Neighborhood Retail Parking Standards

Proposal Overview
February 2015

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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.
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 goals is to balance the need for parking while encouraging revitalization of small scale, neighborhood serving businesses.
Neighborhood Retail Parking Locations - North
## Proposed Changes to Neighborhood Retail Parking Standards

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Purpose</th>
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</thead>
<tbody>
<tr>
<td>• Retain current parking standards in Neighborhood Retail Zones</td>
<td>• Requirements ensure adequate parking is provided, especially for larger buildings</td>
</tr>
<tr>
<td>• Adopt exemption for existing building, new building, or building addition with 3,000 sq. ft. or less</td>
<td>• Provides relief for small scale development which is neighborhood serving</td>
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<tr>
<td>• Adopt smaller parking stall size to match standards of Centers &amp; Corridors</td>
<td>• Provides relief by providing more space within parcel to meet parking requirements</td>
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<td>• 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.</td>
<td>• Provides relief for buildings that have between 3-5 thousand sq. ft. of space.</td>
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<td>• Focuses relief on small scale sites while still retaining current requirements for larger buildings</td>
<td>• Balances need for relief and negative impacts of “spillage”</td>
</tr>
</tbody>
</table>

- **Proposal**
- **Purpose**
### What this Means

<table>
<thead>
<tr>
<th>Neighborhood Retail Zone Use Category</th>
<th>Current Parking Standard</th>
<th># of Spaces Currently Required</th>
<th># of Spaces Required with 3,000 sq. ft. credit (under this proposal)</th>
<th># of Spaces Required for 3,000 sq. ft. of floor area under this proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1 space per 500 sq. ft. of floor area</td>
<td>10</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Retail, Restaurants/ Bars</td>
<td>1 space per 250 sq. ft. of floor area</td>
<td>20</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Retail – Other</td>
<td>1 space per 330 sq. ft. of floor area</td>
<td>15</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Community Service</td>
<td>1 space per 500 sq. ft. of floor area</td>
<td>10</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Daycare</td>
<td>1 space per 500 sq. ft. of floor area</td>
<td>10</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Medical Centers</td>
<td>1 space per 500 sq. ft. of floor area</td>
<td>10</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>1 space per 100 sq. ft. of floor area</td>
<td>50</td>
<td>20</td>
<td>0</td>
</tr>
</tbody>
</table>
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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