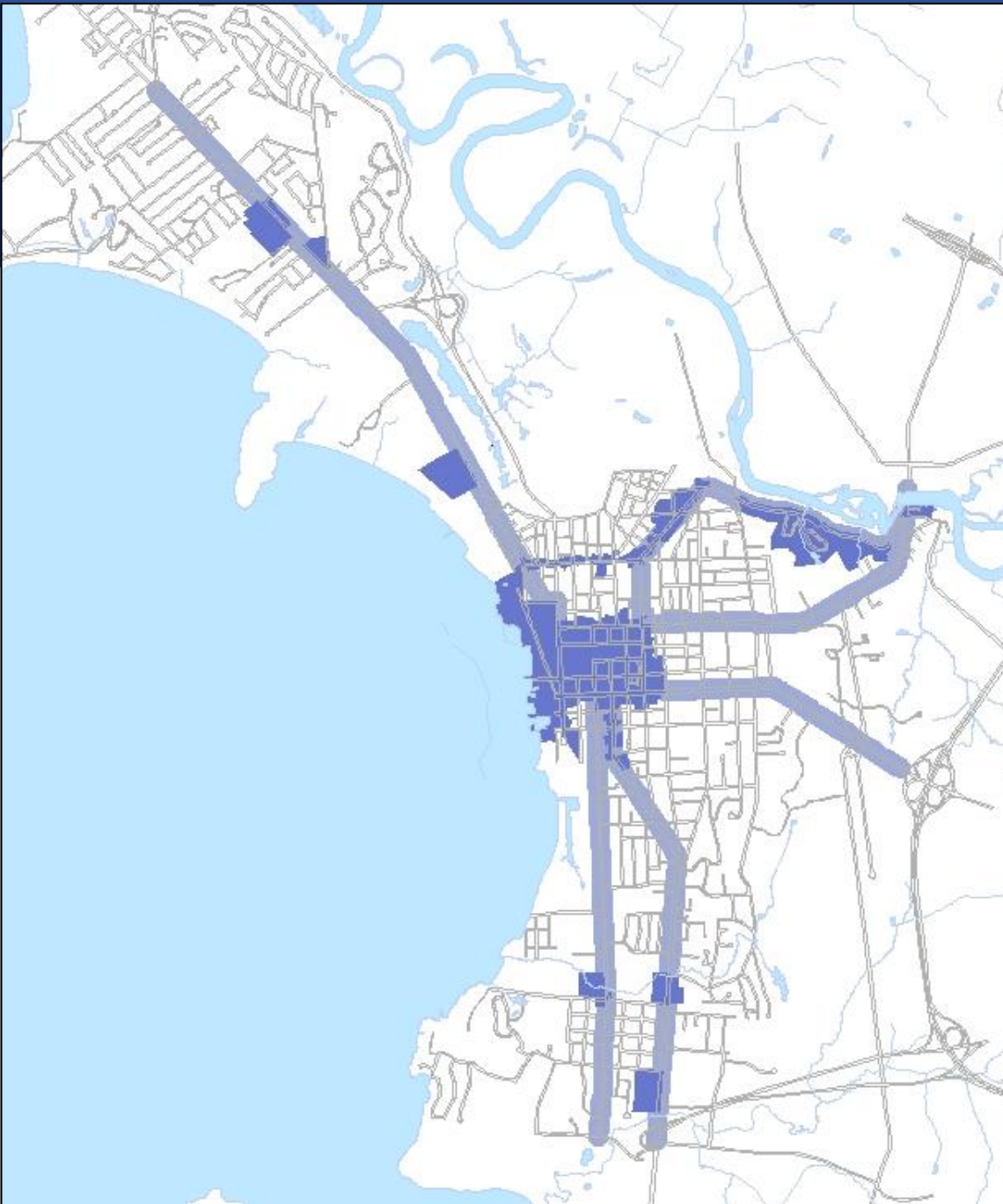


# Minimum Parking Requirements

What are we proposing?



