*
Parking Proposed: **44 spaces** *(default)*

Value of GreenTRIP Strategies

$3,688
per year/household

Comparison Snapshot

per unit | building totals

	Parking Spaces predicted use	Avg. Daily Driving miles/day	Avg. Daily Greenhouse Gases pounds/day
if built in an Average Location			
Alameda County	1.19	38.71	44.55
if built on Selected Parcel	0.92	27.44	31.57
with Affordable Housing	- -	- -	- -
with GreenTRIP Strategies	0.71	21.28	24.49
Your Project	**0.71**	**21.28**	**24.49**

Total Impact of Project

% Compared to Average Location

-40.4% | -45% | -45% GHG

Parking Impacts of Project

Compared to Municipal parking requirement of 2.2 spaces/unit, or 106 spaces total.

18,480 Sq. Ft.
Space Gained from Smart Parking

$3,080,000
Saved on Parking Construction

Share Dashboard | View Full Report

See inspiring examples of
GreenTRIP Certified Projects

Will (are) the following transportation benefits be offered to future (current) project residents?

Reside

Add affordable units to your project...

Continue to Full Report | Close

Monthly Value of Pass

$147

Learn more here about Transit Pass Programs in the San Francisco Bay Area.

See examples of actual housing developments providing free or discounted Transit Passes residents in the GreenTRIP Parking Database

Car Sharing Memberships

Two per unit

Annual Value of Membership

Building: **105 units**
Parking Proposed: **79 spa**

Comparison Snapshot

per unit | building totals

if built in an Average Locat
San Jose-Sunnyvale-Santa Cla
if built on Selected Parcel
with Affordable Housing
with GreenTRIP Strategies
Your Project

Total Impact of Project
% Compared to Average Loc

Parking Impacts of Pr
Compared to Municipal park
requirement of 2.2 spaces
spaces total.

Affordable Housing

Will there be affordable units?

Affordable Units | 105 | Low-Income (BMR 51-80%)

ADD ANOTHER INCOME GROUP

Low-Income (BMR 51-80%)

- Extremely Low-Income (BMR Below 30% AMI)
- Very Low-Income (BMR 31-50% AMI)
- Low-Income (BMR 51-80%)
- Moderate Income (BMR 80-120% AMI)

GreenTRIP Dashboard for Your Project

Project Characteristics

Building: **48 units** *(default)*
Parking Proposed: **44 spaces** *(default)*

Value of GreenTRIP Strategies

$3,688
per year/household

Comparison Snapshot

per unit | building totals

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Saved on Parking Construction

Share Dashboard | View Full Report

See inspiring examples of

Below is a custom GreenTRIP Connect project impact report that you can Share, Save, Print and Edit.
Add project information to customize the Connect Impact Report.

Project Name / Address

Prepared by

Project Status

Additional Project Info

This information will appear below the GreenTRIP Dashboard in your Project Report.

