

# Neighborhood Retail Parking Standards



**Proposal Overview**  
**Plan Commission Hearing - May 13, 2015**

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Planning & Development Services

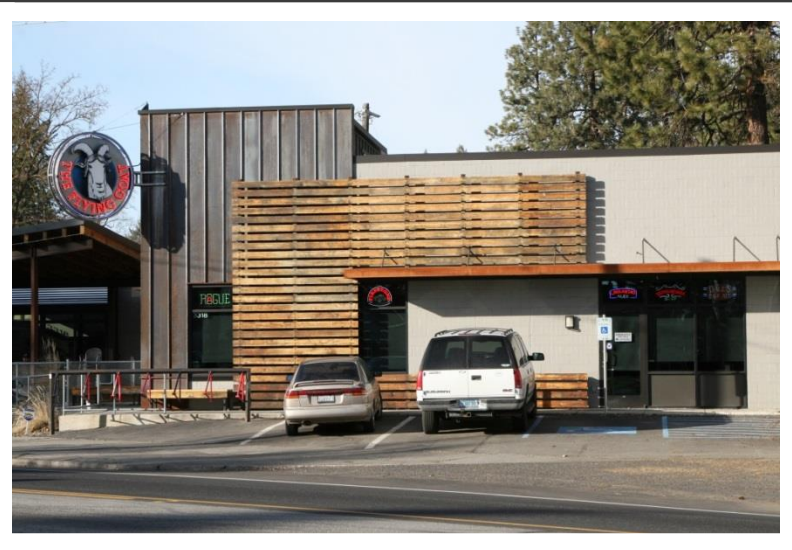
# Purpose of Change

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.