1. Creates a “Mixed Use Multimodal Parking District” (formerly “Downtown”) with no minimum on-site parking requirements:
  - Downtown & Waterfront
  - Neighborhood Activity Centers & Mixed Use
  - The first 200-ft of depth of properties with frontage on major thoroughfares
2. Enables an Administrative Permit to modify on-site parking requirements of existing development within this Parking District to reflect this change.
3. Exempts the following from providing on-site parking regardless of where they are located:
  - Permanently affordable housing units
  - Rehabilitation of a listed historic building
  - Accessory Dwelling Units

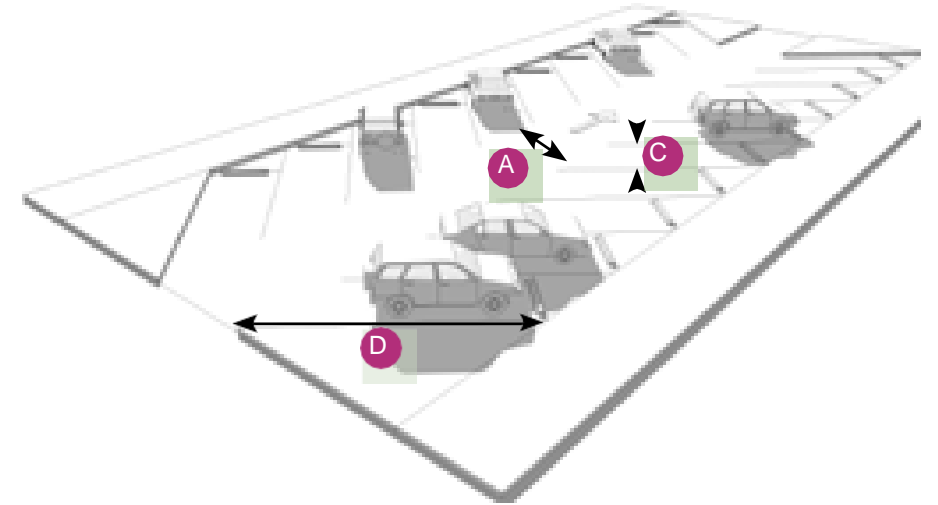


# Minimum Parking Requirements



## What are we proposing?

4. Modernize the dimensional standards for parking spaces
  - Eliminate additional back-up length
  - Narrow parallel spaces to 8'
  - Allow for narrower spaces for dedicated residential use
  - Shorten spaces by ~2-5'
  - Widen aisle width ~2-4'
  - Add vertical clearance minimum of 7'5"
  - Add dimensions for tandem, scooter and motorcycle spaces
  - Increase proportion of compact spaces to 50%
  
5. Lower the Maximum On-Site Parking Requirements
  - "Mixed Use Multimodal Parking District" – 100% of Shared Use Parking District
  - Shared Use Parking District – 100% of Neighborhood Parking District
  - Neighborhood Parking District – 125% of Neighborhood Parking District

