

# Neighborhood Retail Parking Standards



**Proposal Overview**  
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Planning & Development Services

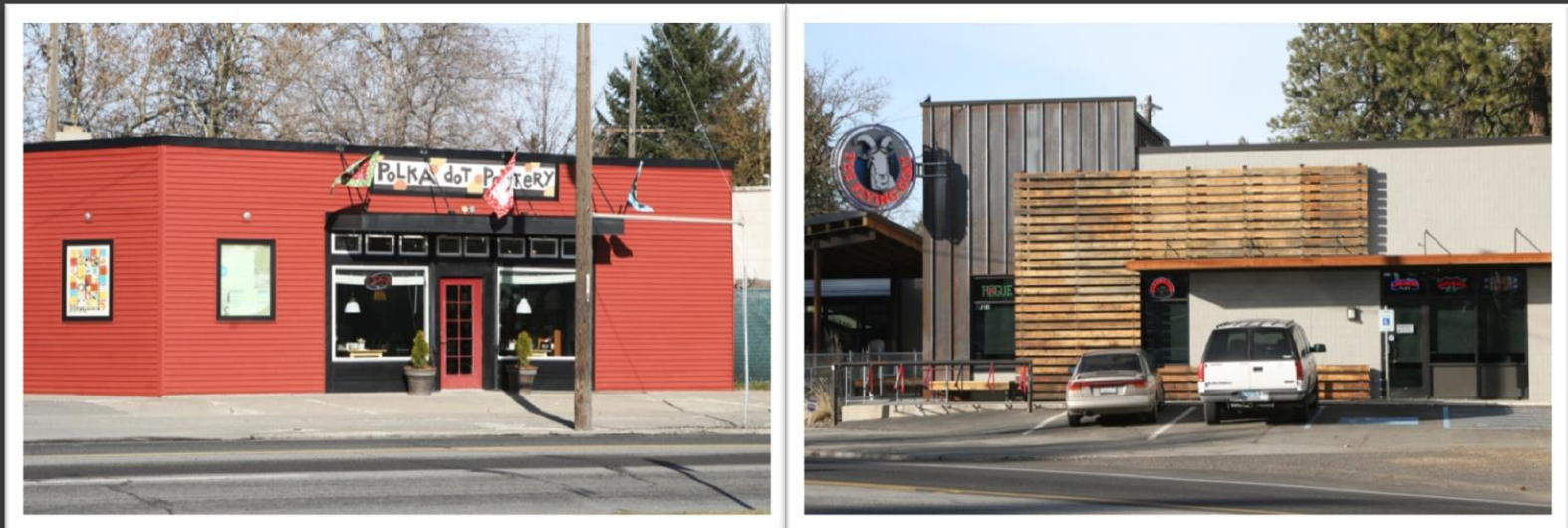
# Purpose of Change

Neighborhood Retail (NR) zones are typically small scale commercial areas many of which are historically located adjacent to or surrounded by Residential Single Family



# Purpose of Change

The goal is to balance the need for parking while encouraging revitalization of small scale, neighborhood serving businesses.



