Parking at Apartments in Santa Clara County

What do we have?
What do we need?
What do we do now?
Californians sharply divided over how to tackle housing shortage

Poll: Local versus state control remains a flashpoint
Parking Has Eaten American Cities

RICHARD FLORIDA  JUL 24, 2018

A new study documents the huge amount of space taken up by parking, and the astronomical costs it represents, in five U.S. cities.
Ample Parking = Freedom
Underutilized parking =

• Wasted opportunity
• Lower return on investment

$$$  $$$  $$$
Are apartment complexes in Santa Clara County over-parked?
Study City Profiles
City of Palo Alto & City of Mountain View
<table>
<thead>
<tr>
<th>City</th>
<th>Residents</th>
<th>Daytime Population</th>
<th>Median Household Income</th>
<th>Median Home Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>PALO ALTO</td>
<td>67,082</td>
<td>132,671</td>
<td>$147,537</td>
<td>$1,989,300</td>
</tr>
<tr>
<td>MOUNTAIN VIEW</td>
<td>80,076</td>
<td>123,136</td>
<td>$120,351</td>
<td>$1,079,900</td>
</tr>
</tbody>
</table>
# MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS (PER UNIT)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>City of Palo Alto</th>
<th>City of Mountain View</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1.25 spaces</td>
<td>1.5 spaces</td>
</tr>
<tr>
<td>1 bedroom (650 s.f. or less)</td>
<td>1.25 spaces</td>
<td>1.5 spaces</td>
</tr>
<tr>
<td>1 bedroom (&gt;650 s.f.)</td>
<td>1.5 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>2 bedrooms or larger</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>
APARTMENT SELECTION

- Parking area accessible to data collector
- Bundled parking spaces only
- Occupancy at or above 95%
- No senior housing
PALO ALTO APARTMENTS – NUMBER OF UNITS

- PA1: 45 units
- PA2: 53 units
- PA3: 60 units
- PA4: 118 units
- PA5: 46 units
- PA6: 61 units

Bar chart showing the number of units by type for each development: 1-bedroom (or smaller), 2-bedroom, 3-bedroom (or larger), and total units.
PALO ALTO APARTMENTS – PARKING SUPPLY

- Required Supply
- Actual Supply
MOUNTAIN VIEW APARTMENTS – NUMBER OF UNITS

- MV1: 152
- MV2: 21
- MV3: 248
- MV4: 36
- MV5: 152
- MV6: 211

Legend:
- 1-bedroom (or smaller)
- 2-bedroom
- 3-bedroom (or larger)
- Total Units
DATA COLLECTION

• Mid-weekdays (Tuesday, Wednesday, Thursday)
• Between 12:00 AM and 4:00 AM
• Included on-street parking estimates
• Neighboring land uses (residential vs. retail & office)
• Open parking lots
• “Van Dwellers”
Palo Alto Apartments – Parking Demand

- **PA1\*PA2\*PA3\*PA4\*PA5\*PA6**

<table>
<thead>
<tr>
<th></th>
<th>Supply</th>
<th>Demand (without on-street parking)</th>
<th>Demand (with on-street parking)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA6</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Palo Alto Apartments – Parking Demand

- Supply
- Demand (without on-street parking)
- Demand (with on-street parking)

PA1 | PA2 | PA3 | PA4 | PA5 | PA6
MOUNTAIN VIEW APARTMENTS – PARKING DEMAND

Chart Title: Supply and Demand (with and without on-street parking) at MV1, MV2, MV3, MV4, MV5, MV6

Legend:
- Supply
- Demand (without on-street parking)
- Demand (with on-street parking)
MOUNTAIN VIEW APARTMENTS – PARKING DEMAND

Supply
Demand (without on-street parking)
Demand (with on-street parking)
SUMMARY

• Parking supply was lower than code requirements for most apartment complexes in Palo Alto, but higher for most apartment complexes in Mountain View

• Parking supply was higher than observed parking demand at 9 of 12 apartment complexes studied (4 in Palo Alto and 5 in Mountain View)
Are apartment complexes in Santa Clara County over-parked?

Sometimes.
Epilogue
CITY OF PALO ALTO HOUSING WORK PLAN

• Adopted in April 2019
• Removing barriers to housing in Palo Alto
<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Old Requirement</th>
<th>New Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro unit (450 s.f. or less)</td>
<td>--</td>
<td>1 space</td>
</tr>
<tr>
<td>Studio</td>
<td>1.25 spaces</td>
<td>1 space</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1.5 spaces</td>
<td>1 space</td>
</tr>
<tr>
<td>2 bedrooms or larger</td>
<td>2 spaces</td>
<td>2 spaces</td>
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</table>
25 spaces

4,000 square feet
FURTHER QUESTIONS

• Do the same parking patterns hold true in other areas of Santa Clara County?

• In Palo Alto, how will parking requirement updates affect housing development?
QUESTIONS?
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