



CHAPTER 1
INTRODUCTION

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The City of Mill Valley has retained Walker Parking Consultants to prepare a Downtown Parking Study. The general purpose of the study is to survey and assess the current downtown parking system, identify shortages and surpluses tied to specific times, generators and locations and to consider potential future parking needs related to proposed in-fill developments or new development allowed for in the General Plan.

The end product of the study will be recommendations that address identified problems and provide action and implementation plans. Mill Valley is currently updating the Circulation Element of their General Plan. Underlying many of the proposed Circulation Element plans is the role of parking supply. Questions related to parking supply adequacy, utilization and distribution among others need to be addressed in order to ensure a workable plan and balanced circulation system.

SCOPE OF WORK

The parking study generally consists of the following sections:

- Existing Conditions
- Parking Utilization Analysis
- Parking Management and Planning

The study documents current conditions based on field reviews and data collected, assesses current conditions and projects future conditions. This effort includes the following:

- An inventory of both public and private parking spaces in the downtown area (including driveways and garages where possible), including marked and unmarked stalls
- An assessment of the need for short-term vs. long-term parking as well as on-street vs. off-street supply. Estimates of future parking demand and distribution - with respect to various build out options, and recommendations as to the amount, location and means by which additional parking may be provided.
- An evaluation of the requirements for providing parking for disabled persons, and recommendations for parking standards and requirements (spaces and size).
- An evaluation of the management of the parking supply, including time limits, permit parking, and enforcement issues.
- A review of, and recommendations concerning, the City's "in-lieu" parking fee program.
- An evaluation of enforcement of weekend time-restrictions and implementation of weekend meter fees.
- A review of the City's land use policies and how they impact parking supply and demand.
- Recommendations regarding policies involving scheduled events.