

Presentation to the

City of Morgan Hill Planning Commission

for the

Downtown Parking Conditions Study



April 12, 2016

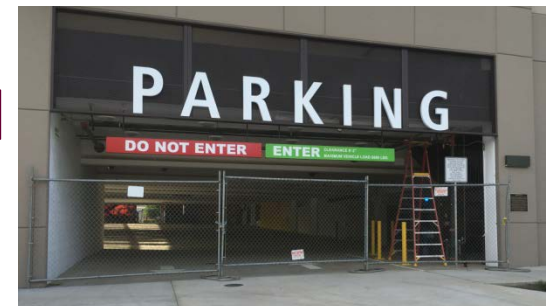


2009 Parking Conditions

- Study Identified Surplus of 238 spaces
- Assumed 94,000 SF of new retail by 2015
- 2009 Recommendations:
 - Encourage turnover through enforcement
 - Designate employee parking
 - Improve private supply of parking lots
 - Increase funding for parking through in-lieu fees or parking assessment district
 - Consider peak shared parking alternatives
 - Create parking monitoring program

2015/16 Conditions

- 43,000 SF of new retail (replacing 30,000 SF of obsolete retail...net new: 13,000 SF)
- Parking for retail projects not required while surplus exists (2013 Resolution)
- Parking in-lieu fee increased to \$11,000/space for office (2013 Resolution)
- New parking structure of 271 spaces
- Valet Parking
- Bulb-Outs & Parklets encouraged





Scope

- *Update* 2008 Downtown Parking Resources Management Strategy
- *Examine* existing parking conditions
- *Project* future parking supply and demand

Existing

On-Street Parking Supply



Existing

On-Street Parking Demand







LEGEND

- = Unlimited Parking
- = No Parking
- = 2-Hour Parking
- = 20-Minute Parking
- XX** = <80% Occupancy
- XX** = 80-92% Occupancy
- XX** = >92% Occupancy

Existing

Off-Street Parking Supply

LEGEND










-  = Private Parking
-  = Public Parking
-  = Private/Public Use Agreement
- XX** = Lot Number
- (XX)** = (Number of Spaces)
-  = Block Numbers

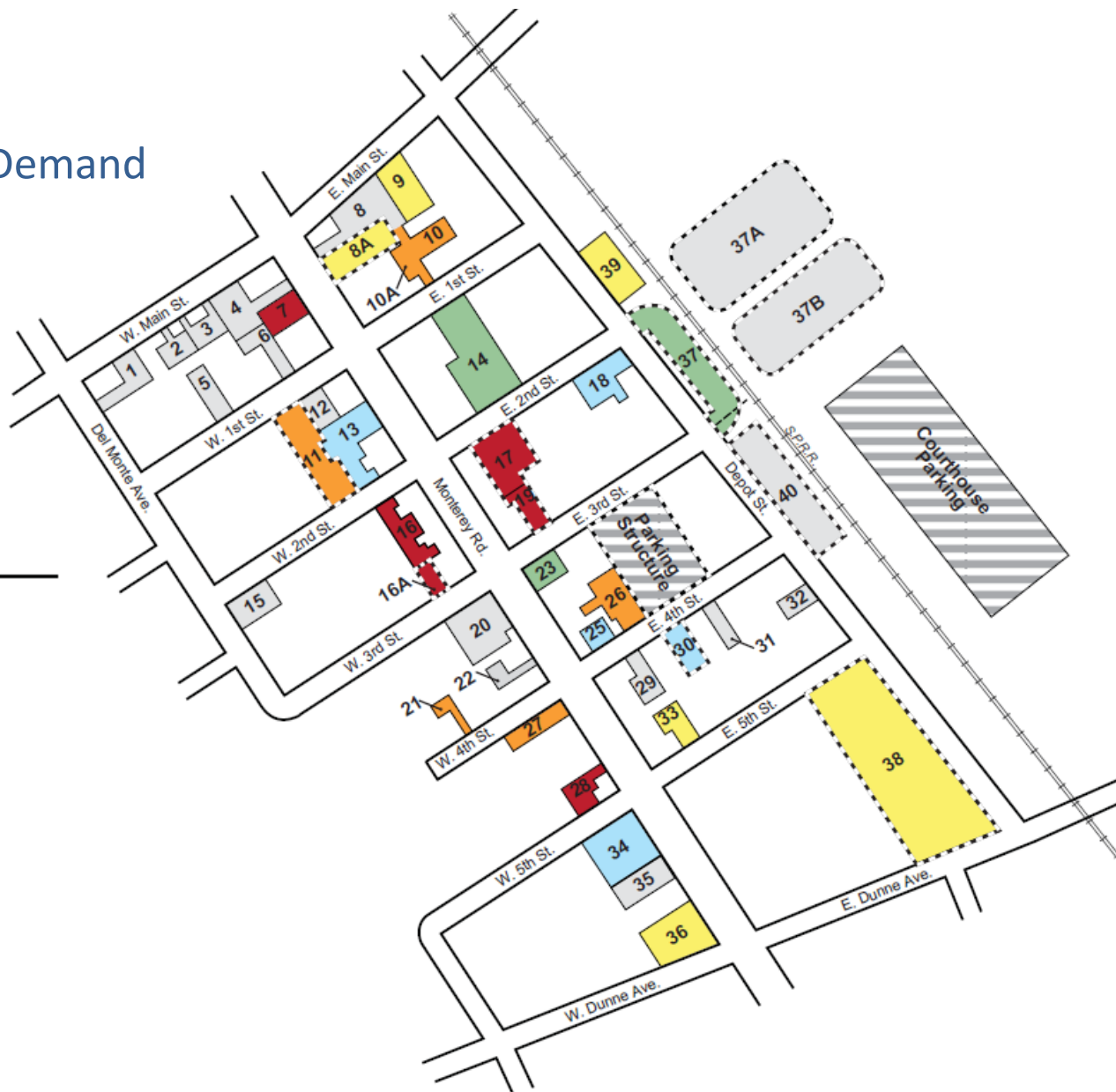


Existing

Off-Street Parking Demand

LEGEND

-  = Data Not Available
-  = 0-25% Occupied
-  = 26%-50% Occupied
-  = 51%-75% Occupied
-  = 76%-92% Occupied
-  = 93%-100% Occupied
-  = > 100% Occupied
-  = Public Parking
-  = Private Parking






Future

Proximity to Available Parking








LEGEND

-  = New Parking Structure Location
-  = New Development Locations
-  = 1/4 Mile Radius



Summary of Findings

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- 
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- **Create** Public-Private parking partnerships in key locations
 - **Increase** parking enforcement
 - **Implement** valet parking
 - **Reduce** practical capacity threshold



QUESTIONS?





Current Projects



| Project | Total Required | On-Site | Off-Site |
|------------------|----------------|---------|----------|
| Barley Place | 18 | 8 | 10 |
| Monterey/Third | 34 | 0 | 34 |
| Leal Market Hall | 48 | 0 | 48 |
| Boutique Hotel | 66 | 15 | 51 |
| Banquet Room | 40 | 0 | 40 |
| Depot Center | 16 | 0 | 16 |
| | | | |
| Total | 222 | 23 | 199 |

DOWNTOWN MORGAN HILL

COMING SOON!

- Live Entertainment Venue
- Boutique Hotel & Market Hall
- Four New Restaurants

NEW 273-SPACE PARKING GARAGE

300+ NEW HOUSING UNITS

OVER 30 EATERIES

CALTRAIN STATION

Community Center Serves
50,000
PEOPLE A YEAR

Downtown Events Attracts Over
250,000
VISITORS A YEAR