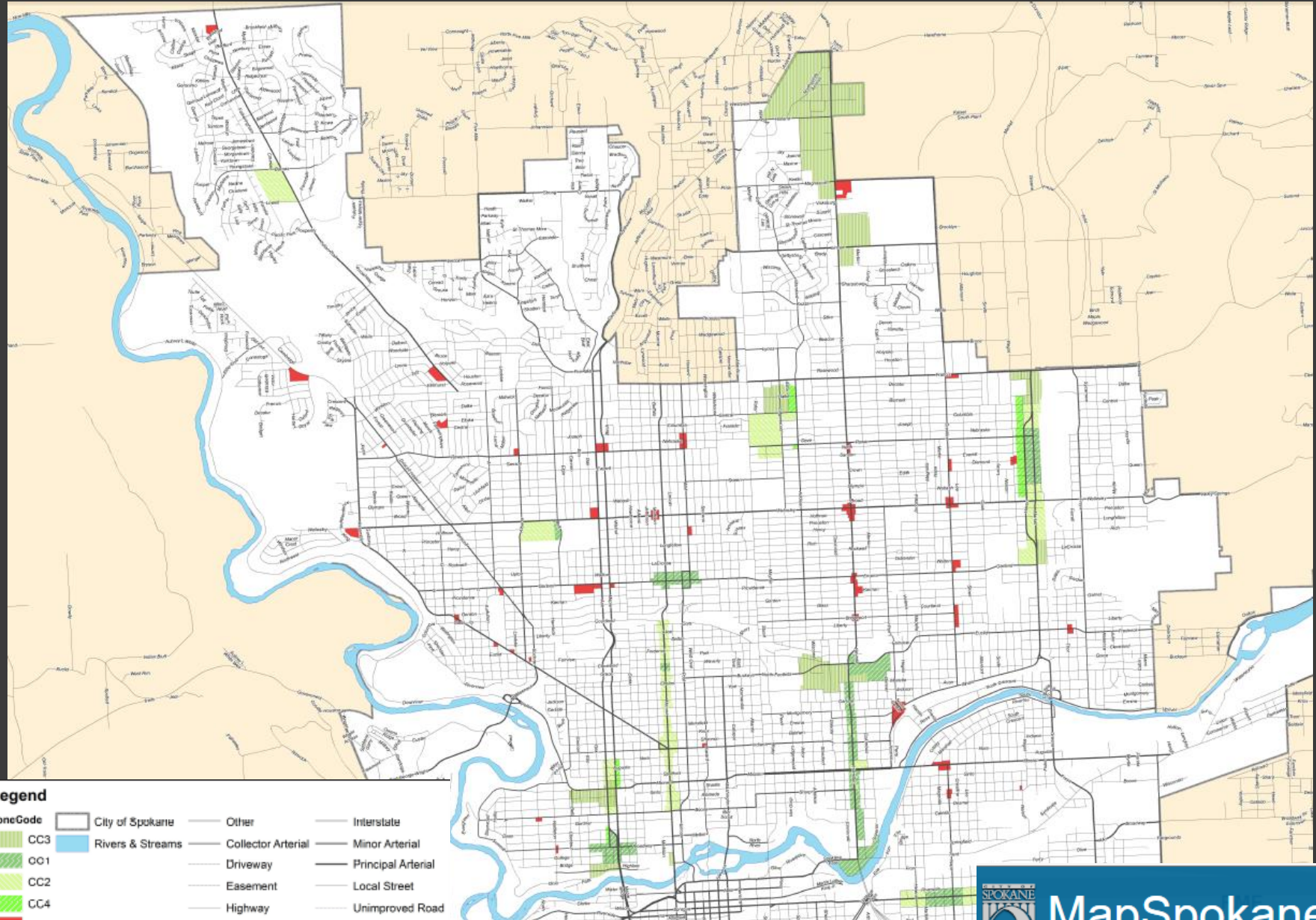
# Purpose of Change

Small neighborhood serving business centers are desired by the community. If parking standards are reduced, a hurdle to development is removed or lessened.

