



# Downtown Los Altos Parking Strategy

W-Trans

Plan to Place & Strategic Economics



# PROJECT TEAM

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# Downtown Los Altos Parking Strategy Community Workshop

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# WHAT IS THIS WORKSHOP ABOUT

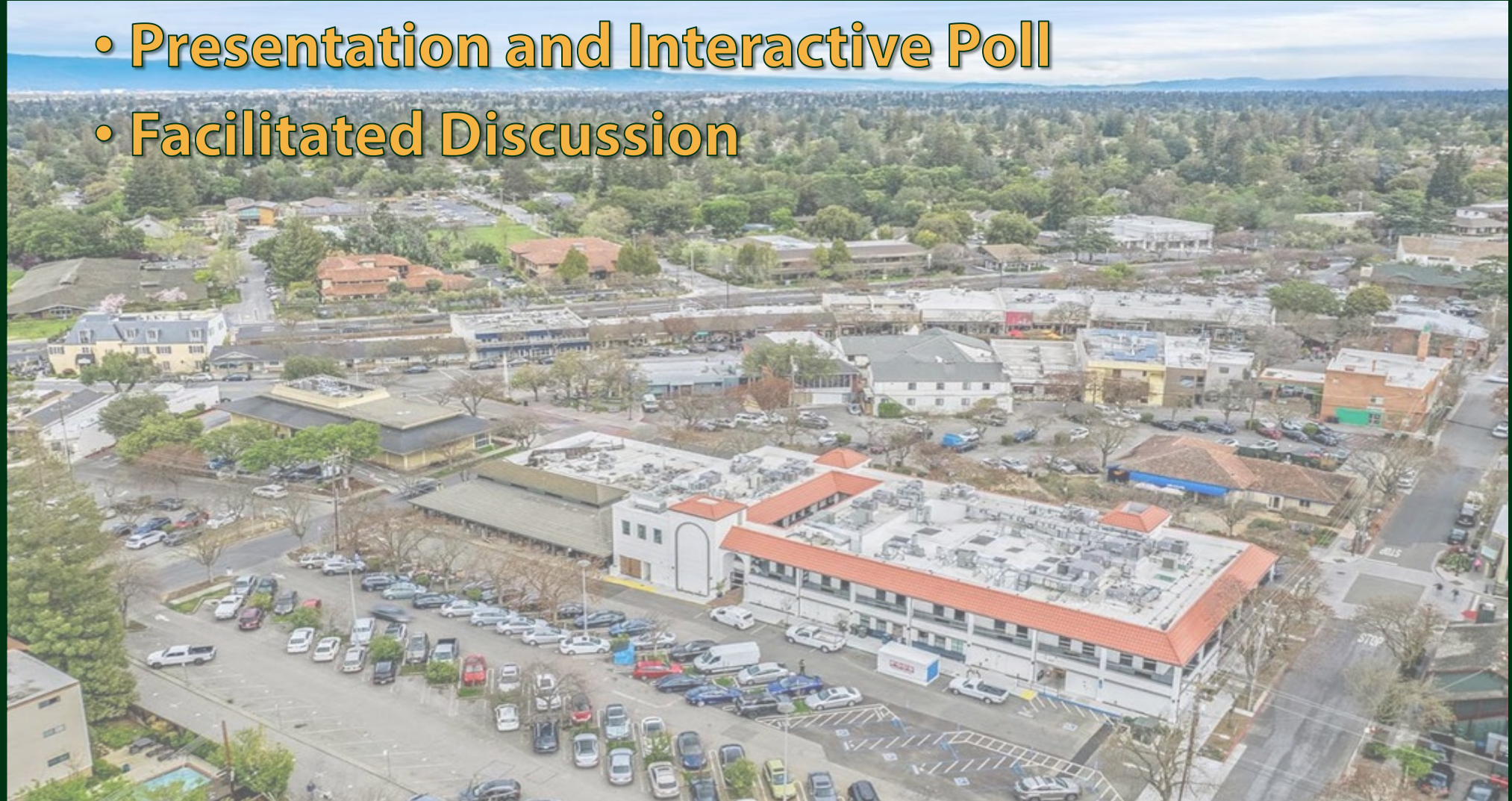
- Hear what the **Downtown Los Altos Parking Strategy** is all about.
- Learn about **current parking usage and management** in the downtown area, and how it relates to **downtown development**.
- Highlight **common strategies** used to manage parking in downtowns.
- **Share ideas** about challenges and opportunities for enhancing parking in the downtown area.





# THIS EVENING'S AGENDA

- Presentation and Interactive Poll
- Facilitated Discussion



# OBJECTIVES OF THE STRATEGY

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- **Evaluate current parking conditions** in the downtown area, including supply and demand for public and private parking.
- **Assess the current operational practices** for the City's parking programs and identify potential improvements.
- **Identify key shortcomings and opportunities.**
- **Estimate future parking demand** in the downtown area based on known and projected future development.
- **Develop strategies** for meeting current and expected future parking demand.
- **Identify funding/revenue opportunities.**
- **Create actionable items** including implementation steps and timeline.



# PROJECT OVERVIEW AND TIMELINE

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**Project  
Kick-Off**  
Nov 2023

**Parking  
Data  
Collection**  
Dec 2023

**Parking  
Demand  
Analysis**  
Jan-Feb  
2024

**Community  
Engagement**  
Winter-Spring  
2024

**Parking  
Management  
Strategies**  
Spring 2024

**Parking  
Management  
Strategy Report**  
Summer 2024

**WE  
ARE  
HERE** →



# DOWNTOWN PARKING EXISTING CONDITIONS





# SURVEY OVERVIEW

- **Parking Surveys**

12/13/23 (Wed)

12/14/23 (Thu)

