

City of Morgan Hill

City Type: Small Town
Purpose: Increase density around the Caltrain commuter station and modify parking requirements to achieve desired densities.

Goals:

- Offer guidance and assistance in revising current parking management plans
- Revise existing parking codes to reflect new development in the Downtown Plan
- Identify policies to support and encourage pedestrian/bike circulation between downtown and the Caltrain Depot
- Reassess the City's 2005 Parking Management Plan

Findings:

- Weekday midday: on-street parking occupancy ranges from mid-40 to low-60 percent, and peaks at 12:00 PM
- Weekend midday: on-street parking occupancy ranges from low-50 to mid-60 percent, and peaks at 10:00 AM
- Public and private off-street facilities have occupancy imbalances during both the weekday and weekend midday peak hour (12:00 PM)
- Public parking lots operate at approximately 15 to 17 percent higher occupancy than private lots

Stakeholder Participation:

- Shared parking depends on the City helping to broker arrangements or providing funding for maintenance and liabilities at shared lots
- Some stakeholders expressed concern that the City was not large enough to effectively use in-lieu fees for parking construction and management

Recommendations:

- Reduce Parking Requirements
- Unbundle Parking From the Cost of Rent
- Shared Parking Agreements
- In-Lieu Fee Program
- Consolidate Off-Street Facilities
- Connectivity and Wayfinding Program