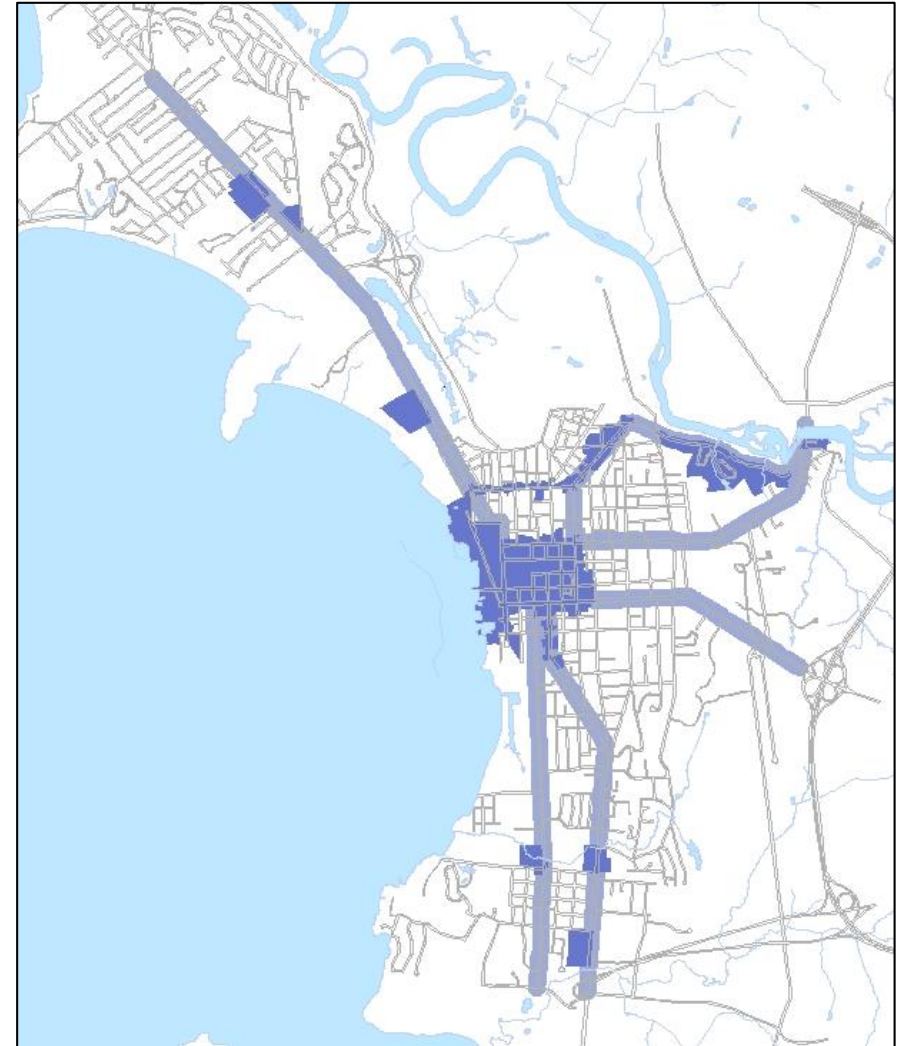


# Minimum Parking Requirements



## What are we proposing?

6. Require Transportation Demand Management for all new development:
  1. Within the “Mixed Use Multimodal Parking District”;
  2. And that:
    - **Creates ten (10) or more dwelling units; and/or,**
    - **Creates a building footprint of eight thousand (8,000) s.f. or more, or the creation of fifteen thousand (15,000) s.f. or more of gross floor area**



# Minimum Parking Requirements

## What are we proposing?



6. Require Transportation Demand Management (TDM): (con't)
  - TDM measures are required to include:
    - **Outreach and Education**
      - Designated Transportation Coordinator
      - Informational materials and annual meeting and survey
      - Record-keeping of participation and annual reporting
    - **Benefits available to all tenants and employees:**
      - A guaranteed ride home program;
      - Transit passes offered at a minimum subsidy of 20%
    - **Manage On-site Parking** (*if built*)
      - Annual utilization study of on-site parking
      - Leases to off-site users limited to 1-yr renewable term
      - Unbundled parking cost from lease or deed (optional for affordable housing)
      - Priority spaces for car-share, van/car-pool, bikes & scooters, and handicapped

# Minimum Parking Requirements

## What are we proposing?



6. Require development of a Transportation Demand Management Plan: (con't)
  - **TDM Agreement**
    - To implement the TDM measures as approved, and to ongoing monitoring;
    - Acknowledge no claim to the ongoing availability of on-street public parking;
    - Acknowledge the risk of enforcement and penalties for non-compliance; and,
    - To notify subsequent owners and tenants of their obligations
  - **Review, Approval & Enforcement**
    - Review & Approval by the Administrative Officer
    - DPI to develop TDM information and guidelines for applicant to follow
    - Ongoing compliance included as a condition of any discretionary or administrative permit; posting of a bond or other performance guarantee may be required to ensure implementation and compliance
    - No zoning permit or certificate of occupancy may be granted without an approved TDM agreement in effect pursuant to Se. 2.7.8.