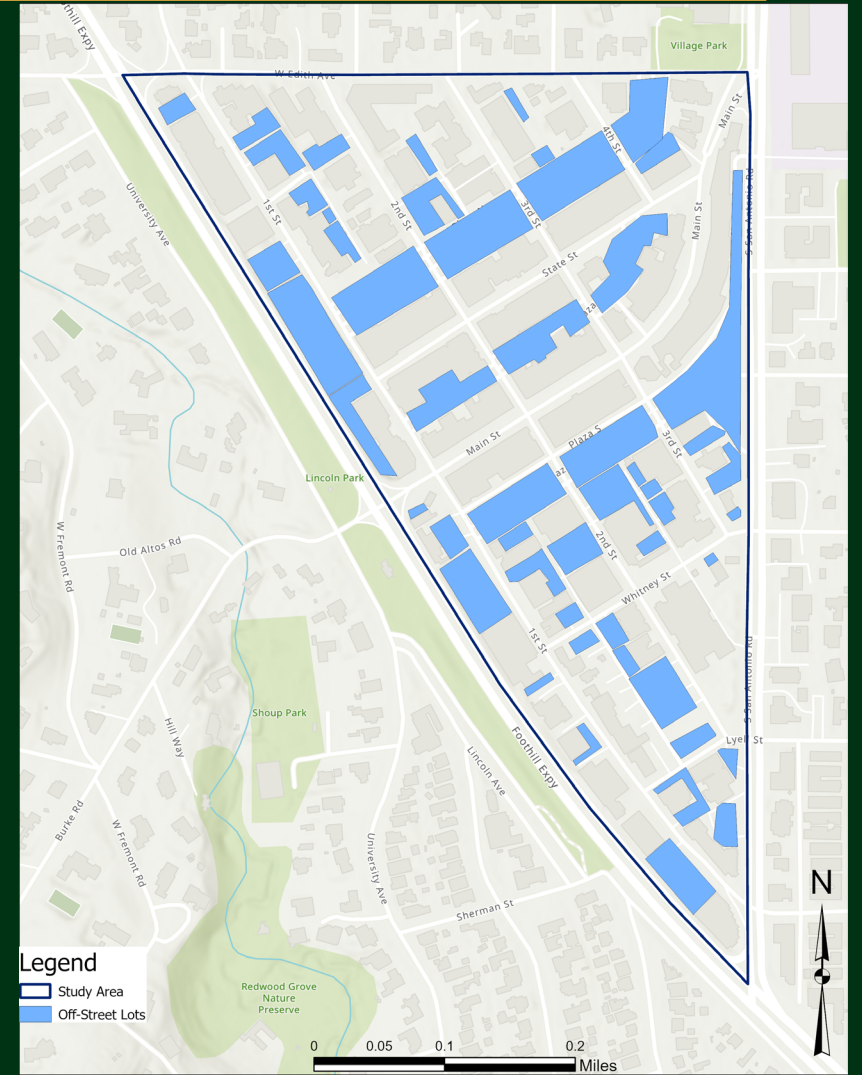
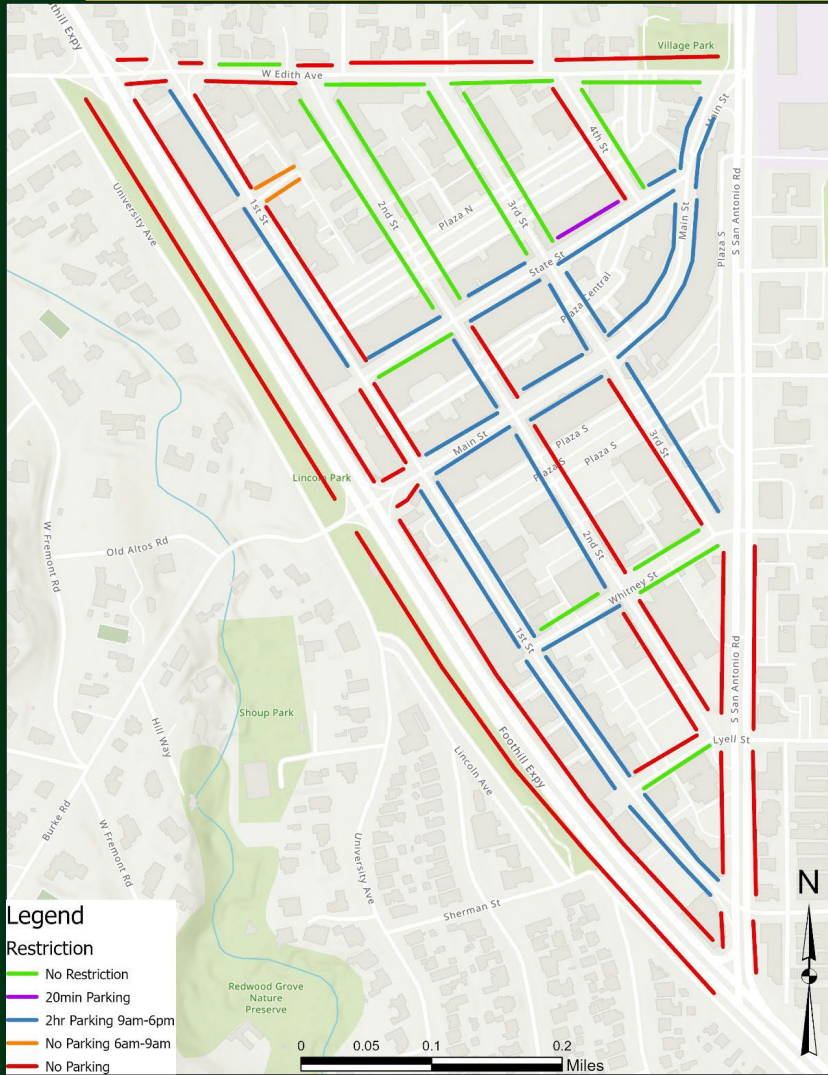
12/16/23 (Sat)