# 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)



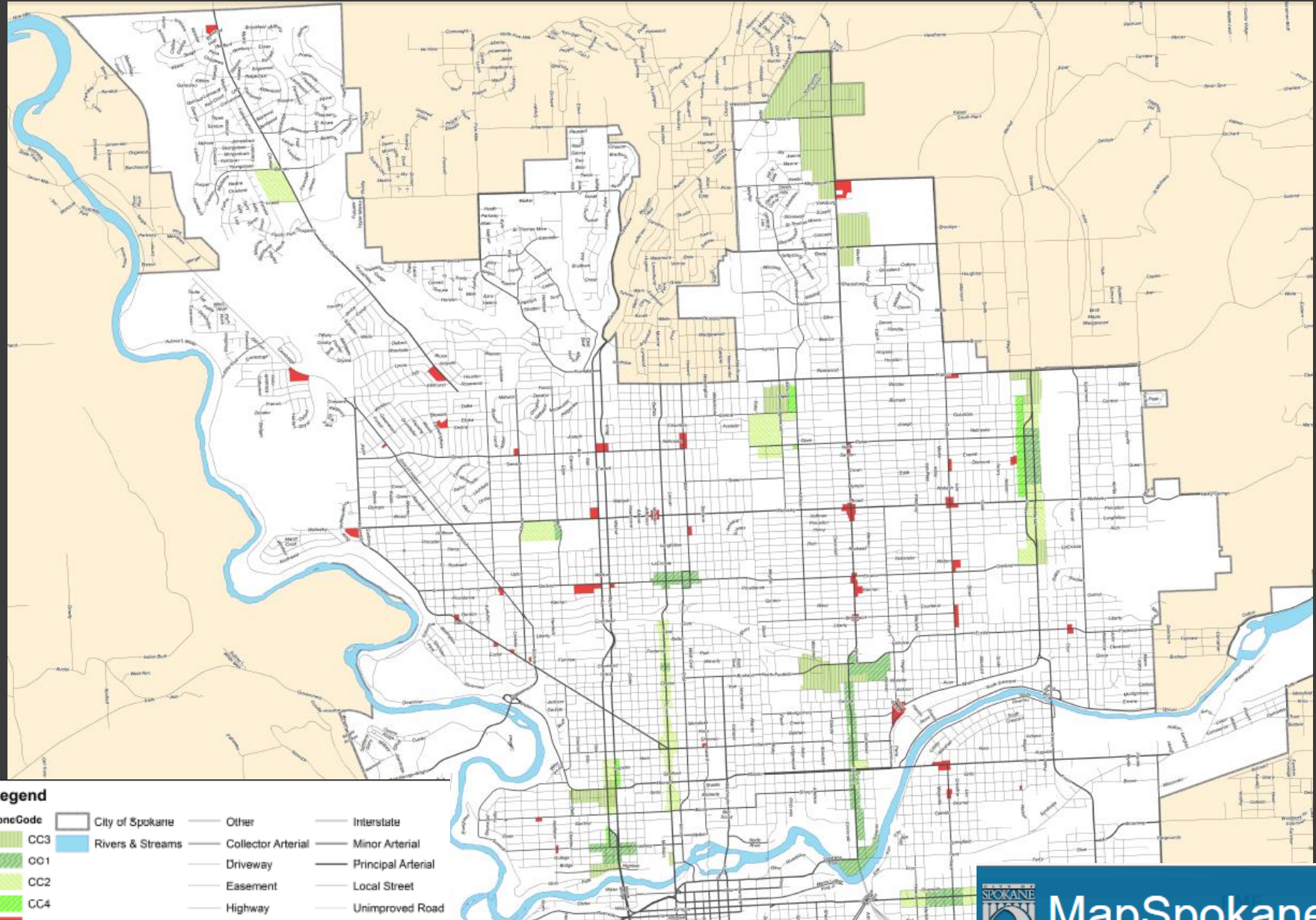
# Purpose of Change

## Some Benefits:

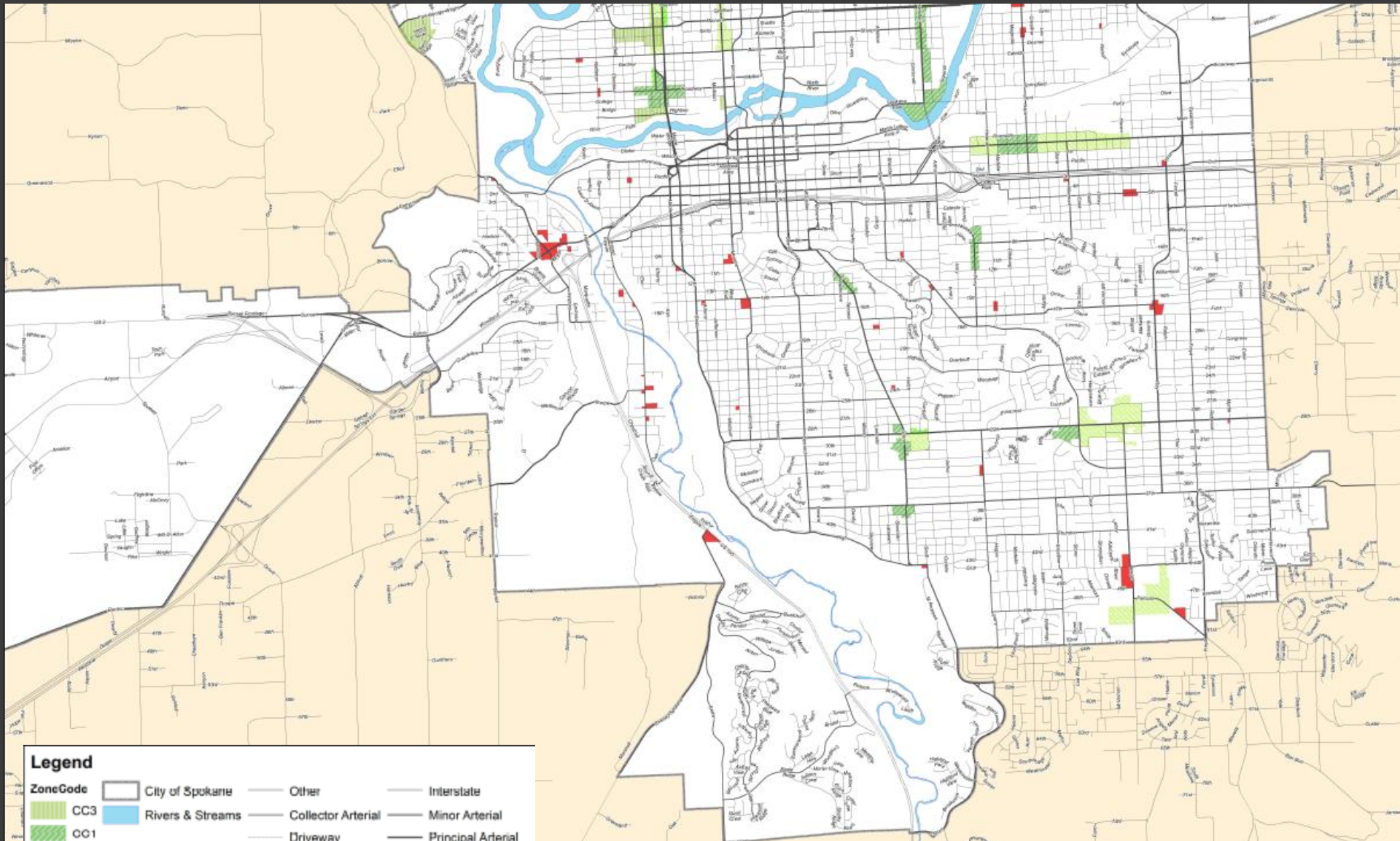
- Increase development potential of a site
- More land available for higher and better use
- Reduced development costs
- Flexibility – Proposal reduces min. requirements, retains maximum standards.



