Neighborhood Retail Parking Standards

Proposal Overview
Plan Commission Hearing - May 13, 2015

Boris Borisov, Assistant Planner
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.
Place Making

“If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.” - Fred Kent (Founder of Project for Public Spaces)

www.pps.org/blog/transportationasplace
Purpose of Change

Some Benefits:

• Increase development potential of a site
• More land available for higher and better use
• Reduced development costs
• Flexibility – Proposal reduces min. requirements, retains maximum standards.
Comprehensive Plan Policy

Transportation 2.4 Parking Requirements

*Develop and maintain parking requirements for vehicles that adequately meet the demand for parking yet discourages dependence on driving.*

Transportation 3.2 Reduce Distances to Neighborhood Services

*Provide a variety of services within neighborhoods that are convenient to and meet the needs of neighborhood residents, decreasing the need for driving.*
Comprehensive Plan Policy

Economic Development 2.2 Revitalization Opportunities

Provide incentives to encourage the revitalization of historic and older commercial and industrial districts for redevelopment.

Economic Development 3.1 Economic Growth

Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.

Economic Development 3.5 Locally-Owned Businesses

Support opportunities to expand and increase the number of locally-owned businesses in Spokane.
Neighborhood Retail Zones

**By the Numbers**

- **72** Neighborhood Retail Zoned Areas
- **313** Neighborhood Retail Zoned Parcels
- **78 of 313** Neighborhood Retail parcels are adjacent to Multiple Zones
226 of 313 Neighborhood Retail parcels are adjacent to Residential Zones

78% Of these are along Arterials

22% Of these are on Residential Streets
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.
<table>
<thead>
<tr>
<th>Category</th>
<th>Current # of Spaces</th>
<th>Required under Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>Retail</td>
<td>6</td>
<td>15</td>
</tr>
<tr>
<td>Restaurants</td>
<td>8</td>
<td>20</td>
</tr>
<tr>
<td>Bars</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>Daycare</td>
<td>4</td>
<td>10</td>
</tr>
</tbody>
</table>
Example: 5201 N. Regal

Current total sf: 1,470*
Current min. parking requirement: 5**
Parking min. requirement under proposal: 0

*Estimate based on County Assessor info, actual floor area may be smaller
**Estimate for illustration purposes only, considering a retail use
Example: 3214 N. Nevada

Current total sf: 3,632*
Current min. parking requirement: 14**
Parking min. requirement under proposal: 3

*Estimate based on County Assessor info, actual floor area may be smaller
**Estimate for illustration purposes only, considering a retail use
Example: 3321 W. Indian Trail Rd.

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
OUTREACH

• Social Media – Twitter, Facebook, City website
• March 11, 2015 - Public Open House
• March 19, 2015 - Land Use Committee (CA)
• April 3, 2015 - Community Assembly Presentation
• April 8, 2015 - Plan Commission Workshop
COMMENTS

• ADA Requirements. ADA requirements still apply.

• Mitigate trash and spillage of parking into residential neighborhoods. Part of this is a code issue. Parking spillover may occur, this proposal has thresholds to limit the amount.
COMMENTS

• Restaurants/pubs/bars should have additional criteria besides sq. ft. size. Restaurants should have more parking as people stay longer. Spillover may occur, this proposal introduces thresholds to mitigate the amount. This is a balance between the creating redevelopment opportunity and parking spillover.
**COMMENTS**

- Concern with regards to emergency response vehicles. *Proposal has thresholds to ensure businesses larger than 5,000 sq. ft. do not receive parking reduction.*

- Effect of multiple expansions utilizing parking exemption. *Business expansion based on capacity needs.*
PUBLIC TESTIMONY
Contact:
Boris Borisov, Assistant Planner
Planning & Development Services
Phone: 509-625-6156
Email: bborisov@spokanecity.org