- **2,504 Total Spaces**

395 On-street

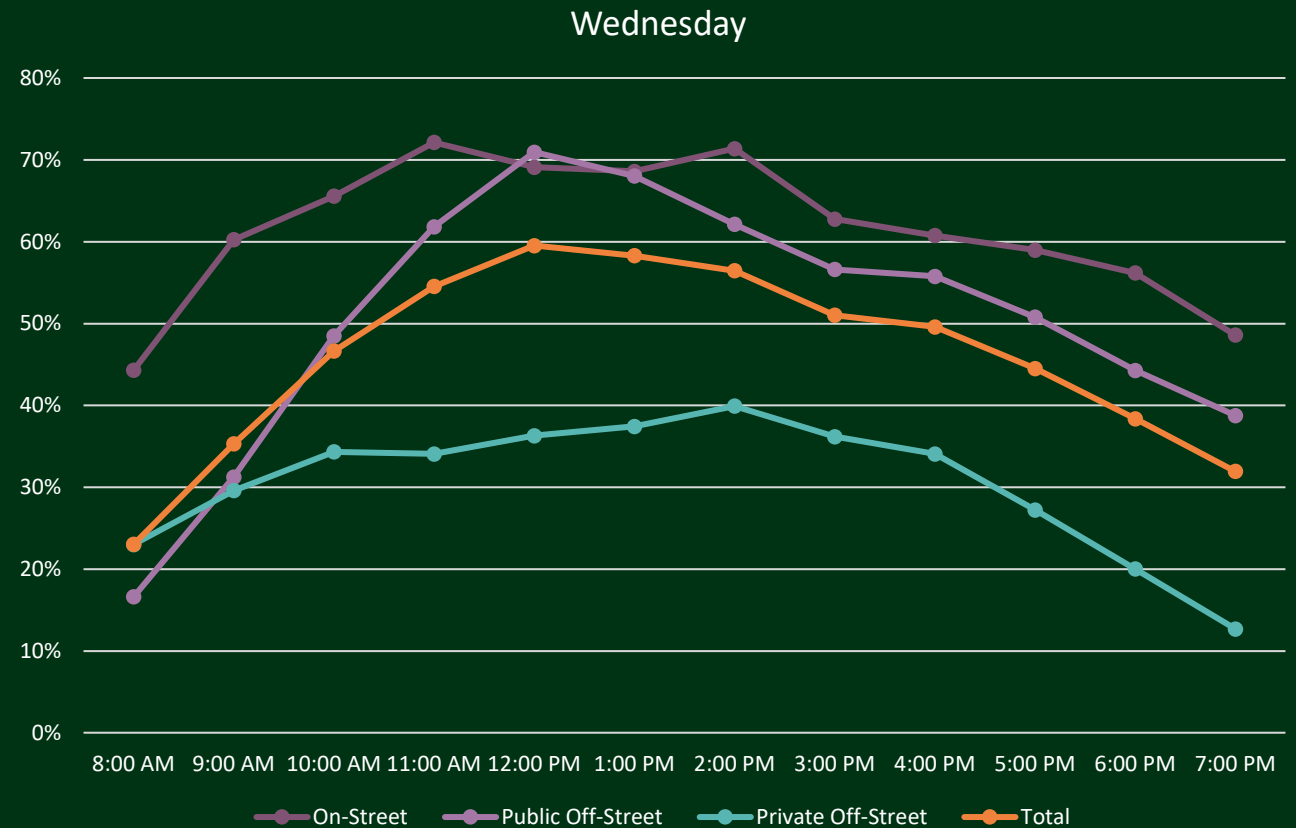
1,305 Public off-street

804 Private off-street

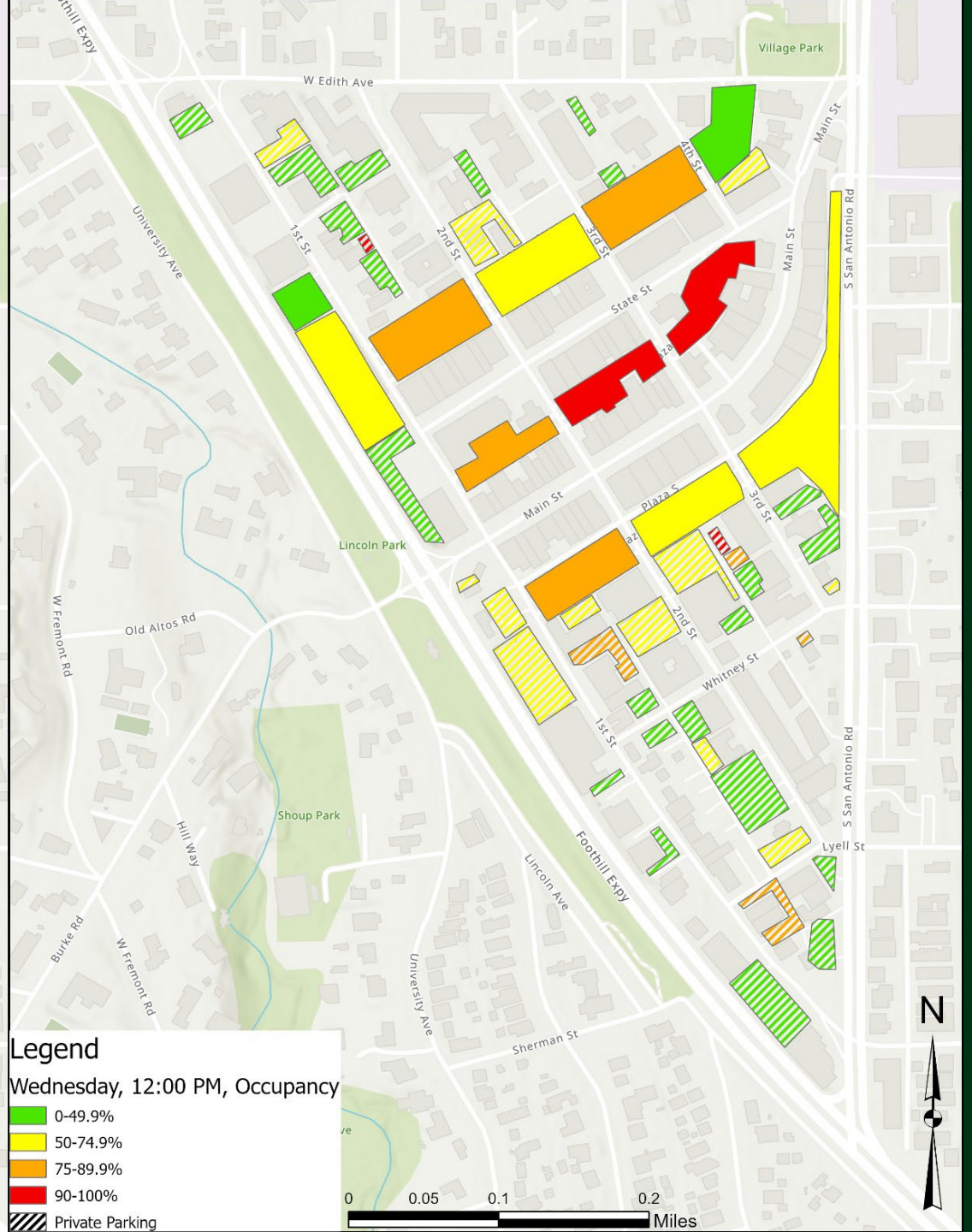