# 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			





# 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.*

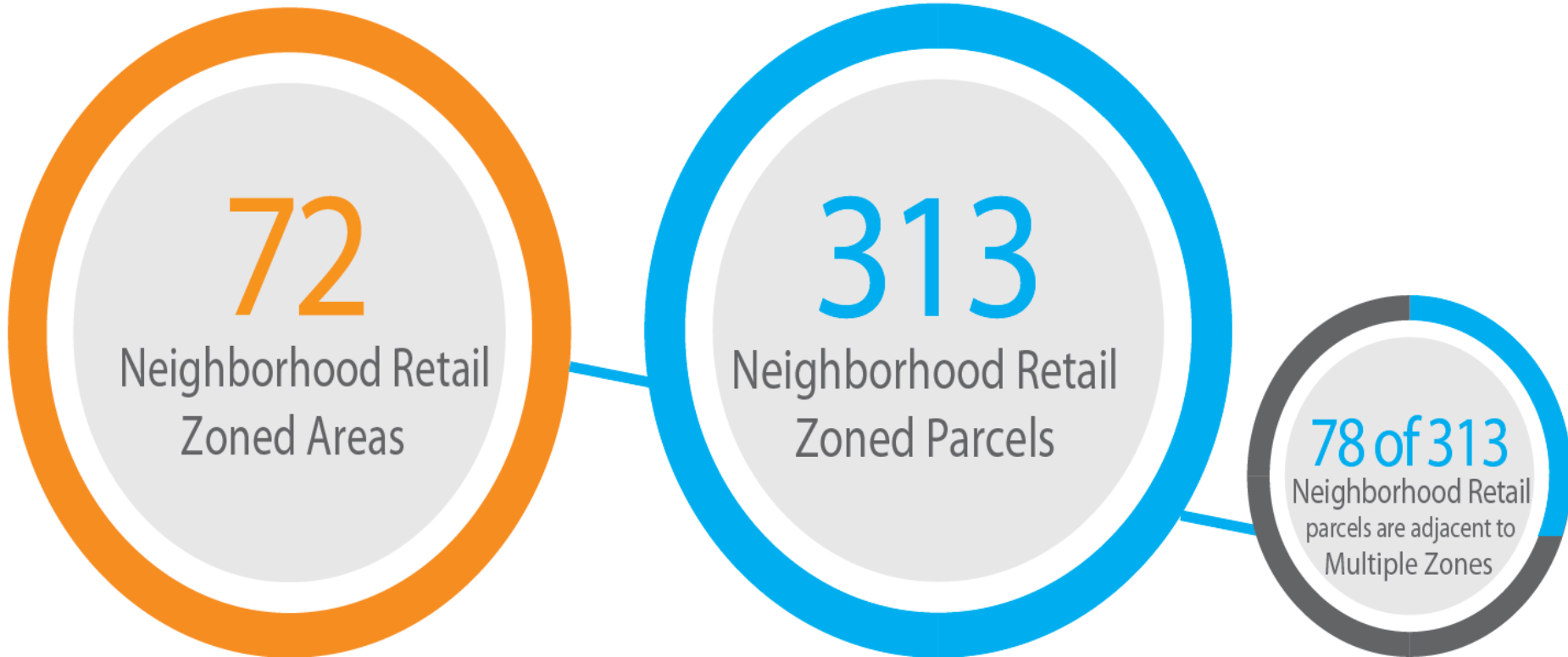
## Economic Development 3.1 Economic Growth

