

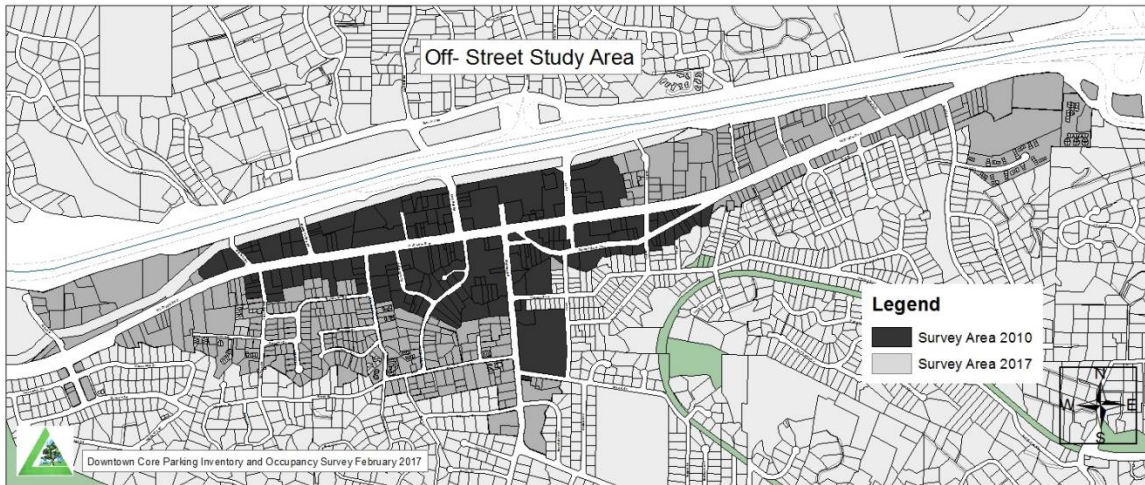
## Key Findings of 2016/2017 Parking Inventory and Occupancy

### I. Introduction

In order to best manage the available parking the City of Lafayette conducts periodic parking inventories to understand what parking is available and how it is being utilized. The study conducted in 2016/2017 set out to update the existing inventory of the existing public and private parking in the Downtown Core and expand the study area to include the West End and East End. An Occupancy Survey of these designated areas determined if the available parking inventory was reaching the industry standard of 85% occupancy.<sup>1</sup> The study assessed all available parking to determine which areas are not meeting optimal capacity and make recommendations to achieve optimal parking capacity.

### II. Extent of the Study Area

The 2016/2017 parking inventory and occupancy expanded on all previous surveys. It included on-street and off-street parking in the Downtown Core, the East End and West End.

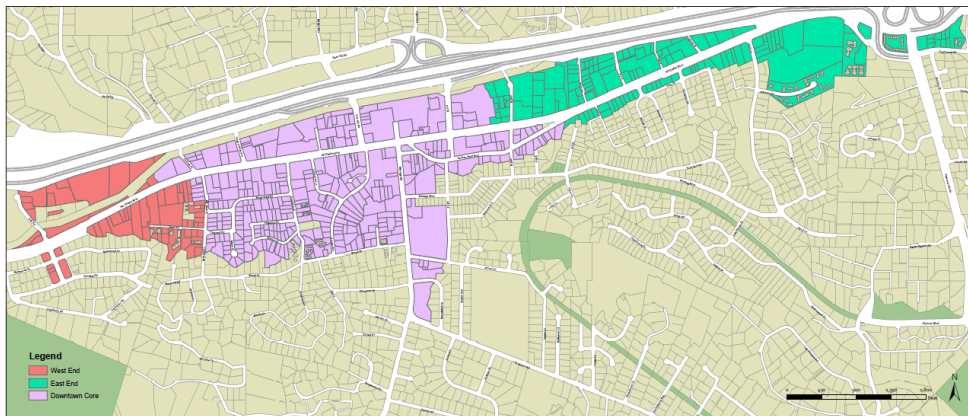


Map 1. Shows the expanded survey area



Map 2. Shows the streets included in the study area.