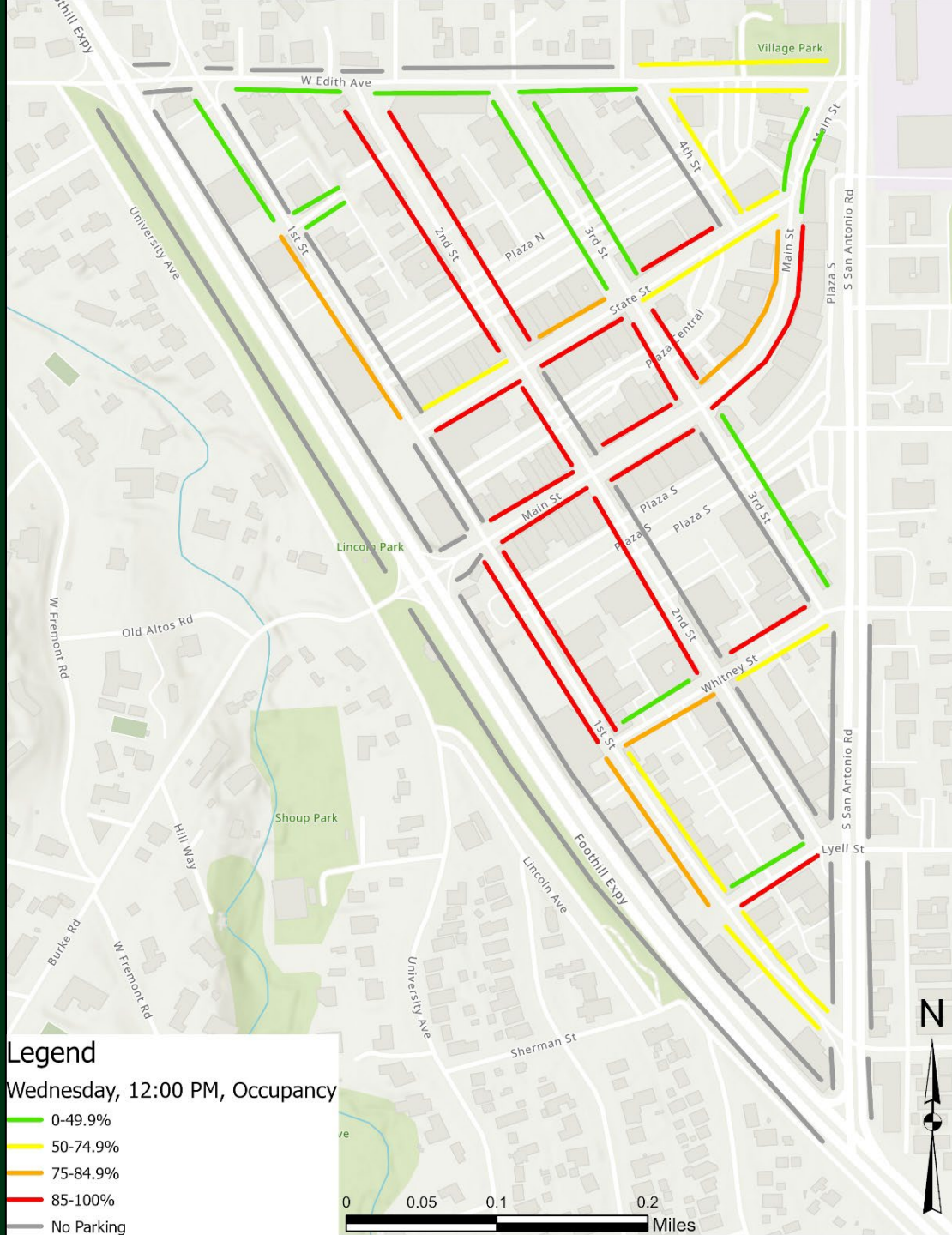


# PARKING UTILIZATION - WEEKDAYS

- Peak Parking Demand
  - 12 noon
- 1,491 Occupied Spaces (60%)
  - 69% On-street
  - 71% Public off-street
  - 36% Private off-street