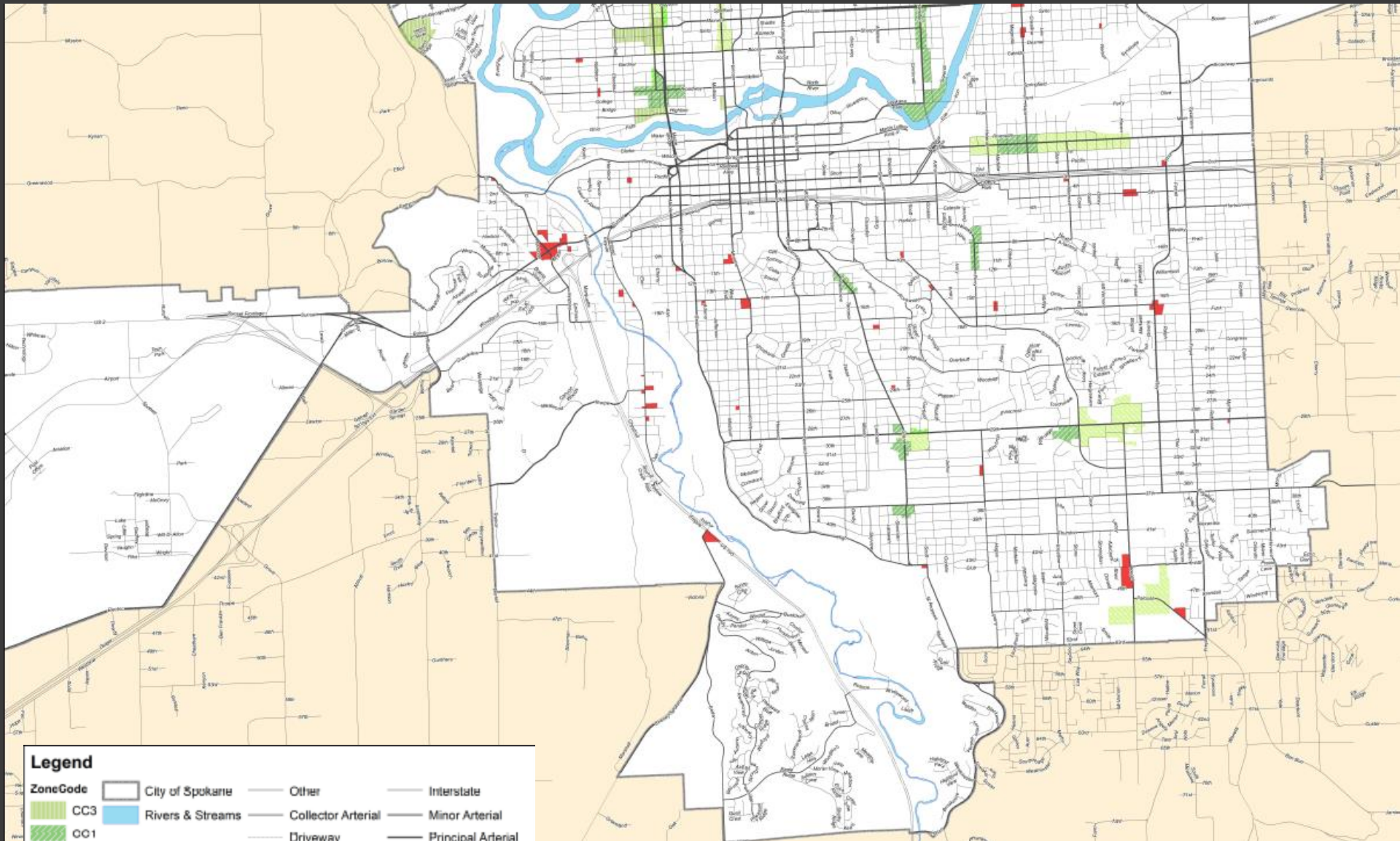




# Neighborhood Retail Parking Locations - North



# Neighborhood Retail Parking Locations - South



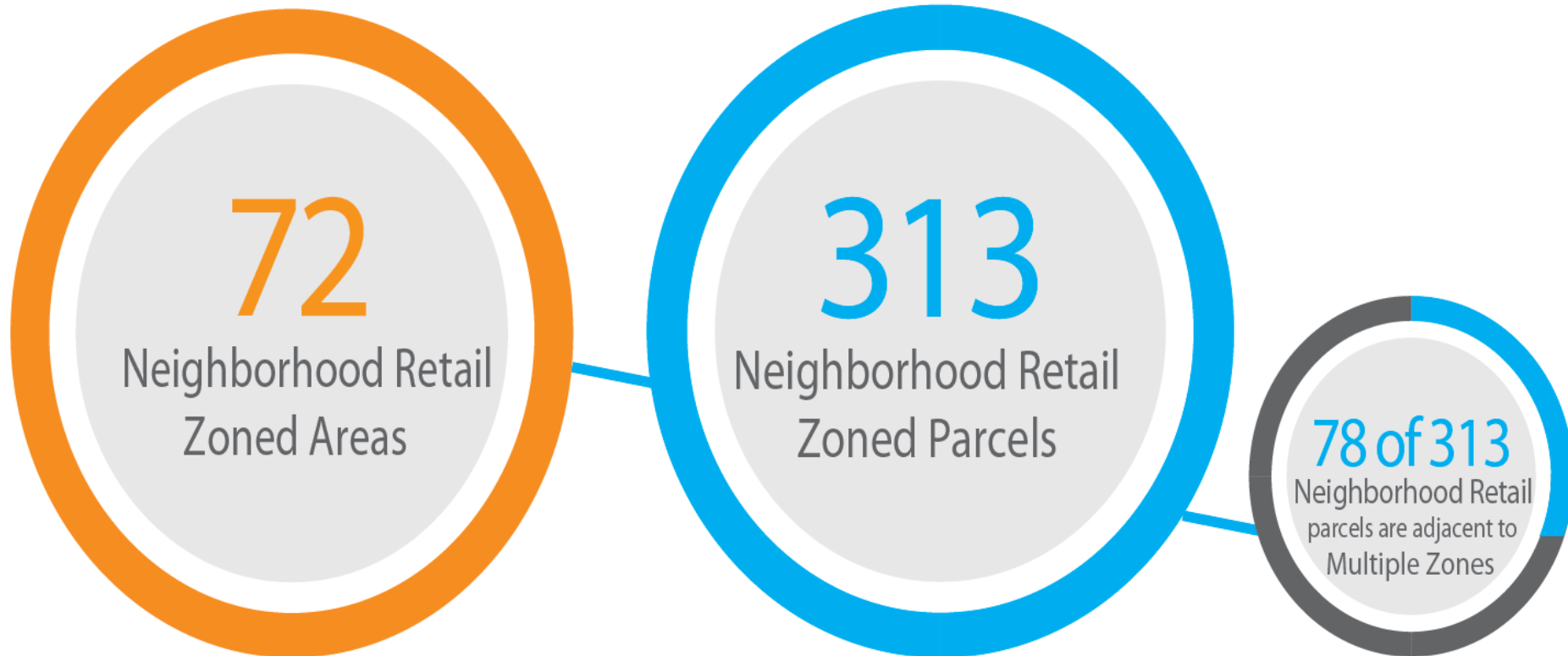
## Legend

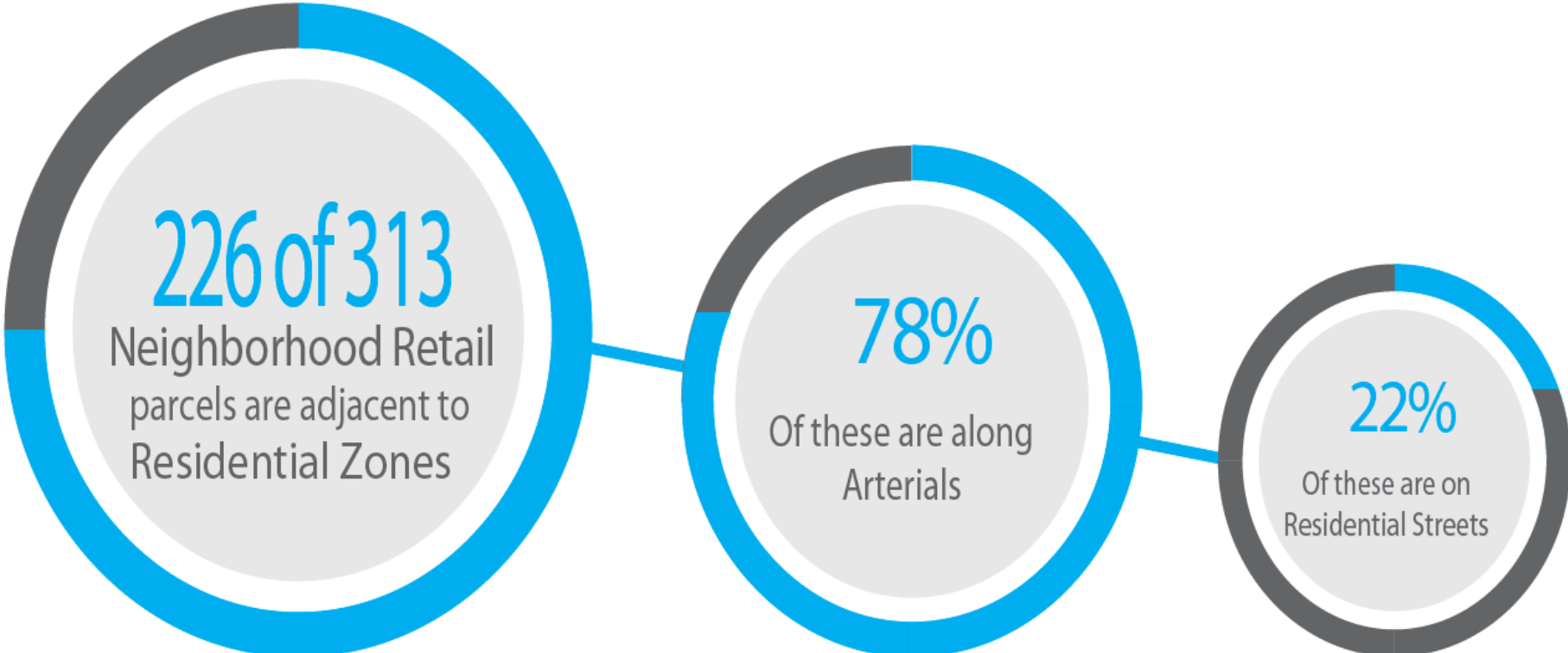
ZoneCode	City of Spokane	Other	Interstate
CC3	Rivers & Streams	Collector Arterial	Minor Arterial
CC1	Driveway	Principal Arterial	
CC2	Easement	Local Street	
CC4	Highway	Unimproved Road	
NR			