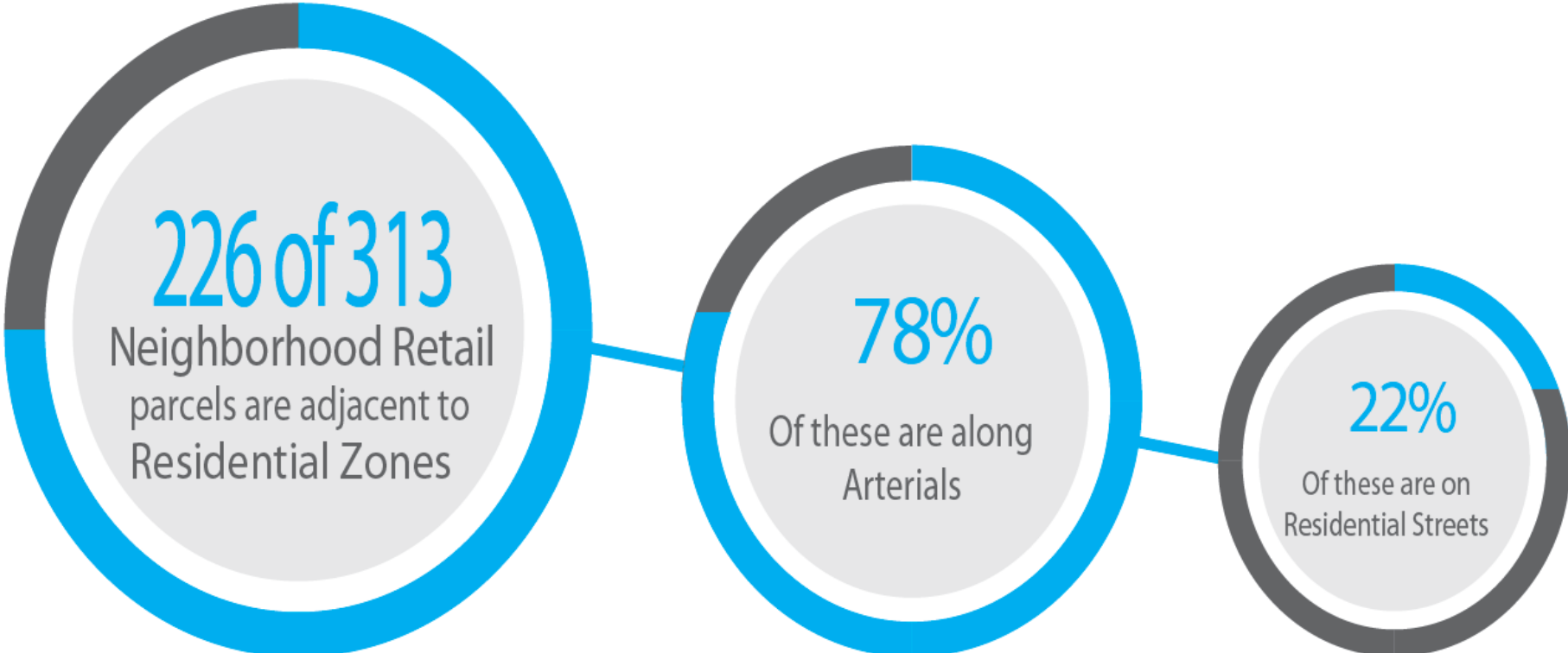
*Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.*