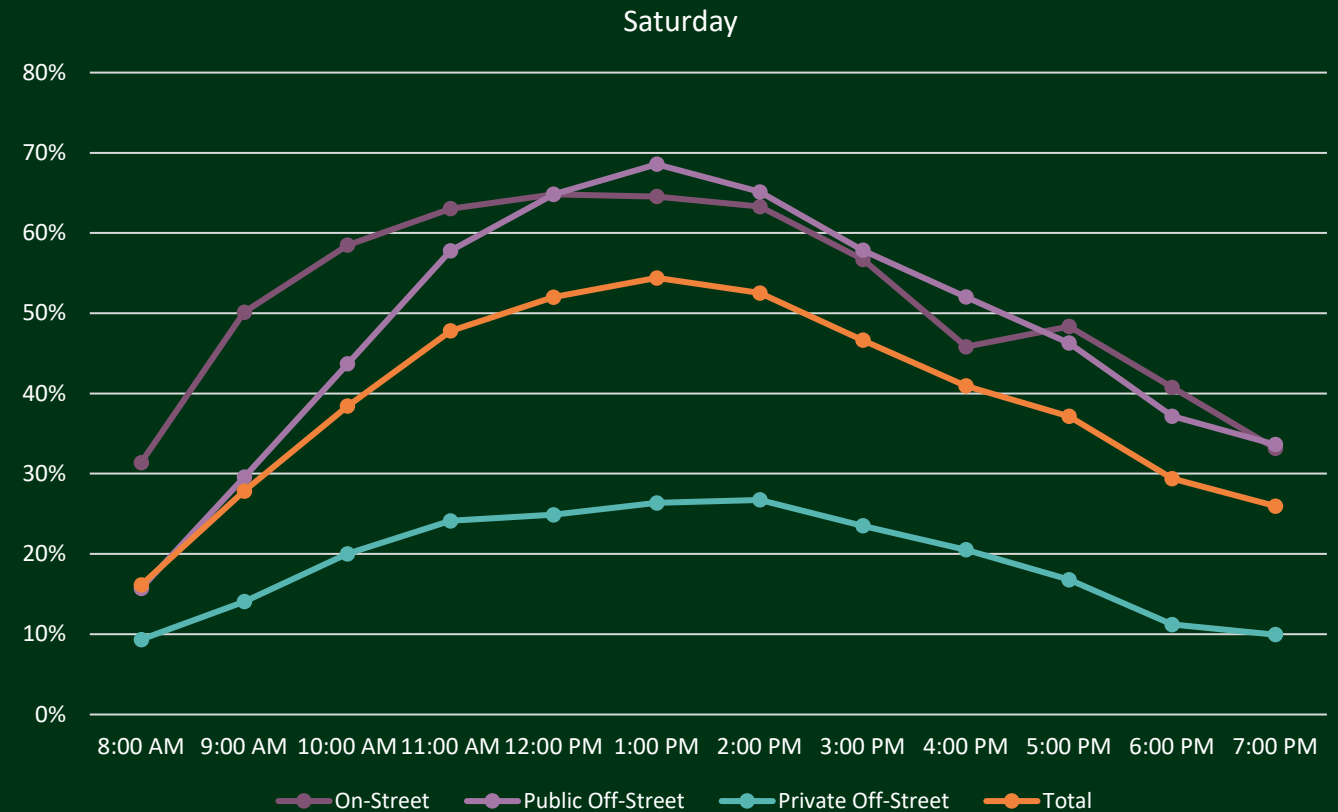


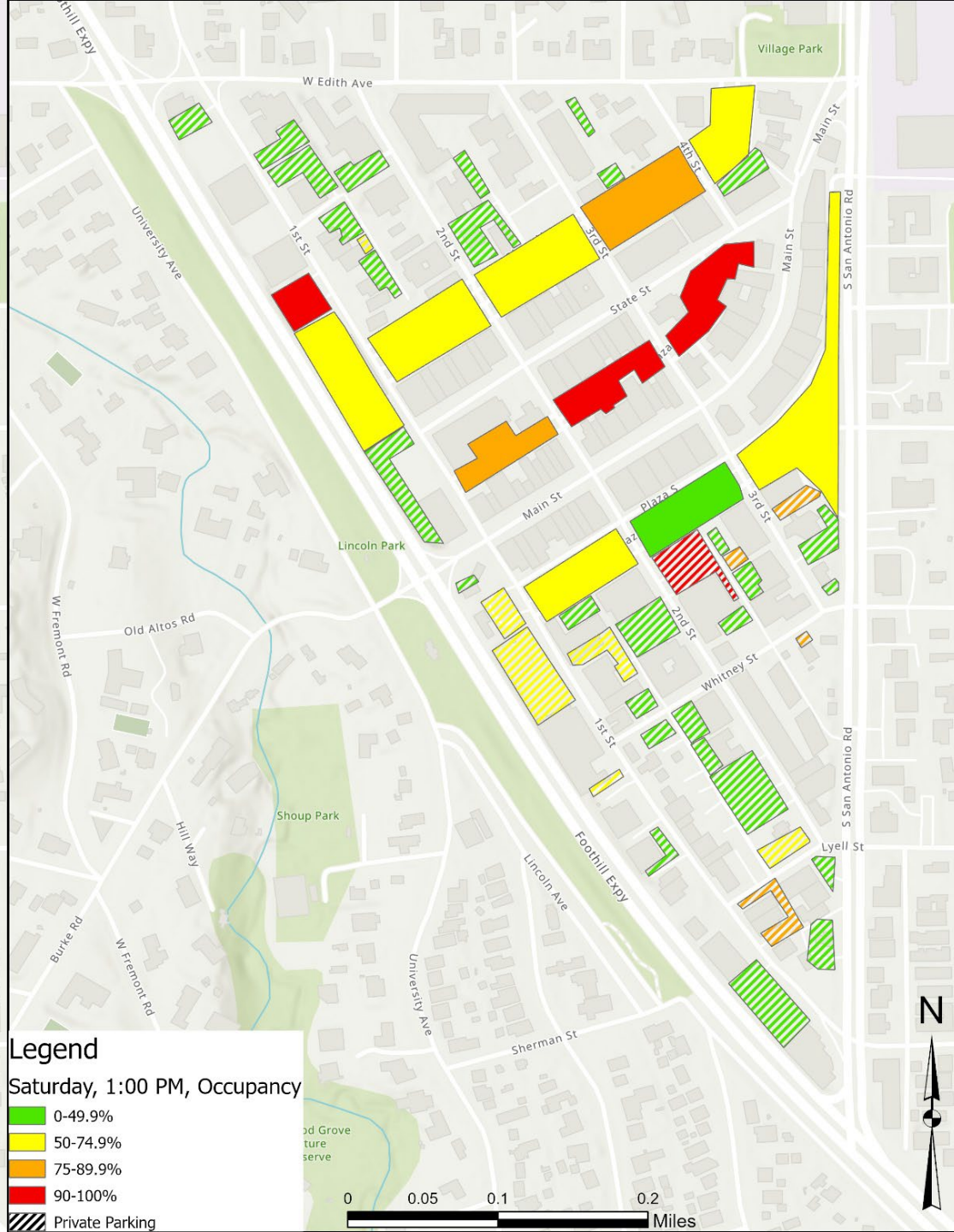
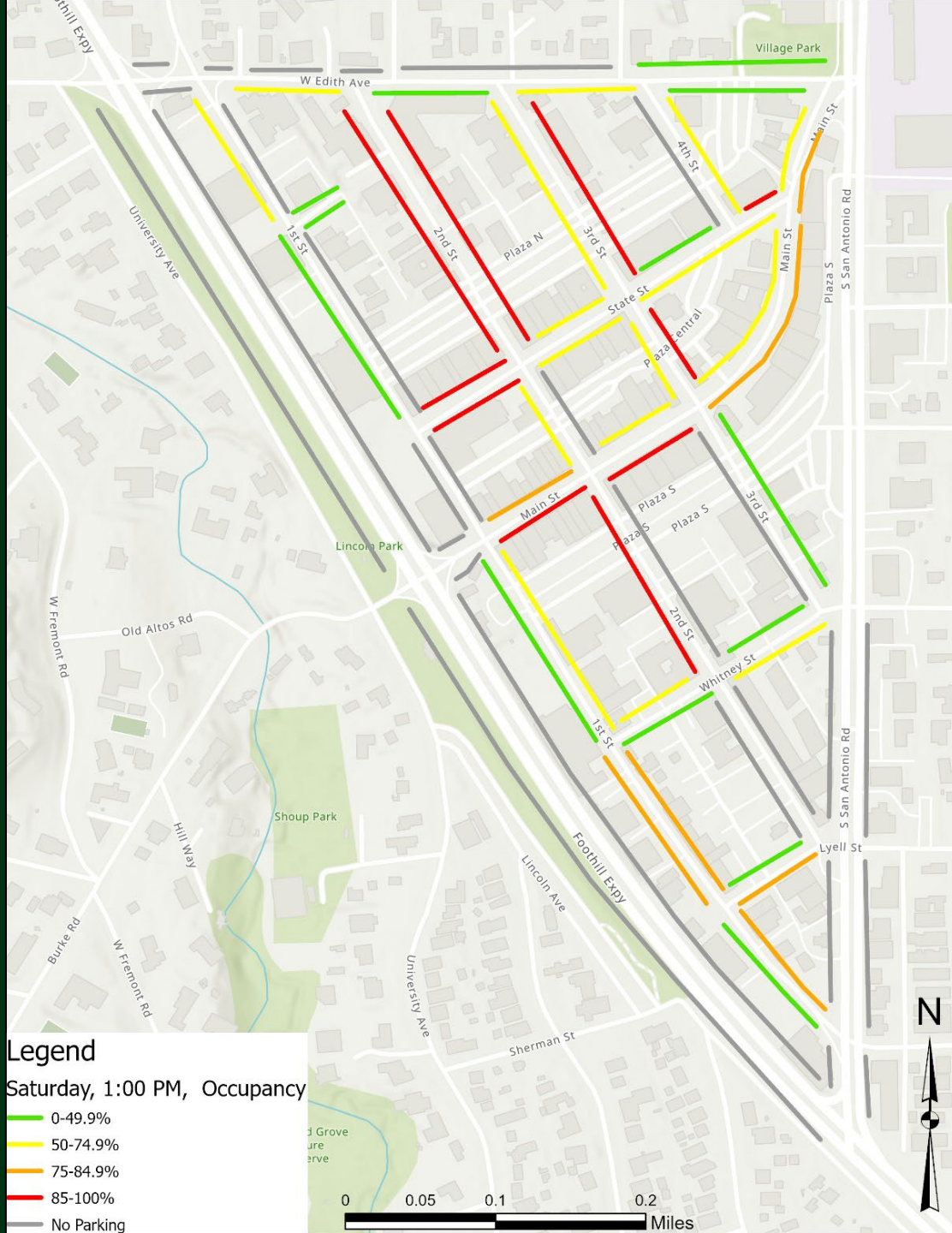




