

# Neighborhood Retail Parking Standards



**Proposal Overview**  
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Planning & Development Services

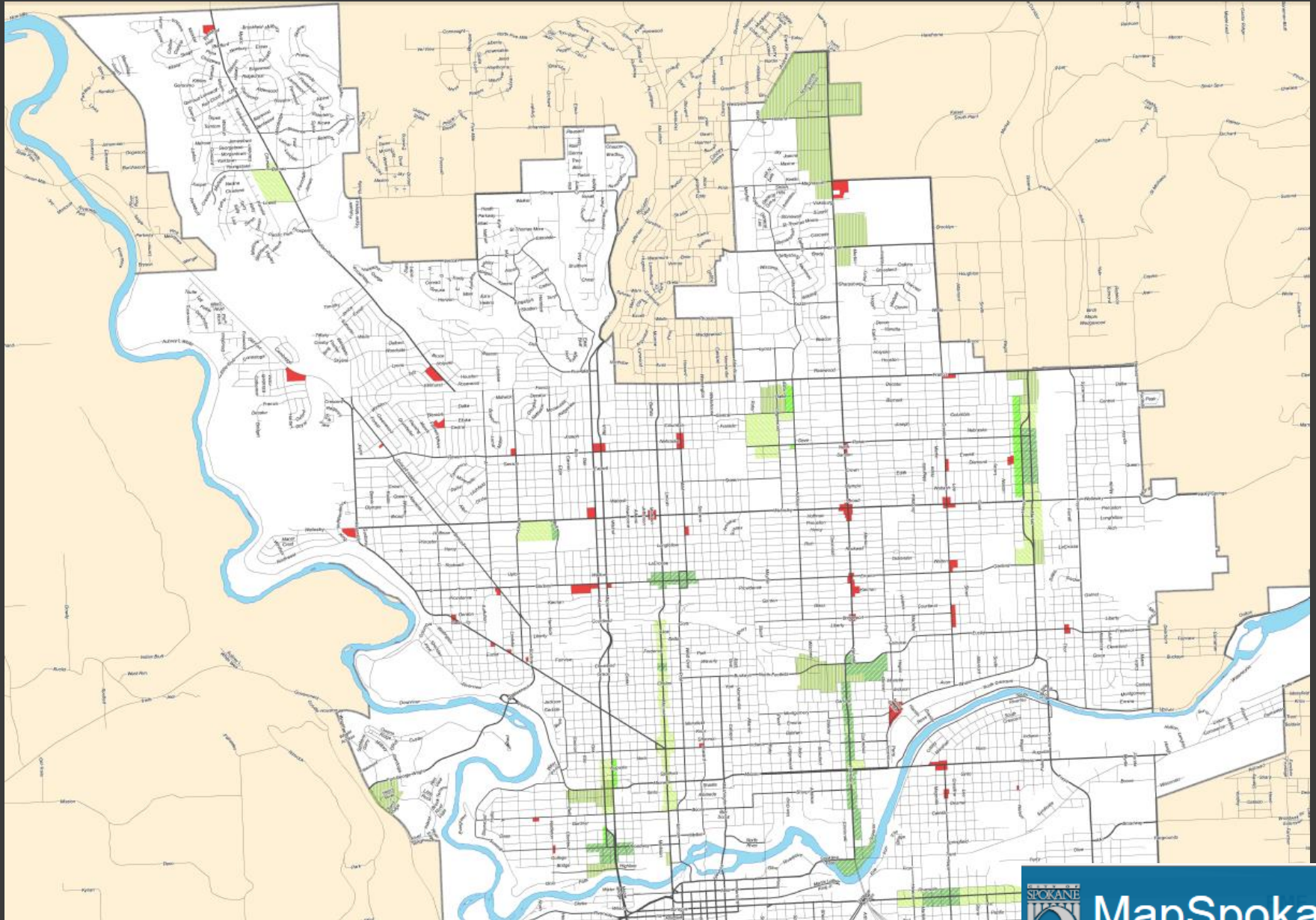
# Background

- City Council interest has led this activity
- Staff presented to Plan Commission workshop in June 2014
- Staff have modified the proposal since June 2014 in response to concerns from Plan Commission and Developer Services staff – both planning & engineering
- Staff presented modified versions in October and December of 2014 and February of 2015.