<sup>1</sup> Shoup, Donald. <http://shoup.bol.ucla.edu/CruisingForParkingAccess.pdf>



Map 3. Shows the extent of the East End, West End and Downtown Core

### III. Methodology

For the Parking Inventory staff counted spaces in the 615 parcels that comprise the study area to determine:

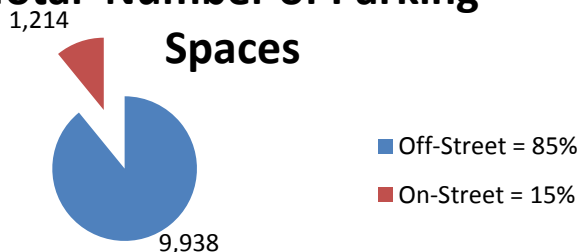
1. The number of parking spaces in each parcel
2. The total number of parking spaces in the study area
3. The status of off-street parking spaces (public or private parking)
4. Time limits for on-street spaces

The inventory data was used as the basis for the occupancy survey which was designed to get a representative sample of the study areas and was conducted during the days and times outlined below. The occupancy survey collected 40 data points for each of the 615 parcels inventoried. The status of available parking in Lafayette changes periodically as meters are installed, parking lots are made wholly or partially public, new time limits are enforced or new parking is created. The following data represents the parking stock as it was on the following dates.

Day	Date	Times
Wednesday	February 1 and 22, 2017	9AM, 12PM, 3PM, 6PM, 8PM
Saturday	January 28 and February 25, 2017	10AM, 12PM, 3PM, 6PM, 8PM

#### IV. Key Results

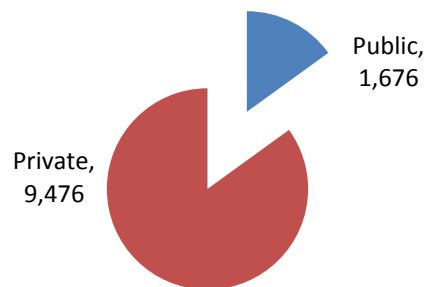
### Total Number of Parking Spaces



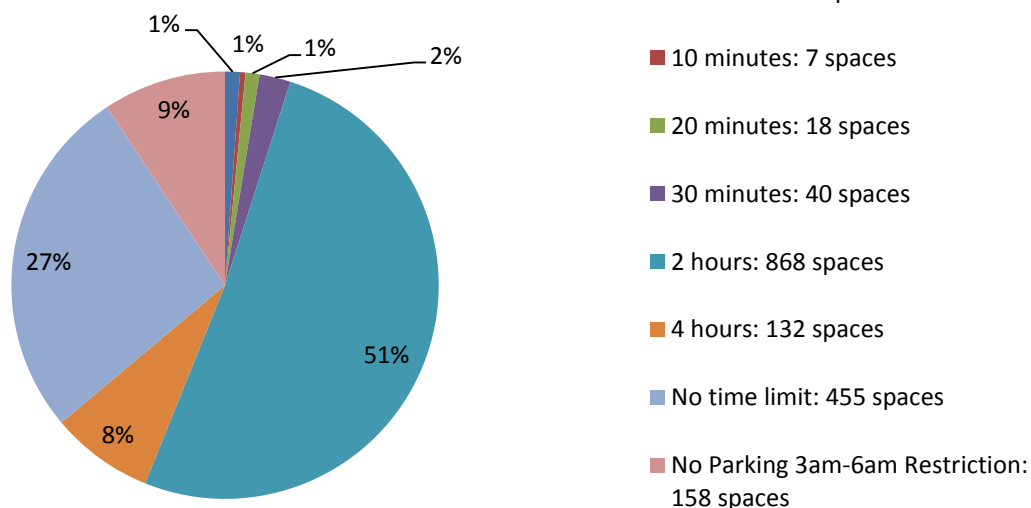
There are a total of 11,152 on- and off-street spaces in the study area. Private parking represents 85% of the total available parking, while on and off street public parking accounts for 15% of total parking. All on-street parking is public whereas most off-street parking lots are private.