Share/Save Custom Connect Report

Edit Location & Inputs

Print

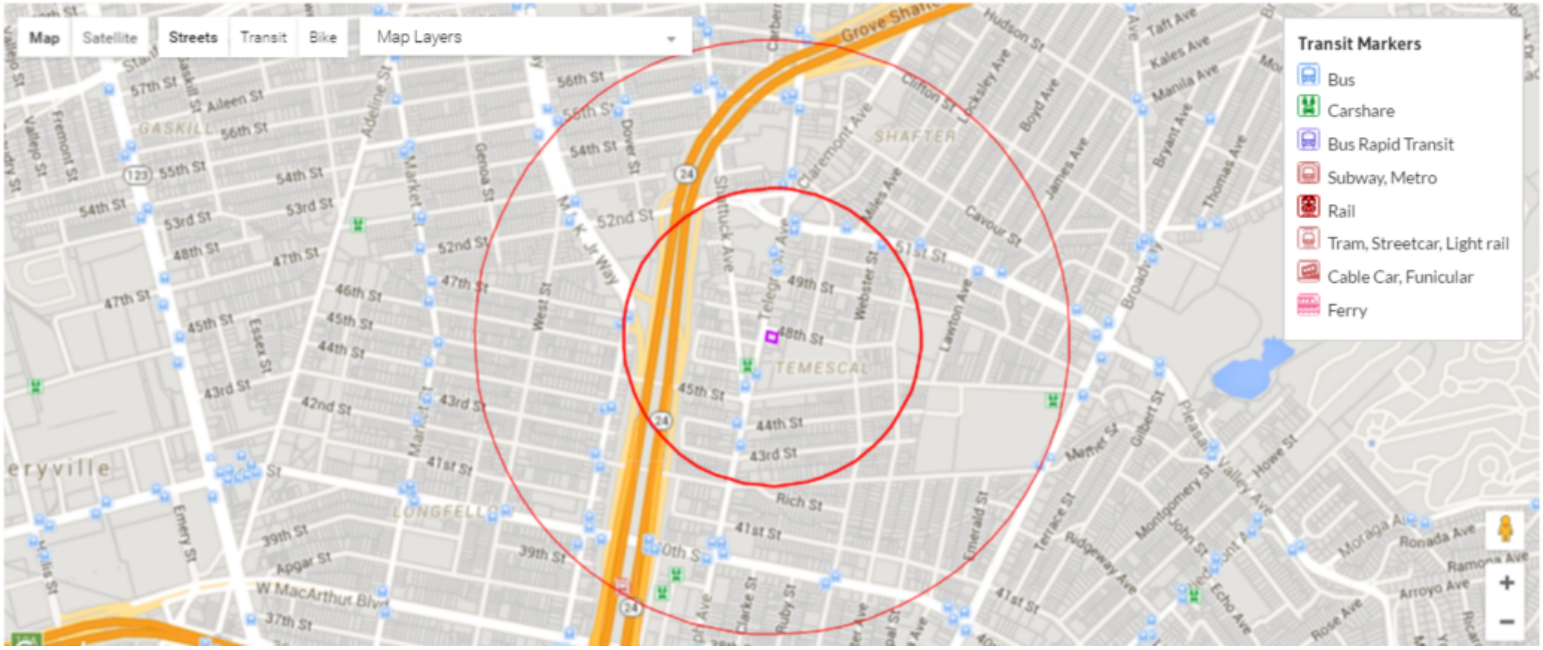
Green TRIP Connect beta
Creating affordable, low-traffic and healthy communities

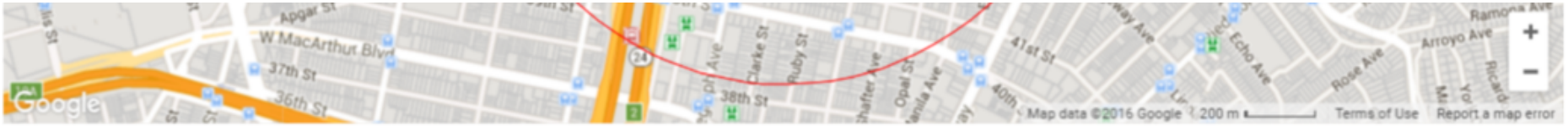
Custom Project Report

TransForm

Untitled Project

Prepared by:
Parcel Pin #: 13-1150-19-2
Project Status: Not Specified





This project has the following predicted parking use (SF Bay Area only), average daily driving and GHG's based on the project's location, unit count, unit mix, rent, parking supply, and traffic reduction strategies.

GreenTRIP Dashboard for Your Project

Project Characteristics

Building: **48 units**
Parking Proposed: **44 spaces**

Value of GreenTRIP Strategies

$3,688
per year/household

Comparison Snapshot

per unit | building totals

	Parking Spaces predicted use	Avg. Daily Driving miles/day	Avg. Daily Greenhouse Gases pounds/day
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% Compared to Average Location

-40.4% (P) | -45% | -45% (GHG)

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Space Gained from Smart Parking

$3,080,000
Saved on Parking Construction

Additional Project Info:

NOTE: This report was produced using GreenTRIP Connect, an online resource. This report does not imply that this project has received a GreenTRIP Certification. To learn more or provide feedback on GreenTRIP Connect go to: Connect.GreenTRIP.org

GreenTRIP Connect Custom Project Report (page 2)

