



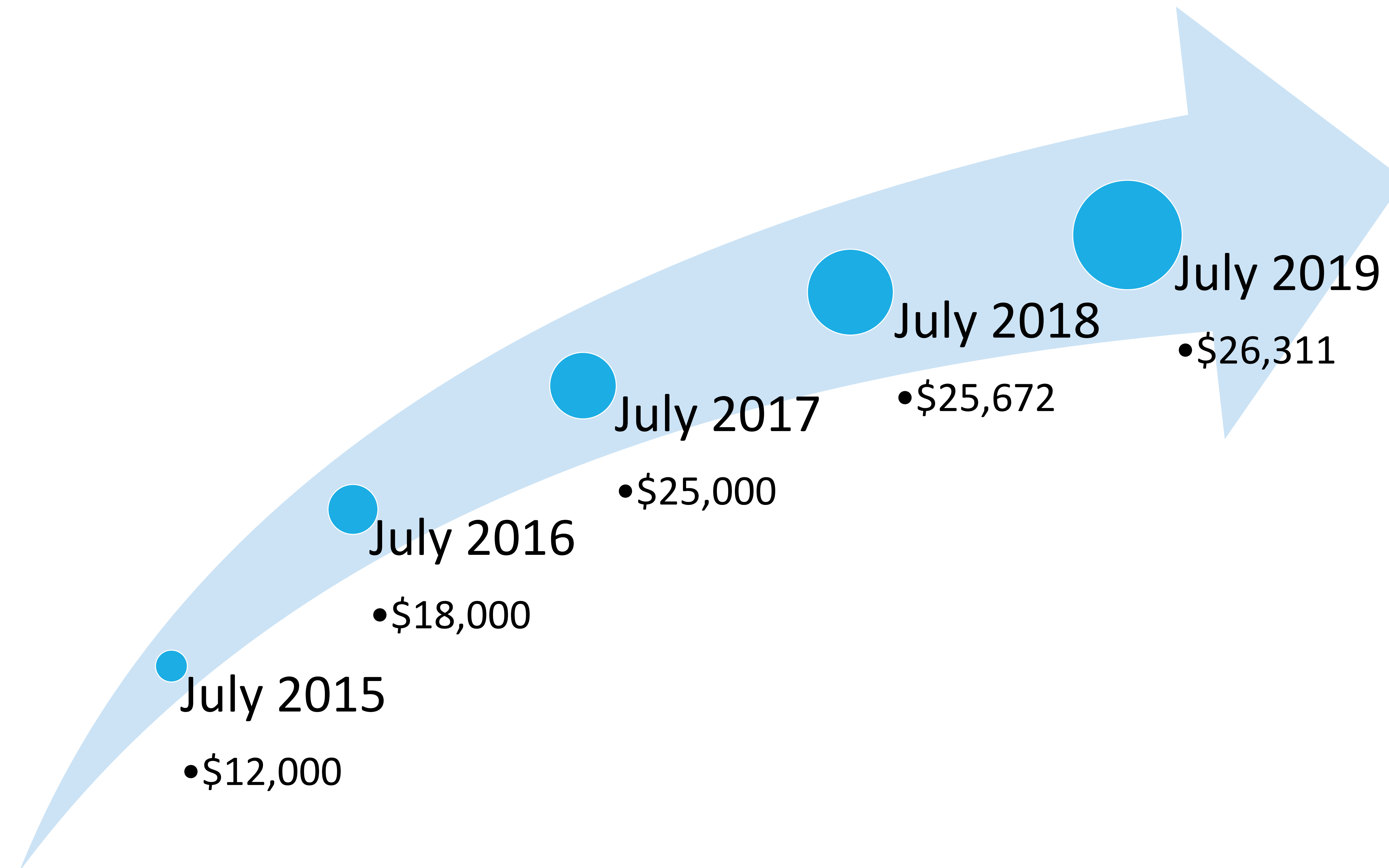
Parking In-Lieu Fee Increase - Approval

March 2, 2020

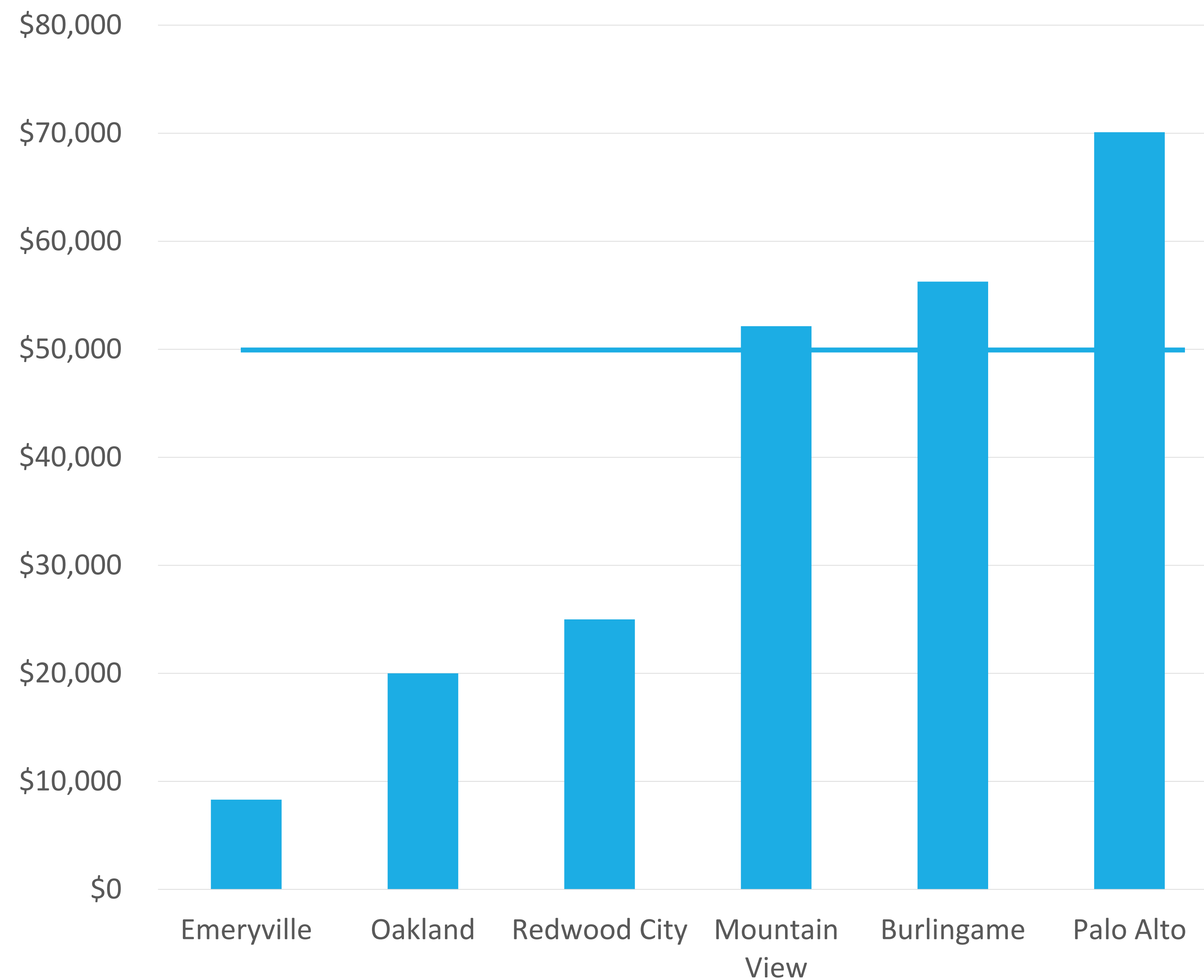
Sue-Ellen Atkinson