## 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





# Proposal

Retain current parking standards (rates) in Neighborhood Retail Zones



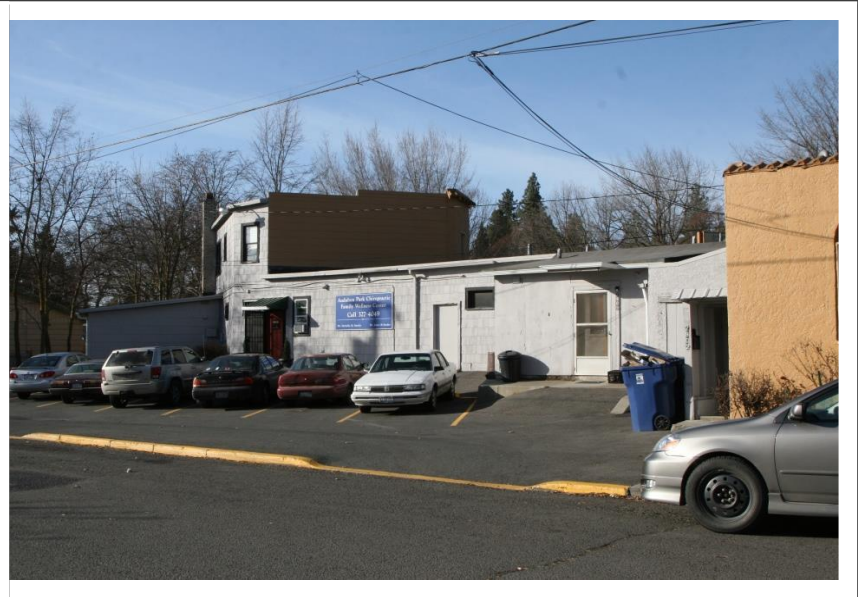
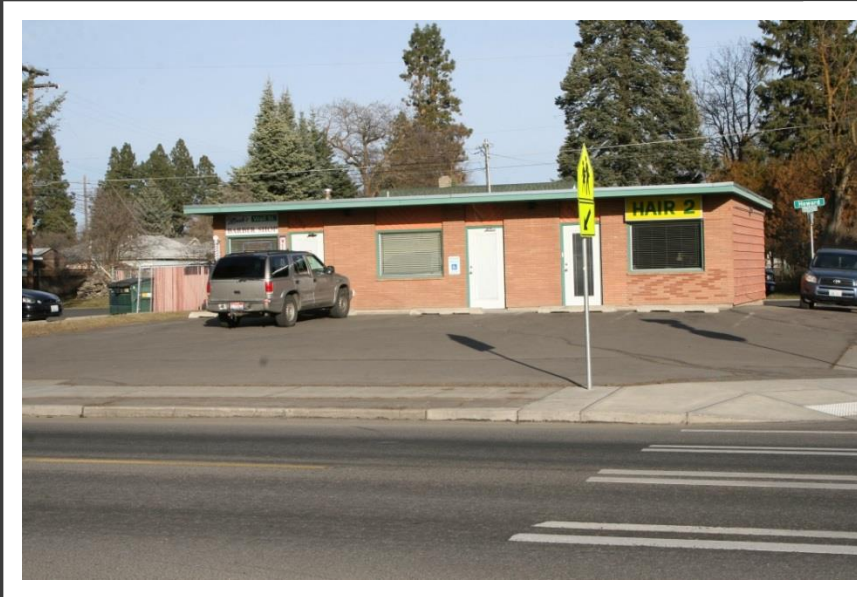
# Proposed Changes

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: 5201 N. Regal



Current total sf: 1,470\*

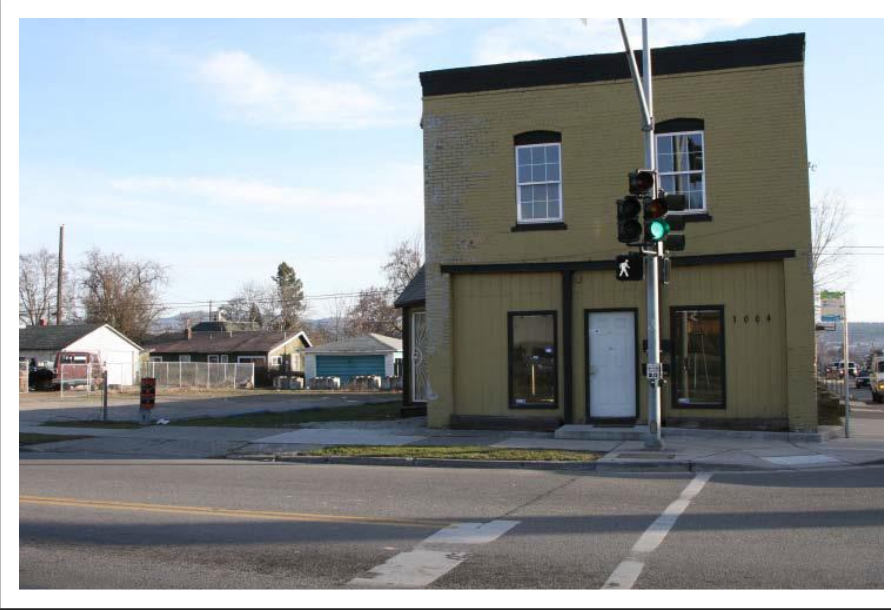
Current min. parking requirement: 5\*\*

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



## TWITTER:

1,762 Impressions, 55 Engagements



City of Spokane @SpokaneCity - Mar 26

New #Spokane zone proposal to help small businesses:  
[bit.ly/1FJ70Ik](http://bit.ly/1FJ70Ik) @KREM2 [pic.twitter.com/Zxzq1L1NEZ](http://pic.twitter.com/Zxzq1L1NEZ)