Building

Units		Avg. Sq. Ft.	Avg. Rent ($/mo)
1	Studio	470	$2,356
26	1 BR	660	$2,356
18	2 BR	850	$2,356
3	3+ BR	1,100	$2,944
48	**Total**	**755**	**$2,393**

Total Acres: 0.16
Dwelling Units per Acre: 305.73
Bedrooms per Acre: 458.60

Parking

Resident Parking

Stalls	Price per Month
44	$50

Used Spaces per Dwelling Unit:
Used Spaces per Bedroom: 0.47

Parking Construction Costs

Stalls	Construction Cost per Stall	Maintenance Cost per Stall
Surface	44 Garage/Structure	$50,000
$175	Underground Garage	Lifts
Tandem	Bike	

Project Location

Transit within a 1/4 mile:
AC Transit
1, 12, 800, 18, 1r

Transit within a 1/2 mile:
AC Transit
31, 1, 12, 658, 682, 651, 653, 660, 657, 696, 851, 800, 51a, cb, c, 57, 18, 662, 1r
Bay Area Rapid Transit
fremont - richmond, pittsburg/bay point - sfia/millbrae, richmond - daly city/millbrae

Carshare within a 1/4 mile:
City CarShare
telegraph & 46th

Carshare within a 1/2 mile:
City CarShare
45th & broadway (kaiser), macarthur bart
Zipcar
macarthur bart

GreenTRIP Strategies

	Household Value
Resident Transit Passes	
Two per unit	$150
Car Sharing Memberships	
none	
Bike Sharing Memberships	
One per unit	$88
Unbundled Parking	
$50 per Month for residents of public	

Average cost of owning and operating a vehicle $8,698/yr according to AAA

Affordable Housing

none

Transition to Connect online for tour, then exploration and back to slides.

http://Connect.GreenTRIP.org

Connect Phase 2

2017 and beyond

What could we add that would enhance or strengthen Connect?

- Transit Sliders
- Trip Generation – Smart Growth – Multi-Modal
- Plan Area modeling
- Health and economic metrics
- Your ideas here – show demand and support funding for next phase

How will you use Connect?

- Development project approval
- Advocacy
- Policy change
- Other ideas?

How can you help us get the word out?

Connect.GreenTRIP.org

Darin Ranelletti
Deputy Director, Planning

SPUR Lunchtime Forum
July 26, 2016

On-Street Parking

Off-Street Parking

Why Update Parking Requirements

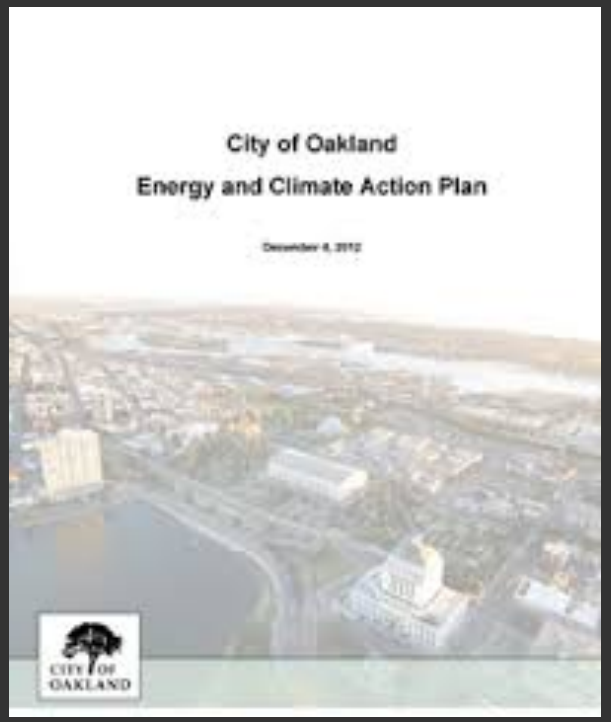
Since 1965…

- Policies have changed
- Transit has changed
- Oakland has changed

Why Update Parking Requirements

Policy Framework

- Oakland Land Use and Transportation Element
- Climate Action Plan
- Housing Equity Roadmap
- Mayor's Housing Cabinet
- "Transit First" Policy
- TOD Plans



Goals of the Parking Update

- Achieve “just right” parking for developments
- Increase housing supply and affordability
- Maintain consistency with sustainability goals
- Encourage efficient use of land
- Support the vitality of commercial districts
- Contribute to neighborhood walkability

Goals of the Parking Update

- How much is “not enough”?
- How much is “too much”?