# Neighborhood Retail Zones BY THE NUMBERS







# Proposal

Retain current parking standards (rates) in Neighborhood Retail Zones



# Proposed Changes

Adopt exemption for existing building, new building, or building addition with 3,000 sq. ft. or less



# Proposed Changes

Adopt smaller parking stall size to match standards of Centers & Corridors







# Proposed Changes

For building floor area is less than 5,000 sq. ft. the parking requirement will be credited with a 3,000 sq. ft. exemption. For example, the parking requirement for a 4,000 sq. ft. building is calculated by subtracting 3000 from 4000; this would leave 1000 sq. ft. that parking calculations would be made upon.

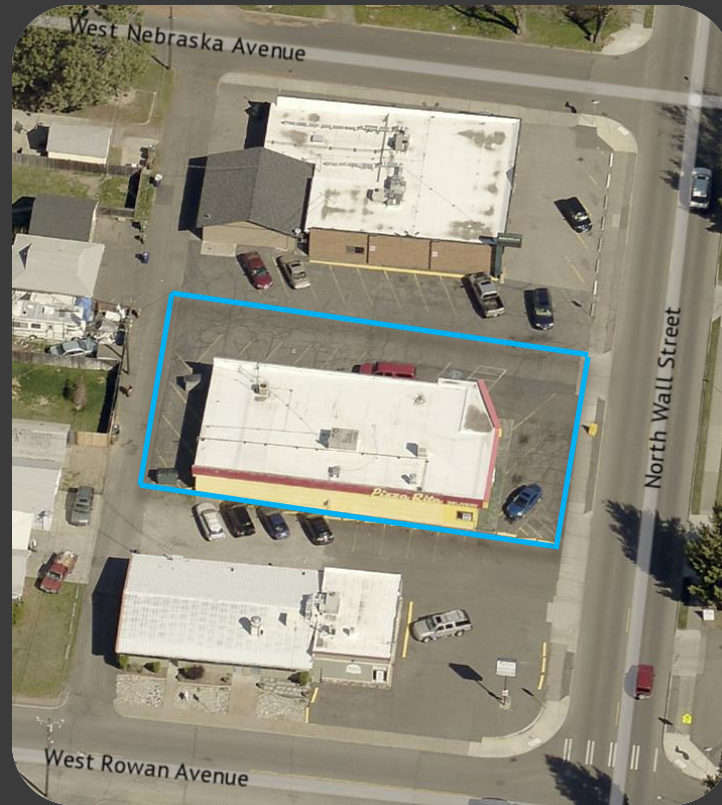


# What This Proposal Means for a 5,000 sq. ft. Building with 3,000 sq. ft. credit

 Current # of parking spaces required  
 # of parking spaces required under proposal