Private parking represents 96% of the available off-street parking stock, comprising 9,476 spaces while the 462 off-street public spaces comprise 4% of the off-street parking stock.

On street parking is predominantly unmetered, with 79%, or 960 spaces unmetered while 21% or 254 spaces are metered.



### Posted Time Limits



## V. Key Findings

- **Parking is available in Lafayette.** Though certain parcels may consistently achieve or exceed 85% occupancy it is important to view all parcels in conjunction with the surrounding parcels in order to understand data trends and gain a better understanding of how parking is used. In order to better analyze the data staff divided the total study into seven different areas or “Blocks.” The only block that exceeded 85% was the block on the North side of Mount Diablo between Oak Hill Road and First Street<sup>2</sup> which reached 86% occupancy on Wednesday at noon. The findings demonstrate that within each area there is consistently available parking. However, within each of those areas there is typically one or two more impacted lots. Some potential reasons that the parking is so heavily concentrated in one or two lots in each area:
  - People do not want to walk more than 5 minutes to their destination.
  - The location of Public parking lots is not known
  - There are physical barriers like fences or hedges between parking lots and retail stores
  - There is signage that designates certain spaces in a shared lot as exclusively for one business rather than being available to all patrons.
- **On-street parking is underutilized,** particularly on Mt. Diablo Boulevard adjacent to the most impacted off-street parking, like the Trader Joes Parking lot. Some potential reasons for this:
  - People do not prefer to park on Mt. Diablo Boulevard or Oak Hill Road because of the speed of traffic
  - People will wait in a parking lot for a free space rather than paying a nominal fee for an available space
- **Public parking is underutilized.** See Table 1. Some potential causes:
  - Directing signage is ineffective
  - Public parking is not immediately next to the busiest destinations
  - The public is generally unaware of the extent of public parking
- **Private parking is underutilized.** See Table 2 and Table 3. Some potential causes:
  - Businesses restrict their parking such that only their patrons can use the lot, even when the business is not open
  - Businesses have many parking spaces for uses that are not parking intensive
  - Lots are gated

## VI. Recommendations

1. Incorporate better signage to direct drivers towards public parking
2. Meter parking and enforce time limits for public and private parking to increase turnover
3. Remove physical barriers between parking lots to improve parking availability as well as ingress and egress from downtown lots
4. Make downtown streets and shortcuts between parking lots and commercial areas more pedestrian friendly in order to encourage parking further from more impacted areas, or lots that frequently exceed 85 percent occupancy
5. Increase sharing for parking, particularly in underutilized lots and lots where utilization decreases in the evening or on weekends.

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<sup>2</sup> This lot encompasses the Safeway, McCaulous and Wholefoods lots

**TABLE 1.**  
**Utilization of Public Parking**

<b>Lot</b>	<b>Extent of Public Parking</b>	<b>Spaces</b>	<b>Metered (M) or Unmetered (U)</b>	<b>Utilization</b>
1. Mercantile	Public on weekends/ evenings	188 spaces	U	Never exceeded 85%
2. Lafayette Library	Fully public	81 spaces	U	Max of 95% occupancy on Wednesday, never exceeded 85% on Saturday
3. 3501 Golden Gate Way	Fully public	26 spaces	M	Never exceeded 50%
4. 3511 Golden Gate Way	Partially public in the day and fully public on weekends/ evenings	20 spaces	U	Reach max of 100% on Sat and Weds.
5. EcoVive	Fully public	39 spaces, unmetered	U	Max of 54% on Weds. Max of 23% on Sat.
6. Gazebo	Leased	30 spaces	U	Max of 14% on Sat, Max of 43% on Weds.
7. 949 Moraga Road	Fully public	58 spaces	M	Never exceeded 67% occupancy
8. Lot next to Yu's	10 of 20 spaces are public	10 spaces	U	Reached max of 100% on Sat.  Max of 70% on Weds

