



# Draft Recommendation Detail

## New Base Parking Ratio dependent on proximity to Metro

PROJECT LOCATION	BASE PARKING RATIO
Within 0.5 mile of Metro Station	0.8 space/bedroom
More than 0.5 mile of Metro Station	1.0 space/bedroom

### To inform appropriate final ratio, credits are applied to Base Ratio

- Within 1/2 mile of BRT Stop: 10%
- Within 1/4 mile of 4+ Bus Routes: 5%
- Walkability Index Very High or High: 10% or 5%
- Discretionary Mixed-Use/Infrastructure: 5%
- 20% or More Studio Units: 5%

### Notes

1. Applying credits to base ratio is optional, however it informs the appropriate ratio for project.
2. Credit for BRT stop only available to projects > 0.5 mile from Metro Station)
3. Walk Score™ is used to calculate walkability index.
4. Projects not required to provide parking for the 3<sup>rd</sup> and 4<sup>th</sup> bedrooms but may do so.
5. Projects requesting a parking ratio higher than the base will require approval by PC and/or CC
6. For affordable housing ratios, a tiered AMI-based per unit ratio is proposed, with same credits as above

### Comparison to Current Zoning

# of BR	Current Zoning (Ratio same citywide)	New Recommendation (Ratio varies based on proximity to transit)	
	Citywide	Within 0.5 mile of Metro	More than 0.5 mile from Metro
1BR Unit	1.3	0.60 - 0.8	0.65 - 1.0
2BR Unit	1.75	1.2 - 1.6	1.3 - 2.0
3BR Unit	2.2	1.8 - 2.4	1.95 - 3.0