# Minimum Parking Requirements



## 2 Proposed Amendments from comments...

### **Amendment #1**

- Increase transit subsidy from 20% to 50%
- Require bike parking for any change to an existing development\*
- Add a required bike share with a 25% subsidy (or require 1 bike/10 units)
- Add a required car share with a 25% subsidy

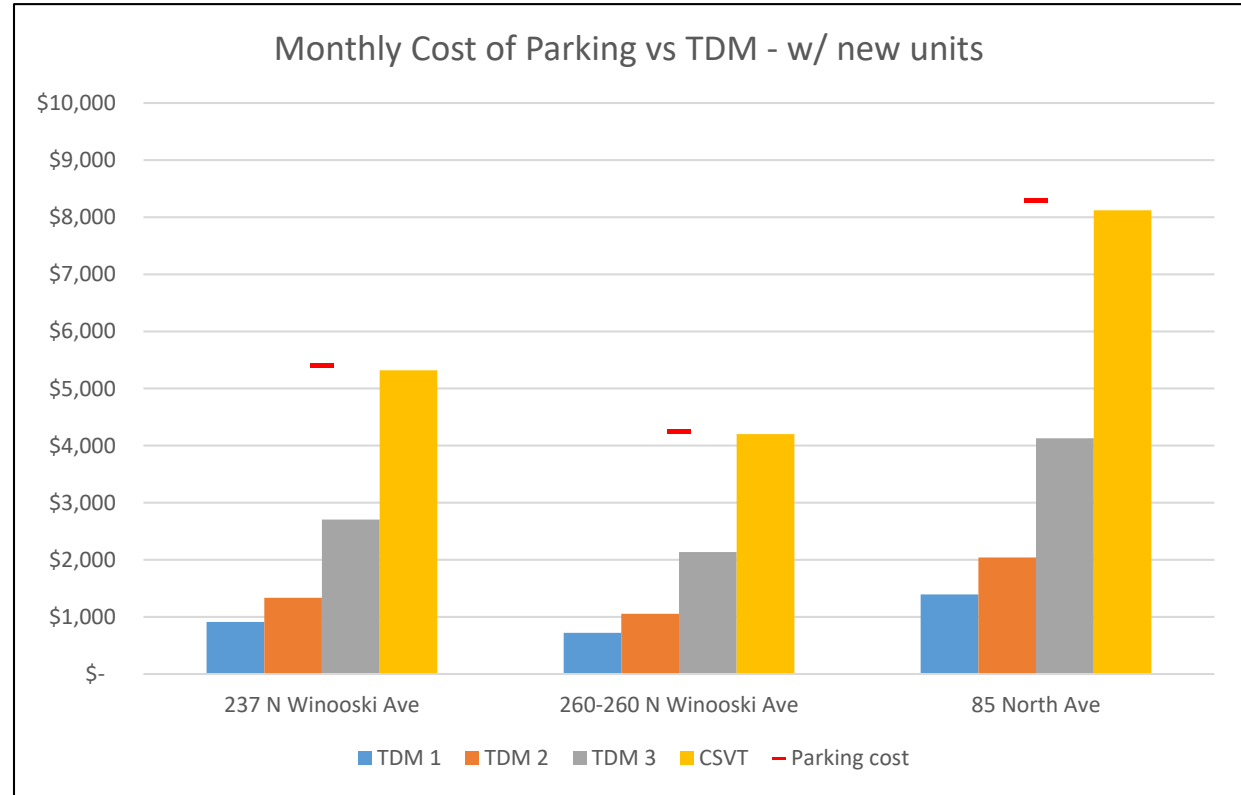
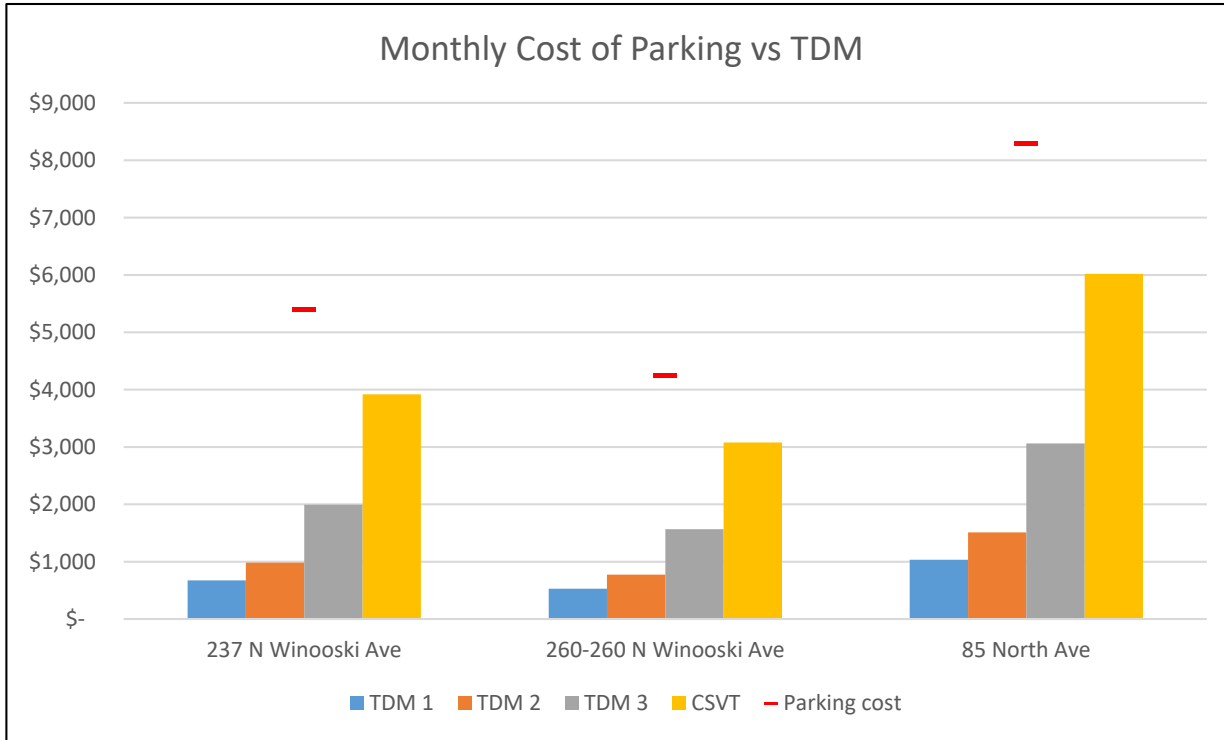
### **Amendment #2**

