



Parking Supply

TDM MEASURE:

The Development Project shall provide off-street private vehicular parking (Accessory Parking) in an amount no greater than the off-street parking rate for the neighborhood (neighborhood parking rate), based on the transportation analysis zone for the project site. For non-residential uses (land use categories A, B, and D), the neighborhood parking rate is shown in the non-residential neighborhood parking rate map and spreadsheet. For residential uses (land use category C), the neighborhood parking rate is shown in the residential neighborhood parking rate map and spreadsheet. The neighborhood parking rates may be updated over time to reflect refined estimates, but shall not be higher than the rates established at the time of TDM Ordinance adoption. The property owner shall be subject to the neighborhood parking rates established at the time of project approval.

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| OPTION A | POINTS: |
| One point for providing less than or equal to 100 percent and greater than 90 percent of the neighborhood parking rate; OR | 1 |
| OPTION B | POINTS: |
| Two points for providing less than or equal to 90 percent and greater than 80 percent of the neighborhood parking rate; OR | 2 |
| OPTION C | POINTS: |
| Three points for providing less than or equal to 80 percent and greater than 70 percent of the neighborhood parking rate; OR | 3 |

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| APPLICABILITY: This measure is applicable to Development Projects in any land use category. | POINTS: 1-11 ○○○○○○○○○○○○ |
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| OPTION D | POINTS: |
| Four points for providing less than or equal to 70 percent and greater than 60 percent of the neighborhood parking rate; OR | 4 |
| OPTION E | POINTS: |
| Five point for providing less than or equal to 60 percent and greater than 50 percent of the neighborhood parking rate; OR | 5 |
| OPTION F | POINTS: |
| Six points for providing less than or equal to 50 percent and greater than 40 percent of the neighborhood parking rate; OR | 6 |
| OPTION G | POINTS: |
| Seven points for providing less than or equal to 40 percent and greater than 30 percent of the neighborhood parking rate; OR | 7 |
| OPTION H | POINTS: |
| Eight points for providing less than or equal to 30 percent and greater than 20 percent of the neighborhood parking rate; OR | 8 |
| OPTION I | POINTS: |
| Nine points for providing less than or equal to 20 percent and greater than 10 percent of the neighborhood parking rate; OR | 9 |
| OPTION J | POINTS: |
| Ten points for providing less than or equal to 10 percent of the neighborhood parking rate but at least one parking space; OR | 10 |
| OPTION K | POINTS: |
| Eleven points for providing no parking. | 11 |

DEVELOPMENT REVIEW: The property owner shall submit plans showing the proposed number of parking spaces and the spatial layout of the parking, including means of ingress/egress. In the project description, the property owner shall describe any planned components that may increase the capacity of the parking facility (e.g., by providing valet parking or installing mechanical parking systems). City staff will compare the amount of proposed parking to the parking rate in that neighborhood to confirm the Development Project's point allocation under this measure. City staff will also review the parking facilities to confirm that use of the facility would not create hazards for persons using other modes of transportation.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the project meets the standards specified in the project approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The property owner shall submit photographs of the parking facilities. City Staff shall verify that the project continues to meet the standards specified in the Development Project's approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 150, 151, 151.1, and 161.