# 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.



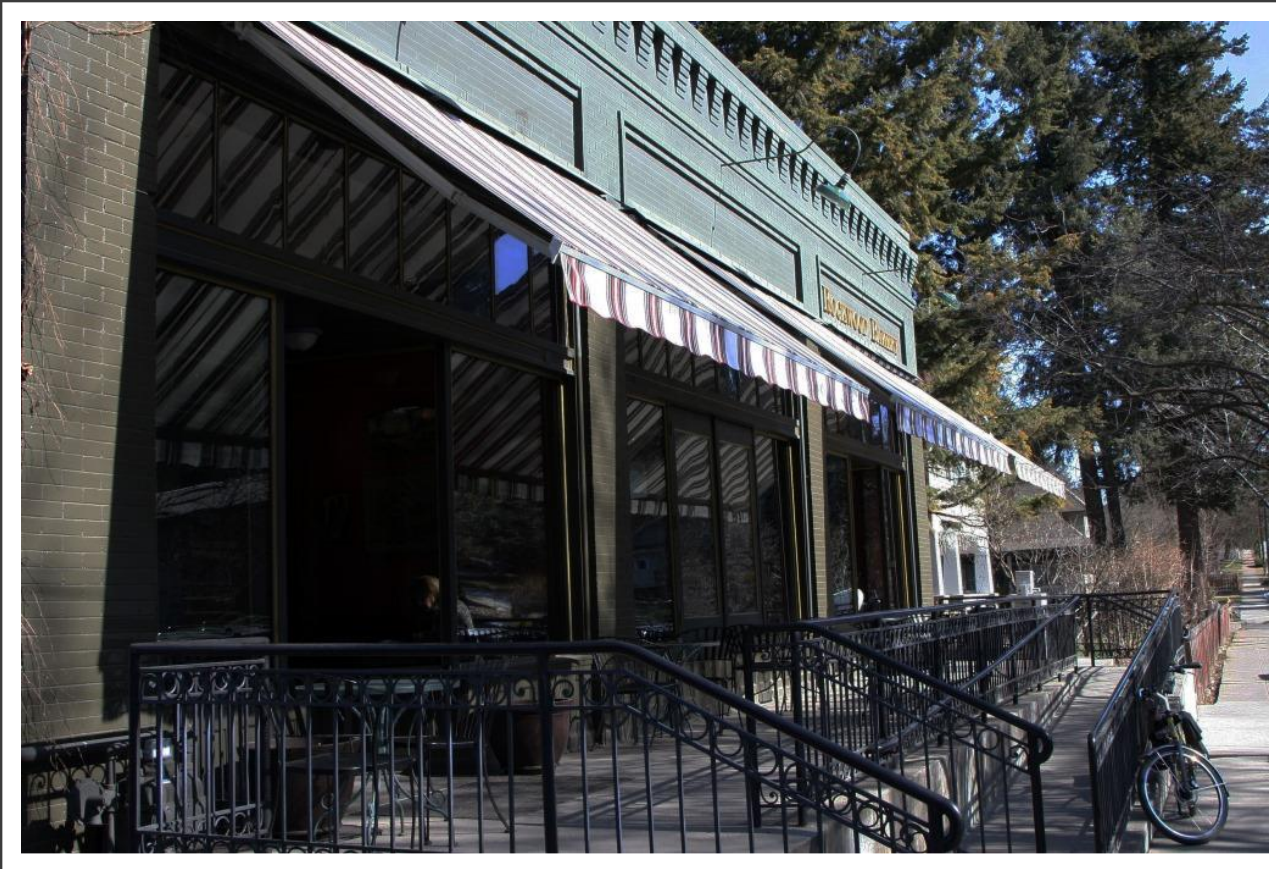
# COMMENTS

- 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



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