# Example: Nebraska & Wall



Current total sf: 4,142\*

Current min. parking requirement: 17\*\*

Parking min. requirement under proposal: 5

*\*Estimate based on County Assessor info, actual floor area may be smaller*

*\*\*Estimate for illustration purposes only*



# Example: Indian Trail Road & Holyoke



Current total sf: 37,930\*

Current min. parking requirement: 115\*\*

Parking min. requirement under proposal: 115

*\*Estimate based on County Assessor info, actual floor area may be smaller*

*\*\*Estimate for illustration purposes only*

# PUBLIC COMMENTS SUMMARY

## OPENHOUSE



## TWITTER:

1,762 Impressions, 55 Engagements

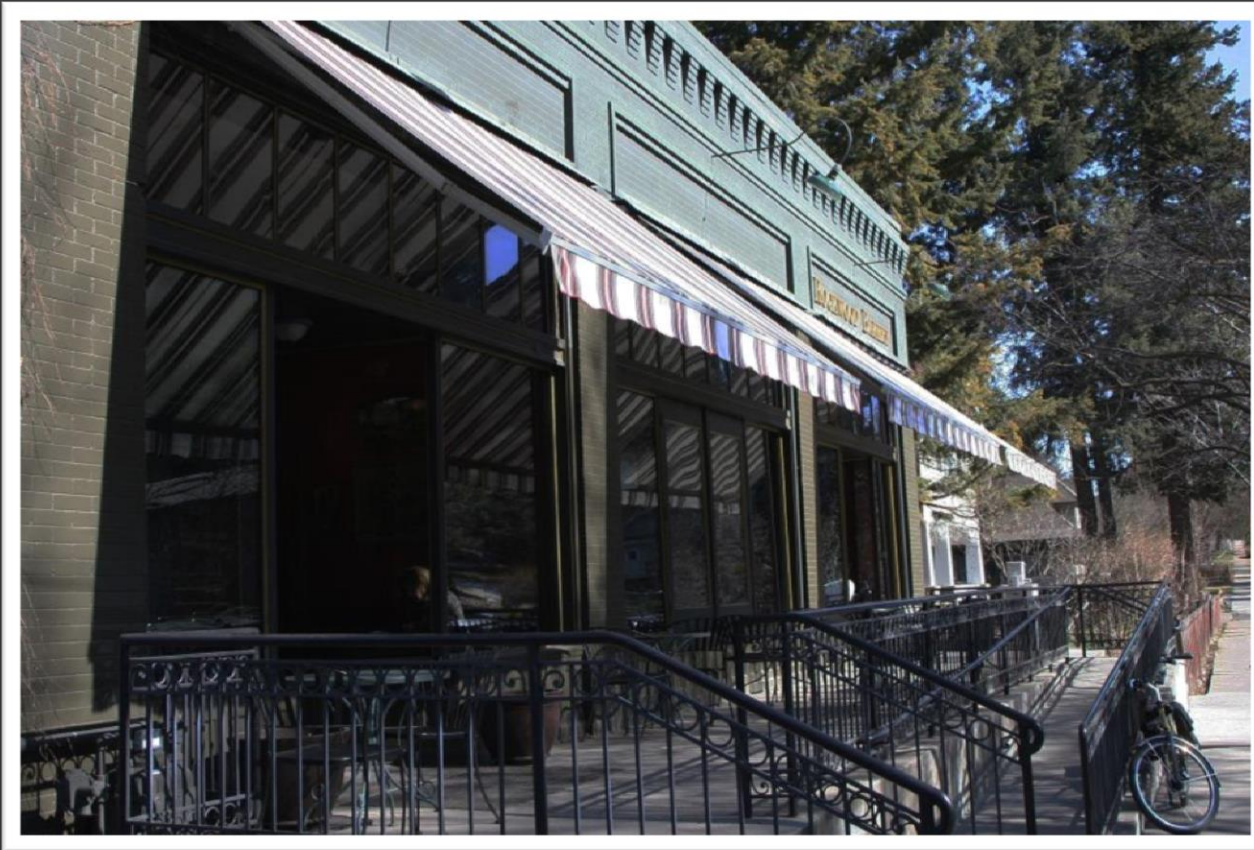


City of Spokane @SpokaneCity - Mar 26

New #Spokane zone proposal to help small businesses  
[bit.ly/1FJ70lk](https://bit.ly/1FJ70lk) @KREM2 [pic.twitter.com/Zxzq1L1NEZ](https://pic.twitter.com/Zxzq1L1NEZ)







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