

# Best Practices For Increasing Parking

## Stellar Example –

- The Mid City West Community Council (MCWCC) has created the “Shared Parking” program to help alleviate the desperate need for parking in their community. The members of the Transportation, Planning and Streetscape Committee conducted a parking survey of streets in the Fairfax District & the Miracle Mile. By working with property owners & merchants, *existing parking is put to better use*. In addition, residents limited in parking and living adjacent to commercial areas are introduced to the option of renting parking spaces.

This program is based on the fact that in the course of the day, there are many parking spaces not used, especially in commercial areas. On Fairfax & Melrose, certain merchants & businesses have peak times during the day (e.g. banks) while others have peaks times during the night (e.g. restaurants). On Miracle Mile, at Wilshire Blvd., there are hundreds of parking spaces available for residents to rent, especially those who live in older apartment building constructed without parking and surrounded by permit parking. The survey conducted by the committee took only about 20 people hours. With that information, they were able to work with property owners to rent out their lot & with residents and businesses that need more parking. As a result, streets are enlivened during all parts of the day and the problem of limited parking is solved.

As a potential model for the City, this program is an “underutilized strategy that deserves more consideration.” (Ryan) In addition to alleviating parking problems, it can also potentially bring down the cost of new apartment buildings, increase safety, and maximize parking spaces.

**Greatest lesson** – the parking survey on the Miracle Mile, on Wilshire Blvd. between Fairfax & La Brea, discovered hundreds of parking spaces available for rent, but it is unknown how many residents use this opportunity. *Remember to publicize your findings!*

**Understandable challenge** – the Shared Parking program *does not work for every community*. It's ideal when residential & commercial areas are adjacent, as well as when a commercial area consists of a variety of parking peak times.

**Work of advice** – before embarking on this project, especially in commercial streets, *make sure that there is a need and willingness* by those looking for parking to take the extra step – negotiating with other property owners once the information is collected.

## Special thanks & acknowledgement to those interviewed:

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Interpretations of interviews & creation of ‘best practices’ by DONE intern: Helen Leung

## Best Practices for Increasing Parking:

- ❖ **Find out who needs more parking**
  - Bring up the issue at a Neighborhood Council meeting
  - Advertise beforehand through flyers, e-mail, and web
  - Include businesses & organizations, as well as residents
- ❖ **Conduct a parking survey**
  - By auditing parking spots during different times of the day, but especially during peak hours (meaning there are even more spaces during slow times)
  - Calculating the percentage of free parking – great tool when negotiating with property owners (make a table!)
- ❖ **Communicate**
  - With all potential renters via an official letter of request, e-mail, phone call, or personal contact!
  - With all those in need or more parking by publicizing the results, the possibilities, and the willing renters
- ❖ **Approach City parking lots**
  - Most of which are not used during the night & rented out
  - A great option for residents because they are abundant & cheap!
- ❖ **Work with residents of a permitted parking area**
  - They may not need all their spaces during the day
  - They may be willing to share
- ❖ **Ask for donations**
  - Some businesses or organizations are willing to share their lots for free, especially non-profits
  - Example – Out of the Closet’s parking lot is a frequent homeless encampment during the night, it’s a win-win situation!
- ❖ **Contact property owners of vacant lots**
  - Propose that they can receive money for an otherwise idle space– ballpark range is about \$20-40 per month
- ❖ **Work with LAUSD**
  - Parking lots are usually vacant in the evening
  - Promise a parking attendant if more than two dozen spaces are rented, especially if to a restaurant
- ❖ **Publicize available parking**
  - With rates/hr/day/wk/month! Include contact numbers!
  - In all communication channels possible
- ❖ **Work with a committee**
  - Especially the traffic and/or transportation committee of your NC
  - Don’t forget to approach the local Chamber of Commerce

*“The Shared Parking program **has not resolved** the problem of limited parking, **but has definitely relieved** a great part of the problem.”*

*Ken Draper*

**Remember to check in with your DONE Project Coordinator for regulation updates, new info, and other resources!**