# PARKING UTILIZATION - WEEKENDS

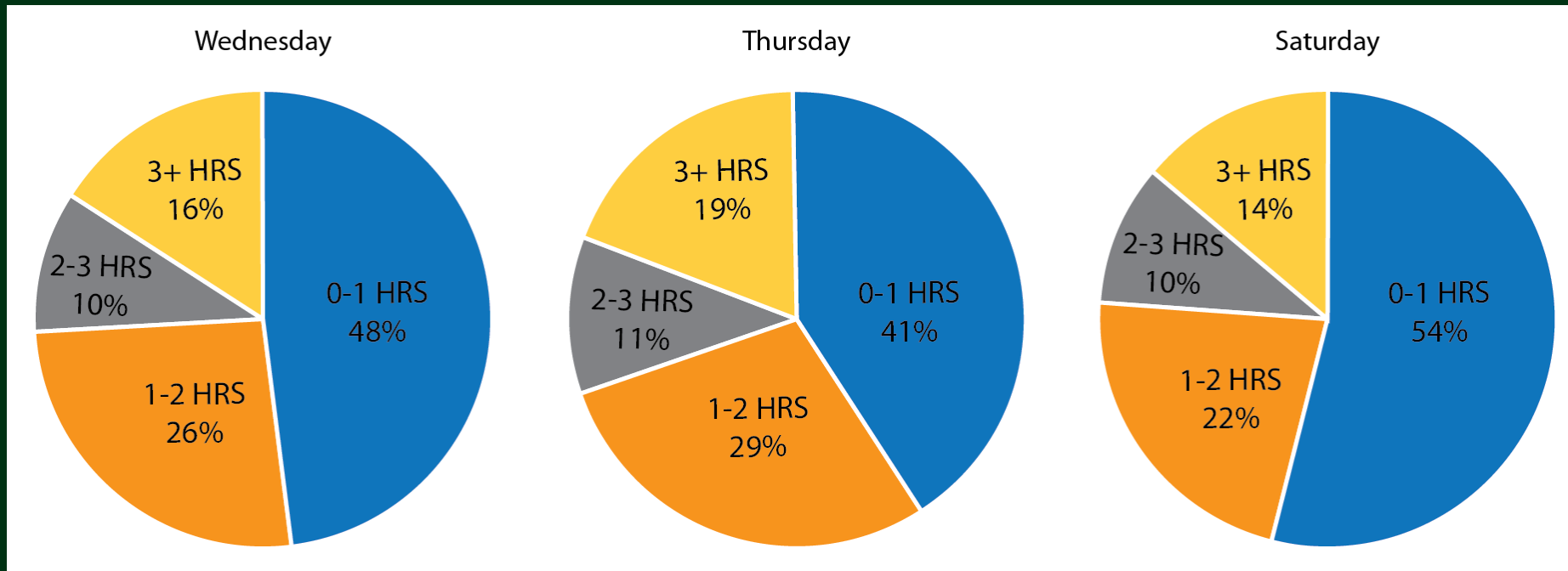
- **Peak Parking Demand**
  - 1 p.m.
- **1,362 Occupied Spaces (54%)**
  - 65% On-street
  - 69% Public off-street
  - 26% Private off-street





