

PARKING REQUIREMENTS AND HOUSING CITY-WIDE PARKING REQUIREMENT UPDATE

Community Housing Committee
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Healdsburg, CA



For Our Discussion Today

- Why a Study of City Parking Requirements and Regulations with a Focus on Housing?
- What are Minimum Parking Requirements?
 - Goals
 - Benefits
 - Impacts
- Project Methodology



Why a Parking Requirement Study Now?

- *Right-size* the City's parking requirements; not too much, not too little.
- City's updated goals including housing, the CHAP, planning, transportation
- Observed differences in different parts of the City
 - Downtown
 - Central Healdsburg Area Plan Area (CHAP)
 - Other parts of the City
- Update based on actual data

What are Minimum Parking Requirements?

- A parking requirement is the ratio of spaces to land use (1 apartment, 1,000 sf of retail, 1,000 sf of office)
- A mandated number of parking spaces that a land use must provide for a given land use.
- No parking \neq No building
- Less parking \neq less housing
- Minimum parking requirements are not a “cap” on parking, but rather a “floor.” Builders can always provide more parking if they determine necessary.

General Methodology

- Conduct parking demand counts during typical peak hours for sample uses.
- Use data bases of parking demand observed for similar uses.
- Take into account implications of policy considerations, from transportation and walkability to secondary dwelling units.
- Take into account effects of shared parking in Downtown and potentially CHAP.
- Consider transit impacts and related impacts on CHAP.
- Adjust for Healdsburg policy and planning goals as necessary.

Healdsburg Multifamily Parking Requirement

For both affordable and market-rate housing:

1.50 spaces for residents per dwelling unit

0.33 guest spaces per dwelling unit

=1.83 parking spaces required/unit

The Planning Commission may waive the requirement for covered parking for senior or affordable housing developments and mixed use residential and commercial or industrial projects if this will facilitate reduced costs or improve the design of the project

Requirements Can Result in Significant Costs

- 1.83 spaces X 300 sf space = ~550 sf parking/unit = ~30% of land area for a 1,400 sf residential unit
- 550 sf X \$40/sf = ~\$22,000 land costs/space
- 1.0 garage parking space = ~\$22,000 in building costs
- At 300 sf /space, many cities require more parking sf than the building being served

Parking Ratios Observed in Healdsburg

Housing Type	Average Cars/Unit Observed
Affordable Multifamily	1.82
Affordable Senior	0.70

Off-street + on-street parking demand observed at seven sites
2:00 am – 4:00 am weeknight.

Parking Requirements' Impact on Housing

Research by UCLA's Institute of Transportation Studies: found that "when parking requirements are reduced or removed, developers provide more housing and less parking, and also that developers provide different types of housing: housing in older buildings, in previously disinvested areas, and housing marketed toward non-drivers. This latter category of housing tends to sell for less than housing with parking spaces."

"Affordable Housing for Cars is One of the Major Obstacles to Affordable Housing for People."

Next steps

- Summer parking demand counts for additional uses in July:
 - Commercial
 - Market-rate housing
 - Other
- Finalize modeling of future parking demand including CHAP and changes to Downtown.
- Review of data and policies, possible ordinances.
- Report findings and preliminary recommendations to City Council.

Discussion and Conclusion

- Study is underway.
- Current effort is to right size parking requirements for parking and other uses.
- Housing availability impacts the overall parking supply when people must commute by car due to lack of housing
- Parking requirements often impact the availability and affordability of housing
- The impact of parking requirements should be considered in a City's housing policy
- Alternatives to providing more parking including walkable streets, bike parking, and car sharing availability can reduce parking demand