Proposed Update

DOWNTOWN

- No minimum parking required
- Parking maximum: 1.25 spaces per unit
- Unbundled parking required
- Transit passes/information for residents required
- Car share space required

Proposed Update

FORM-BASED COMMERCIAL PARKING REQUIREMENTS

Upper stories: one parking space per 1,000 sf of floor area

Ground Floor: One parking space per 600 sf of floor area

Proposed Update

REDUCTION IN PARKING REQUIREMENTS

Strategy	Reduction
Public/Private car sharing onsite/offsite	20/10 percent
Transit passes	10 percent
Within ½ mile of "major transit stop"	30 percent
> No more than a 50 percent decrease	

Proposed Update

REDUCTIONS FOR AFFORDABLE HOUSING

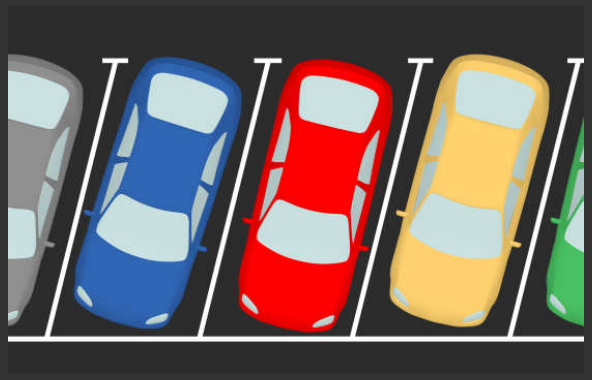
- 0.5 parking space/unit if within one-half mile of a “major transit stop”
- .75 parking space/unit otherwise
- Can incorporate further reductions

Proposed Update

UNBUNDLING REQUIRED

(10+ UNITS)

+



= **RENT**

Proposed Update

ADDITIONAL PARKING NOT REQUIRED FOR EXPANSIONS TO HISTORIC BUILDINGS

Proposed Update

ADDITIONAL PARKING NOT REQUIRED FOR CHANGE OF USE WITHIN EXISTING BUILDINGS

Proposed Update

OFF SITE PARKING ALLOWED

Required

Parking

Proposed Update

NO PARKING REQUIRED ON NARROW LOTS IN COMMERCIAL ZONES

Key Issues & Challenges

- **On-street parking permits**
- **Parking maximums**
- **Reduced parking in exchange for benefits**
- **Ongoing compliance**

Lessons Learned & Tips

- **Collect data**
- **Policy context**
- **Research other cities**
- **Public engagement**
- **Pilot**
- **Take your time**

Adoption Status

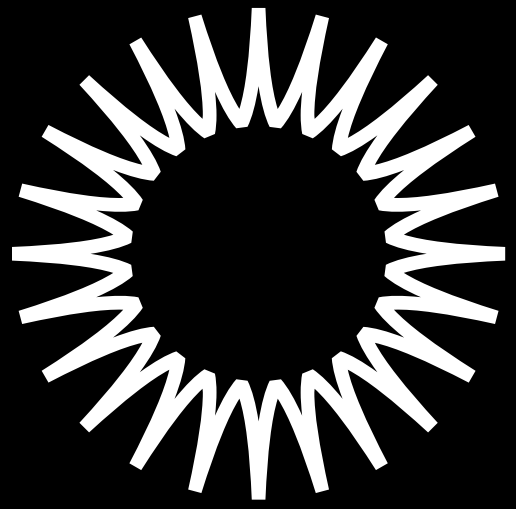
June 2016: Planning Commission

Sept – Oct 2016: City Council

More Information

www.oaklandnet.com/planning

Project Manager: Neil Gray, ngray@oaklandnet.com, (510) 238-3878



SPUR

Ideas + Action for a Better City

learn more at SPUR.org

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