# PARKING DURATION – ON-STREET

## Percent of Vehicles Parked by Length of Stay

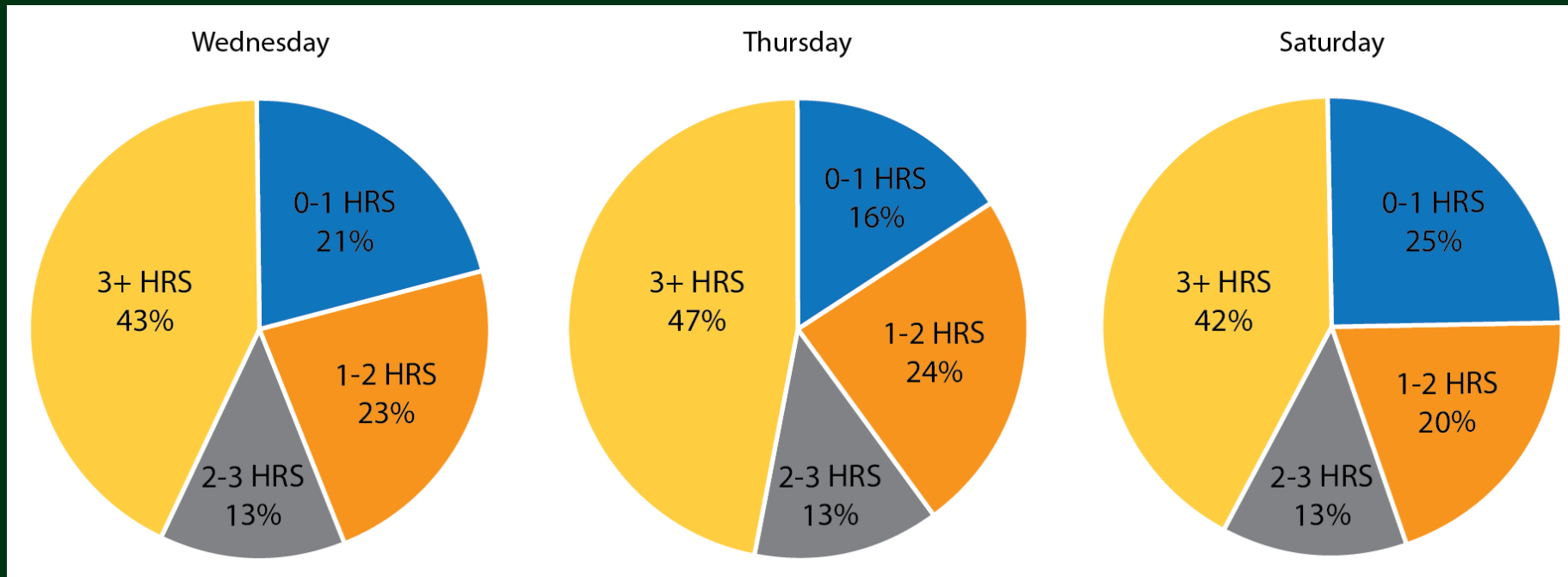




# PARKING DURATION – ON-STREET

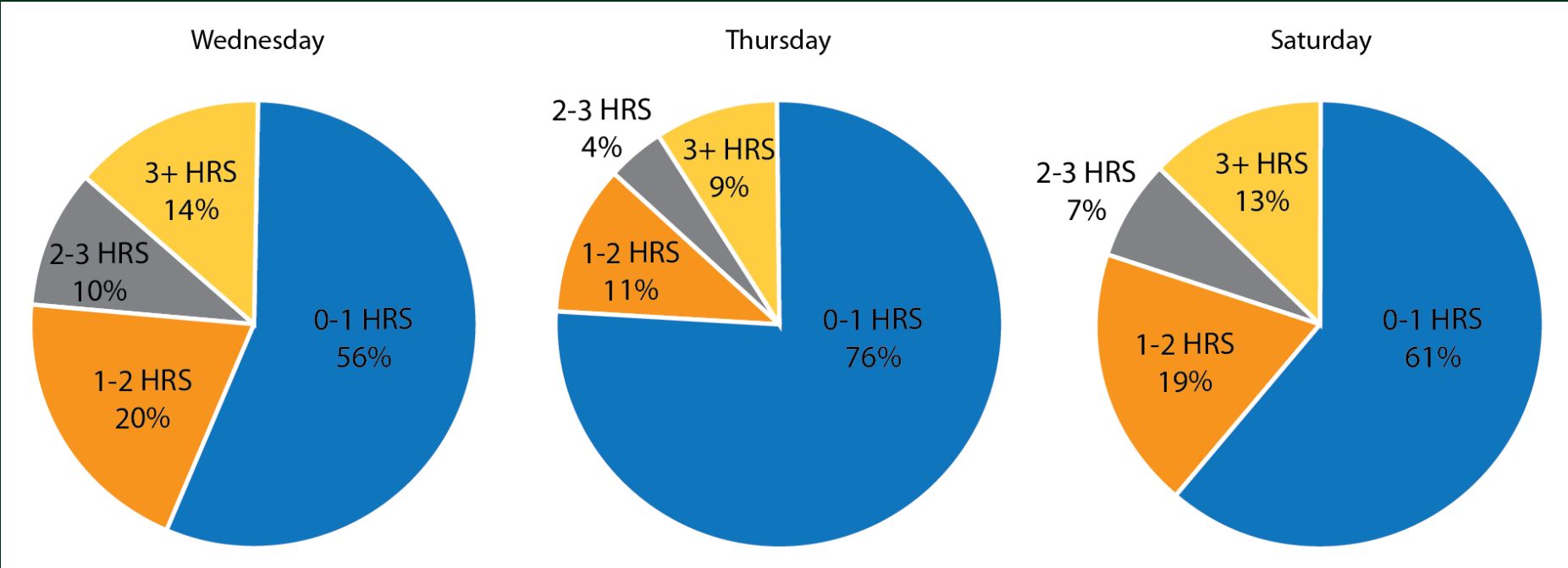
Small number of vehicles staying a long time = lower turnover

