

Argument Against Measure __

Measure __ would authorize the Council to amend the current residential parking standards established in 1978 by "Measure D." Since these requirements were set by popular vote, they can only be changed another vote. With Measure ____, the Council is asking Albany residents to give up their current, direct control over parking standards.

It is important to retain the requirement for voter approval of residential parking standards. There are urban planning strategies that advocate very low minimum parking ratios or even zero parking. The goal is to reduce car ownership. There are important questions about community priorities here. Albany would need to discuss parking and then approve policies based on an election contest. This is exactly what Measure D now requires. Albany residents would certainly be willing to consider adjustments to Measure D (e.g., more proportional requirements, parking reductions for senior housing), but the Council has proposed instead to completely eliminate the current requirement for voter approval of parking standards.

There's a lot of confusion about what the current Measure D does and doesn't do. Measure D parking requirements apply only to new housing and do not have any impact on Albany's parking standards for home additions or businesses. Measure D doesn't even necessarily require the often-cited two spaces per dwelling unit. The measure permits a reduction to 1.5 spaces per unit when there is sufficient available on-street parking. Neighboring cities have similar requirements.

Measure D encourages realistic, right-sized development in Albany, which is consistent with Albany's goal of maintaining its small town ambience. Measure D creates an incentive for affordable housing since projects with affordable units may utilize lower parking standards established by state law.

Vote no on Measure __; retain the valuable provisions of Measure D and retain citizen's control of parking requirements in Albany.

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ALBANY CITY CLERK