# Purpose of Change

- Neighborhood Retail (NR) zones are typically small scale commercial areas many of which are historically located adjacent to or surrounded by RSF.
- Small neighborhood serving business centers are desired by the community.
- When sites are small, it can be difficult to develop. One hurdle to development is providing parking. Parking is a development cost.
- If parking standards are reduced, a hurdle to development is removed or lessened.
- The goal is to balance the need for parking while encouraging revitalization of small scale, neighborhood serving businesses.

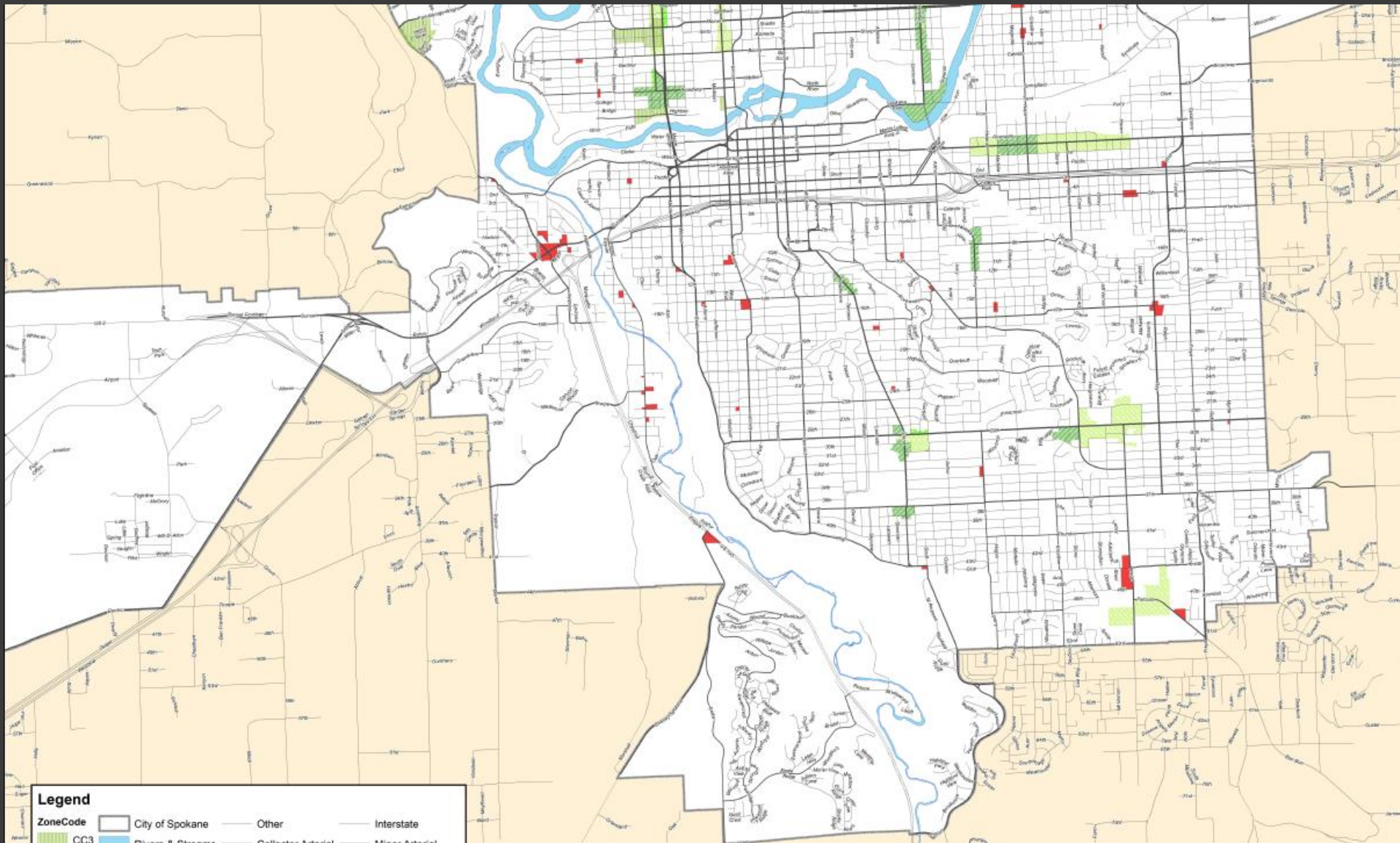
# Neighborhood Retail Parking Locations - North