Time limit adherence not as good - 77%



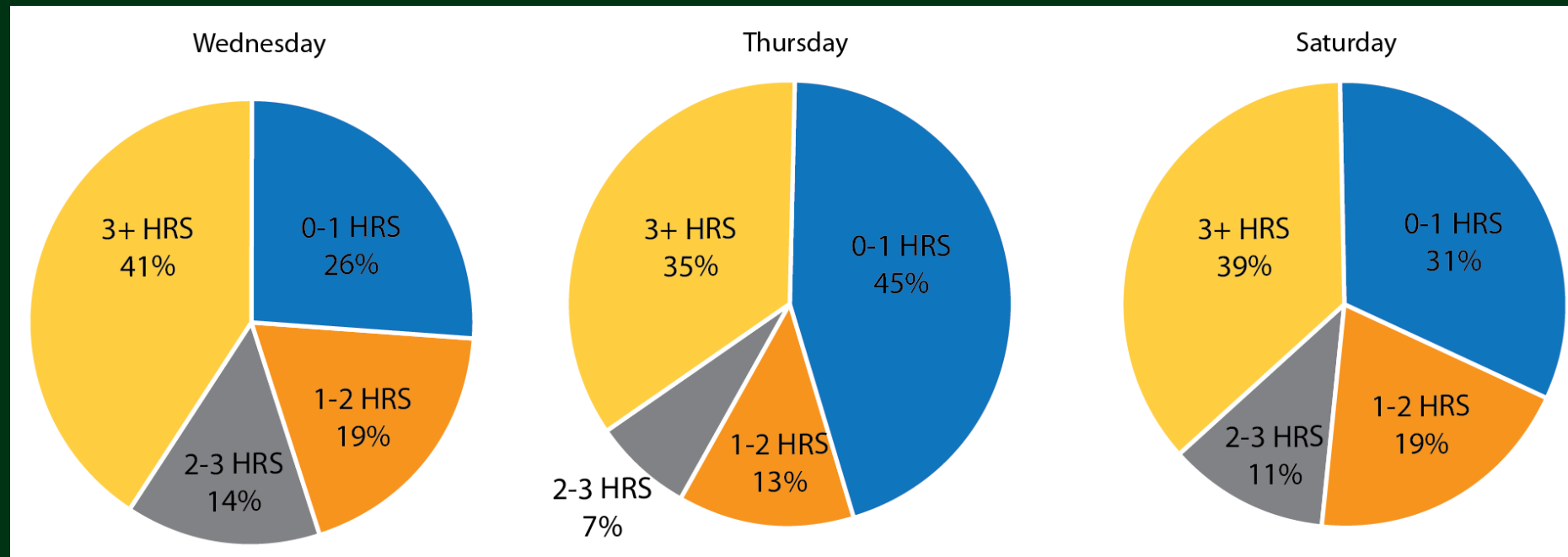
# PARKING DURATION – OFF-STREET

## Percent of Vehicles Parked by Length of Stay



# PARKING DURATION – OFF-STREET

Higher proportion of vehicles parked for less than 2 hours  
Time limit adherence is better- 88%





# EXISTING CONDITIONS - KEY TAKEAWAYS

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- **Substantial number of vacant parking spaces at peak times**
  - Between 54% and 60% peak occupancy
- **Private lots have significantly less occupancy**
  - Between 26% and 38% peak occupancy
- **Highest occupancy near central commercial areas**
  - Main St, State St, one block within 2<sup>nd</sup> and 3<sup>rd</sup> streets
- **Time limit adherence is better in lots than on-street**
- **One-in-eight vehicles parked for 5+ hours**



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# PARKING AND THE DEVELOPMENT COMMUNITY



# RESIDENTIAL DEVELOPER FEEDBACK

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- **Developers build parking to meet resident demand**
  - Neither too little (harms marketability) or too much (costs)
- **Developers provide parking even with no requirements**
- **High-end for-sale units are financially feasible**
  - Two parking spaces per unit on average
- **Developers often build parking underground**
  - High-value residential space outweigh high construction costs
- **Developers prefer to provide parking on-site**
  - Secure and convenient access to vehicles





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# POTENTIAL PARKING MANAGEMENT STRATEGIES



# POTENTIAL STRATEGIES

- Includes full range of potential options
- Key goals
  - Improve patron parking experience
  - Manage employee parking
  - Boost business performance
  - Prioritize cost-effectiveness





# POTENTIAL STRATEGIES

- Modify parking regulations
- Implement shared parking
- Improve wayfinding
- Maximize parking supply



# POTENTIAL STRATEGIES

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- Refine employee permits
- Augment enforcement
- Upgrade bicycle facilities
- Offer special event valet service





# POTENTIAL STRATEGIES

- Update minimum parking requirements
- Require public replacement parking
- In-lieu fees / assessment district
- Unbundle parking pricing
- Transportation demand management (TDM) programs





# BREAK-OUT GROUPS

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- Separate into two discussion groups
- **Key objective** – receive your input
- Everyone will be muted to start the meeting
- Raise your virtual hand to talk
- Notes will be taken
- Reconvene for summary

## Potential Discussion Topics

- Availability on/off-street parking
- Best use of curb space
- Employee parking
- Future use of public lots/replacement parking
- Feasibility of strategies



# THANK YOU FOR YOUR PARTICIPATION!

## QUESTIONS/COMMENTS?

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losaltosca.gov](mailto:downtownparkingstrategy@losaltosca.gov)

## PROJECT WEBSITE

[www.losaltosca.gov/development-services](http://www.losaltosca.gov/development-services)