**TABLE 2.**  
**Underutilized lots. Wednesday February 1 and 22, 2017**

Lot address	Other name	Less than 16%	Less than 26%	Less than 51%
954 Risa Road	Office			X
950 Risa Road	Office			X
Veterans Memorial Center	Veterans Memorial Center		X	
3700 Mt. Diablo Blvd.	Gameday Souvenirs		X	
3707 Mt. Diablo Blvd.	Kelly-Moore Paints			X
3703 Mt. Diablo Blvd.	Wing Inflatables			X
3636 Mt. Diablo Blvd.	Chevron	X		
3647 Mt Diablo Blvd.	Kabab Burger			X
3643 Mt Diablo Blvd.	Papyrus & Rising Loafer			X
957 Dewing Ave	Skin Care			X
3583 Mt. Diablo Blvd.	Bank of the West			X
3589 Brook St.	Frank's Famous Foods			X
889 Moraga Rd.	Law Offices Crosetti & Titmus			X
901 Moraga Rd.	Evaluator Medspa			X
905 Moraga Rd.	Cobain Orthodontics			X
911 Moraga Rd.	OB/GYN Partners for Health in Lafayette			X
925 Moraga Rd.	Acalanes Fellowship Masonic Lodge	X		
935 Moraga Rd.	Dental Office			X
941 Moraga Rd.	Public Parking Lot		X	
3521 Golden Gate Way	Way Side Inn Thrift Shop			X
1010 Oak Hill Rd.	Acteeva Day Camps			X
1014 Oak Hill Rd.	Divine Consign	X		
3501 Mt Diablo Blvd.	Taco Bell			X
3501 Golden Gate Way	Public/ partially public lot	X		
3511 School St.	Dermatology building			X
3471 Mt. Diablo Blvd.	Vacant	X		
3467 Golden Gate Way	Nifty Thrift			X
3463 Golden Gate Way	Coral Pool Service			X
978 Second St.	LabCorp	X		
3455 Mt Diablo Blvd.	Cheese Steak Shop			X
3458 Golden Gate Way	Kwik Stop Market			X
3449 Mt Diablo Blvd.	The Workshop Salon			X
1003 Blackwood Ln.	Chameleon Consignment			X
Golden Gate Way	Gazebo Lot			X
3413 Mt Diablo Blvd.	Paw Prints			X
3409 Mt Diablo Blvd.	Busy Stix/State Farm/ Nail Salon			X
3407 Mt Diablo Blvd.	Jack in the Box			X
1018 Almanor Ln.	Belly Dance Studio			X
3399 Mt Diablo Blvd.	Tail Haven Hotel & Day Lounge			X
3389 Mt Diablo Blvd.	Leslie's Pool Supplies			X
3377 Mt. Diablo Blvd.	Office building		X	
3364 Mt Diablo Blvd.	Diablo Smog			X
3360 Mt Diablo Blvd.	Toyota Service Outlet			X
3356 Mt Diablo Blvd.	Shell gas station			X
3355 Mt. Diablo Blvd.	Farmers Insurance		X	
3333 Mt Diablo Blvd.	Pinkies Nail Salons			X
3331 Mt Diablo Blvd.	Haws Auto Body			X
3311 Mt Diablo Blvd.	Ace Hardware			X
3295 Mt Diablo Blvd.	Mt Diablo Nursery & Garden		X	
3291 Mt Diablo Ct.	Blodgett's Abbey Carpet & Flooring			X

