

City of Menlo Park

City Type: Suburban Center/Town Center
Purpose: Analyze the relationship between the City's parking demand, regulations and enforcement practices.

Goals:

- Examine the effects of existing minimum/maximum parking requirements, parking controls, and enforcement on downtown development patterns
- Evaluate the potential effects of pricing and time limits on downtown parking
- Develop guidelines for shared parking, in-lieu developer fees and TDM programs

Findings:

- Weekday midday: on-street and off-street occupancies are 85% and 79% with a peak at 12:00 PM
- Weekend midday: on-street and off-street occupancies are 73% and 62% with a peak at 12:00 PM
- Private off-street lots were at or above practical capacity (85 percent) during both the weekday and weekend peaks

Stakeholder Participation:

- The success of an in-lieu fee program will depend on
 - ❖ Allocating useful central space for new parking
 - ❖ Setting fees to cover actual costs
 - ❖ Building to meet future demand rather than perceived deficits
- Unbundling may lower rents, but a policy should be clear to prevent on-street spillover
- Some reticence regarding shared parking, due to perceived mishaps in the past

Recommendations:

- Lower Parking Requirements
- Parking Pricing
- Off-Street Centralization
- In-Lieu Parking Fees