Parking In-Lieu Fee History

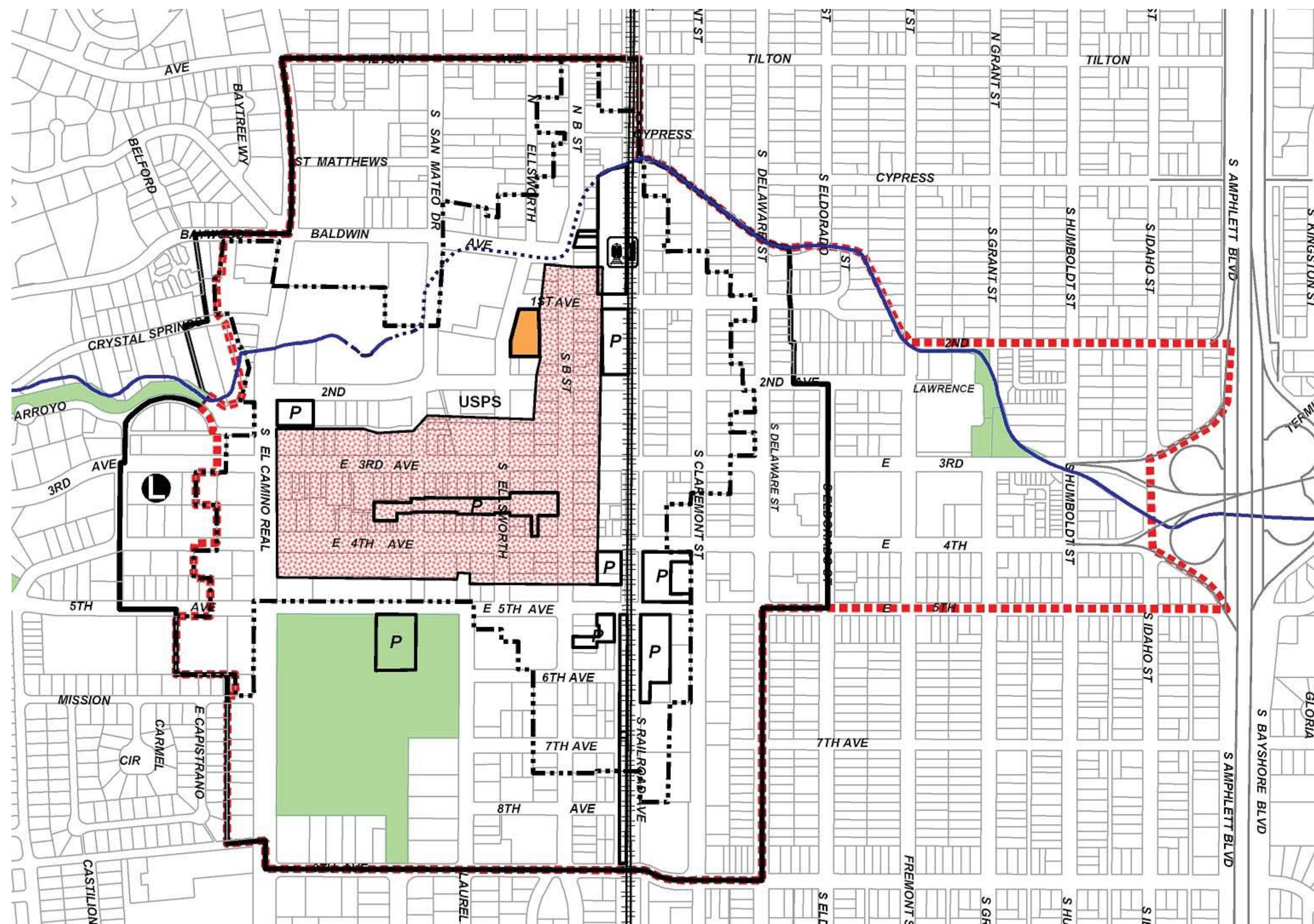


Parking In-Lieu Fee Determination



- Costs are based on above-grade parking structures
- Costs are higher for below-grade construction
- Staff estimated \$42,000 - \$57,000 for average cost for at-grade and below-grade parking structure
- City Council direction is \$50,000 per space