- replace specific TDM requirements with a "minimum transportation subsidy/stipend" of \$70/month for every employee and tenant (max 2 per unit) who do not have a parking pass.

\*25% change is the current trigger

# Minimum Parking Requirements

## Proposed Amendments – Cost Comparison



\*assumes 25% of the parking is built, and new units added of 700 sqft

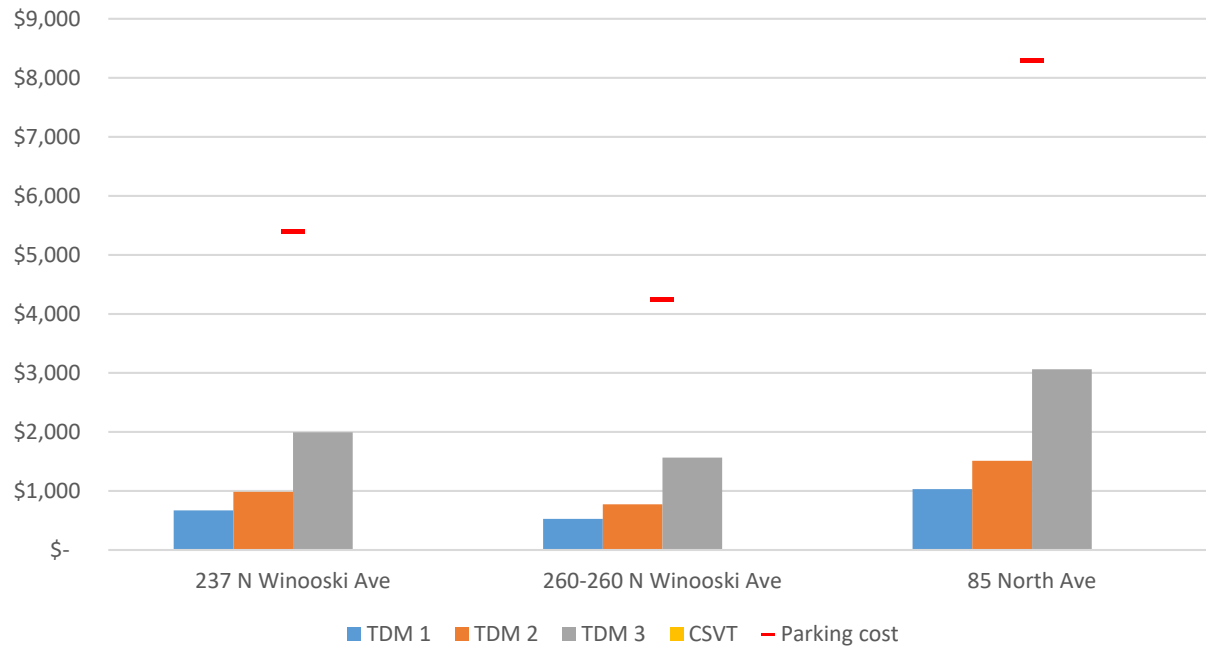
Assumes all units get equal access to any TDM program