**TABLE 3.****Underutilized lots. Saturday. January 28 and February 25, 2017**

<b>Lot address</b>	<b>Other name</b>	<b>Less than 16%</b>	<b>Less than 26%</b>	<b>Less than 51%</b>
3800 Mt Diablo Blvd	EcoVive			X
954 RISA RD	Office			X
950 Risa Rd	Office	X		
3738 Mt Diablo Blvd	Office		X	
3700 MT DIABLO BLVD	Office	X		
3688 MT DIABLO	Office	X		
3799 Mt Diablo Blvd	Office			X
914 Village Center	Office	X		
3721 MT DIABLO	Office	X		
3717 MT DIABLO	Sport's Rehab Clinic	X		
3707 Mt Diablo Blvd	Kelly-Moore Paints& T's			X
3701 Mt Diablo Blvd	Wing Inflatables	X		
3703 MT DIABLO	Office	X		
3697 MT DIABLO	Office	X		
3687 MT DIABLO BLVD	Office	X		
3675 MT DIABLO BLVD	Office	X		
3643 MT DIABLO BLVD	Papyrus & Rising Loafer			X
3583 MT DIABLO	Bank of the West			X
3589 BROOK ST	Frank's Famous Foods			X
889 MORAGA RD	Office			X
901 MORAGA RD	Evaluator Medspa			X
905 Moraga Rd,	Orthodontics			X
911 Moraga Rd	OB/GYN Partners for Health			X
925 Moraga Rd	Acalanes Fellowship Masonic Lodge	X		
935 MORAGA RD STE	Office			X
941 MORAGA RD	Public Parking Lot		X	
3521 GOLDEN GATE WAY	Way Side Inn Thrift Shop			X
3501 GOLDEN GATE WAY	Public/Partially Public lot	X		
3501 Mt Diablo Blvd	Taco Bell			X
3461 GOLDEN GATE Way	Coral Pool Service			X
3467 Golden Gate Way	Nifty Thrift			X
978 Second St.	LabCorb	X		
3455 Mt Diablo Blvd.	Cheese Steak Shop			X
3458 Golden Gate Way	Kwik Stop Market			X
3449 Mt Diablo Blvd.	The Workshop Salon			X
3466 Mt Diablo Blvd	Offices			X
3458 Mt Diablo Blvd.	Office	X		
1003 Blackwood Ln.	Chameleon Consignment			X
1025 BROWN AVE	The Cotton Patch			X
Golden Gate Way	Gazebo Lot			X
3425 MT DIABLO BLVD	Sterling Cleaners	X		
3415 Mt Diablo Blvd	Sinai Memorial Chapel	X		
3409 Mt Diablo Blvd.	Busy Stix/State Farm/ Nail Salon			X
1018 Almanor Ln.	Belly Dance Studio			X
3407 Mt Diablo Blvd.	Jack in the Box			X
3399 Mt Diablo Blvd.	Tail Haven Hotel & Day Lounge			X
3391 Mt. Diablo Blvd.	Armand's Drapery			X
3390 MT DIABLO BLVD.	Office			X

1020 Brown Ave	Salon and Retail Store			X
3406 Hall Ln.	Dentist			X
1048 BROWN AVE	Tailor			X
3404 Hall Ln.	Retail Store	X		
3372 MT DIABLO BLVD.	Office	X		
3364 MT DIABLO BLVD.	Diablo Smog			X
3356 Mt Diablo Blvd.	Shell gas station			X
3360 Mt Diablo Blvd.	Toyota Service Outlet	X		
1020 AILEEN ST.	Office			X
3340 MT DIABLO BLVD.	Lemos Center			X
3355 Mt. Diablo Blvd.	Farmers Insurance			X
3325 MT DIABLO BLVD.	Ace Employee Parking			X
3329 MT DIABLO BLVD.	Auto shop			X
1080 CAROL LN.	Offices			X
1078 CAROL LN	Offices	X		
3291 Mt Diablo Ct.	Blodgett's Abbey Carpet & Flooring			X
3249 MT DIABLO CT	Offices			X