Central Parking Improvement District



- Central Parking Improvement District
 - Bonds issued in 1950's to build public parking structures
- Primary Benefit Zone
 - Created in late 1980s to fund construction of downtown parking
 - PBZ established as assessment district to repay bonds
 - Credit of 10 parking spaces for change of use projects

Parking Requirements in CPID

- City Council identified concerns that current parking requirements exceed actual demand
- Staff directed to evaluate parking ratios and determine if ratios are accurate
- Comprehensive study will take several months

Recommended Path Forward

Maintain Current Parking Credit

- Maintain existing 10-space credit for change of use
- Include credit evaluation in comprehensive parking study

Ordinance: Interim Project-Specific Parking Demand Study

- New ordinance would allow for project-specific parking demand studies
- Payment of in lieu fee would be based on project-specific study
- Addresses time period between fee increase and comprehensive parking requirement update

Ordinance: Parking In-Lieu Fee Objective Standards

- Provides guidance for evaluation of parking in-lieu fee requests for development projects
- Differentiates between Limited Parking Zone and full CPID

Timeline for Implementation

Parking In-Lieu Fee Increase

March 2
Approve Resolution

May 1
Fee Effective

Ordinance – Parking Demand Study and Objective Standards

March 16
Ordinance First Read

April 6
Ordinance Second Read

May 7
Ordinance Effective

Resolution – Fee Increase

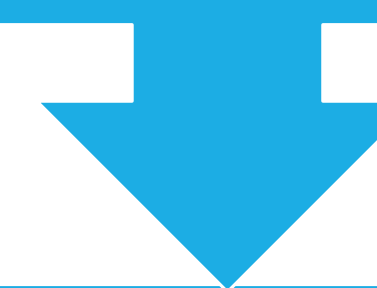
Increase CPID Parking In-Lieu Fee to \$50,000 per space



Annual increase by Engineering News Record San Francisco CCI



Effective 60 days from adoption



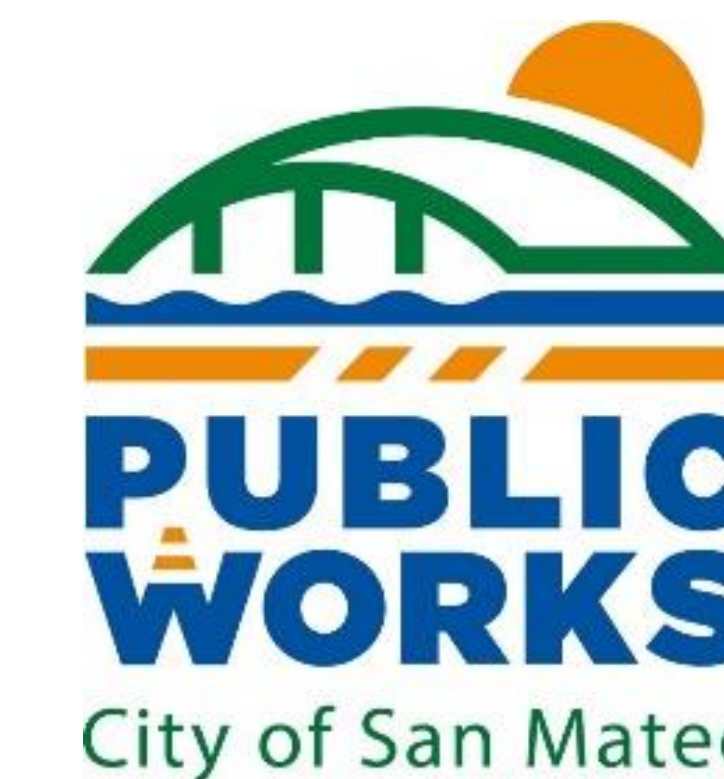
Projects with approved planning applications subject to fee in effect at the time planning entitlement approved

Recommendation

- Adopt a Resolution to increase the Parking In-Lieu Fee and update the City's Fiscal Year 2019-20 and Fiscal Year 2020-21 Comprehensive Fee Schedules



Thank you for your time



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