# Minimum Parking Requirements

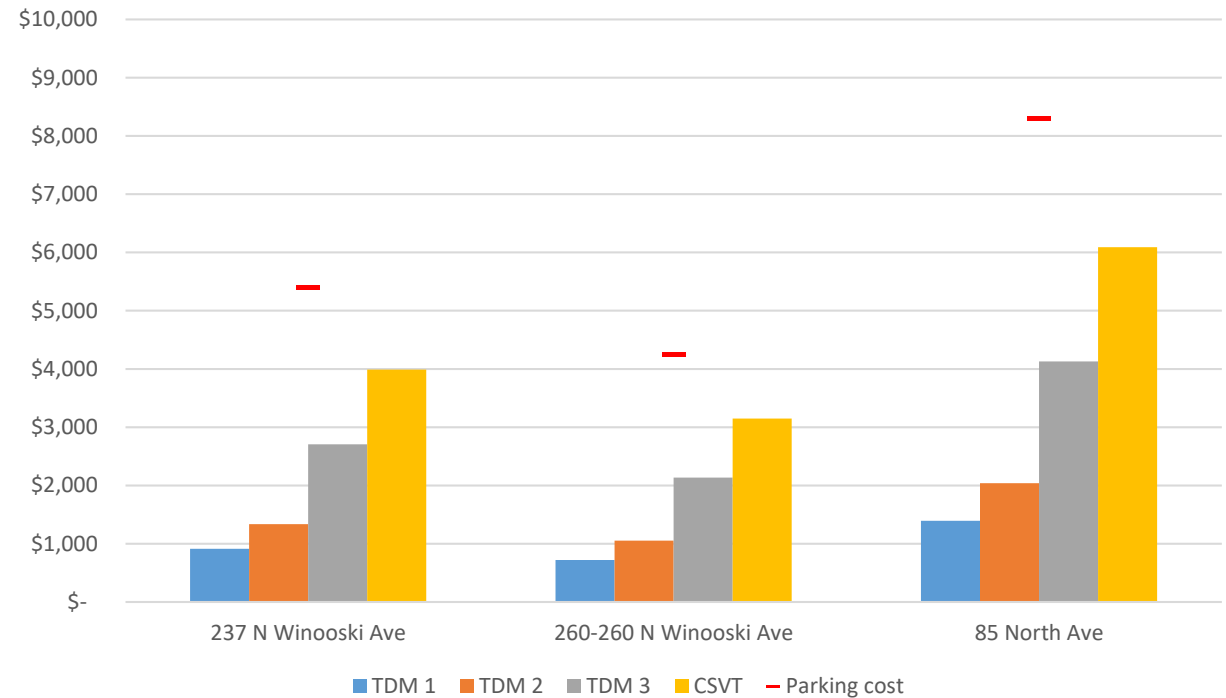
## Proposed Amendments – Cost Comparison



Monthly Cost of Parking vs TDM



Monthly Cost of Parking vs TDM - w/ new units



\*assumes 25% of the parking is built, and new units added of 700 sqft

Limits CSVT “stipend” to only those units w/o parking