MapSpokane



# Neighborhood Retail Parking Locations - South



MapSpokane

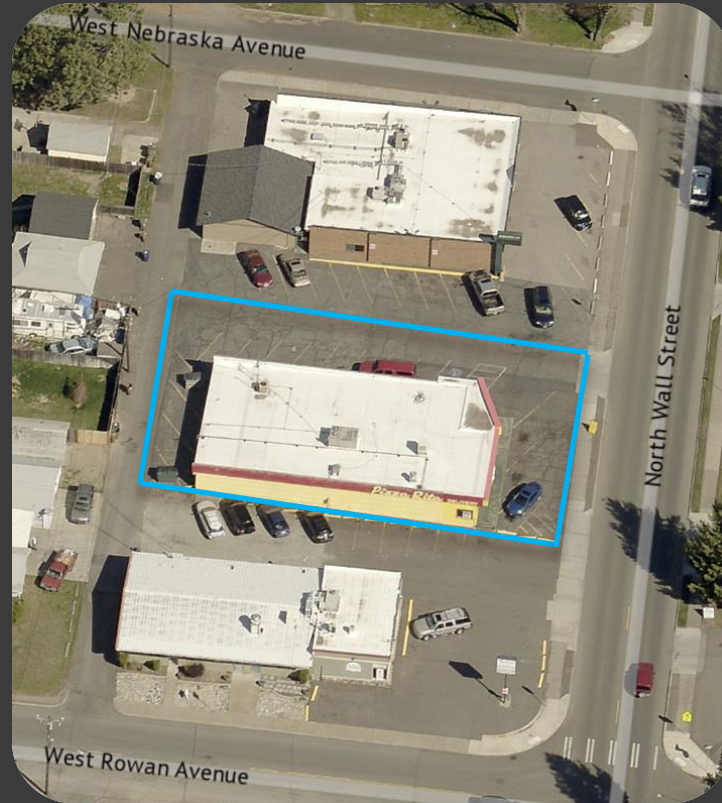
# Proposed Changes to Neighborhood Retail Parking Standards

Proposal	Purpose
<ul style="list-style-type: none"><li>• Retain current parking standards in Neighborhood Retail Zones</li></ul>	<ul style="list-style-type: none"><li>• Requirements ensure adequate parking is provided, especially for larger buildings</li></ul>
<ul style="list-style-type: none"><li>• Adopt exemption for existing building, new building, or building addition with 3,000 sq. ft. or less</li></ul>	<ul style="list-style-type: none"><li>• Provides relief for small scale development which is neighborhood serving</li></ul>
<ul style="list-style-type: none"><li>• Adopt smaller parking stall size to match standards of Centers &amp; Corridors</li></ul>	<ul style="list-style-type: none"><li>• Provides relief by providing more space within parcel to meet parking requirements</li></ul>
<ul style="list-style-type: none"><li>• 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.</li></ul>	<ul style="list-style-type: none"><li>• Provides relief for buildings that have between 3-5 thousand sq. ft. of space.</li><li>• Focuses relief on small scale sites while still retaining current requirements for larger buildings</li><li>• Balances need for relief and negative impacts of “spillage”</li></ul>

# What this Means

What This Means for a building with 5,000 sq. feet of floor area in Neighborhood Retail Zone				What this means for a building with 3,000 sq. feet of floor area (or less) <sup>30</sup>
Neighborhood Retail Zone Use Category	Current Parking Standard	# of Spaces Currently Required	# of Spaces Required with 3,000 sq. ft. credit (under this proposal)	# of Spaces Required for 3,000 sq. ft. of floor area under this proposal
Office	1 space per 500 sq. ft. of floor area	10	4	0
Retail, Restaurants/ Bars	1 space per 250 sq. ft. of floor area	20	8	0
Retail – Other	1 space per 330 sq. ft. of floor area	15	7	0
Community Service	1 space per 500 sq. ft. of floor area	10	4	0
Daycare	1 space per 500 sq. ft. of floor area	10	4	0
Medical Centers	1 space per 500 sq. ft. of floor area	10	4	0
Religious Institutions	1 space per 100 sq. ft. of floor area	50	20	0

# Example: Nebraska & Wall



Current total sf: 4,142\*

Current parking requirement: 17\*\*

Parking 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 parking requirement: 115\*\*

Parking requirement under proposal: 115

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

*\*\*Estimate for illustration purposes only*

# Questions, Comments?



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