

Draft Policy for Issuing Residential Parking Permits for New Development

April 4, 2017



CITYWIDE PARKING WORK PLAN

2016				2017				2018				2019				
FY 2016		FY 2017		FY 2018		FY 2019		FY 2019		FY 2020						
Jan-Mar	Mar-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Mar-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Mar-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Mar-Jun	Jul-Sep	Oct-Dec	
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
DEL RAY PARKING STUDY IMPLEMENTATION (CURRENTLY UNDERWAY)																
MOTORCOACH STUDY/TASK FORCE (CURRENTLY UNDERWAY)																
OLD TOWN AREA PARKING STUDY (OTAPS) SHORT-TERM IMPLEMENTATION (CURRENTLY UNDERWAY)																
				OLD TOWN AREA PARKING STUDY (OTAPS) MID-TERM IMPLEMENTATION												
						OLD TOWN AREA PARKING STUDY (OTAPS) LONG-TERM IMPLEMENTATION										
		CITY CODE AMENDMENT: REVIEW OF POTENTIAL RESTRICTIONS ON ISSUING RESIDENTIAL PARKING PERMITS TO RESIDENTS IN NEW DEVELOPMENT														
		PARKING STANDARDS FOR NEW DEVELOPMENT (PHASE 2—COMMERCIAL AND OFFICE)														
		CITY CODE AMENDMENT: REVIEW OF THE 72 HOUR PARKING RULE														
				CITY CODE AMENDMENT: STAFF INITIATED PROCESS FOR AMENDING RESIDENTIAL PARKING PERMIT DISTRICTS												

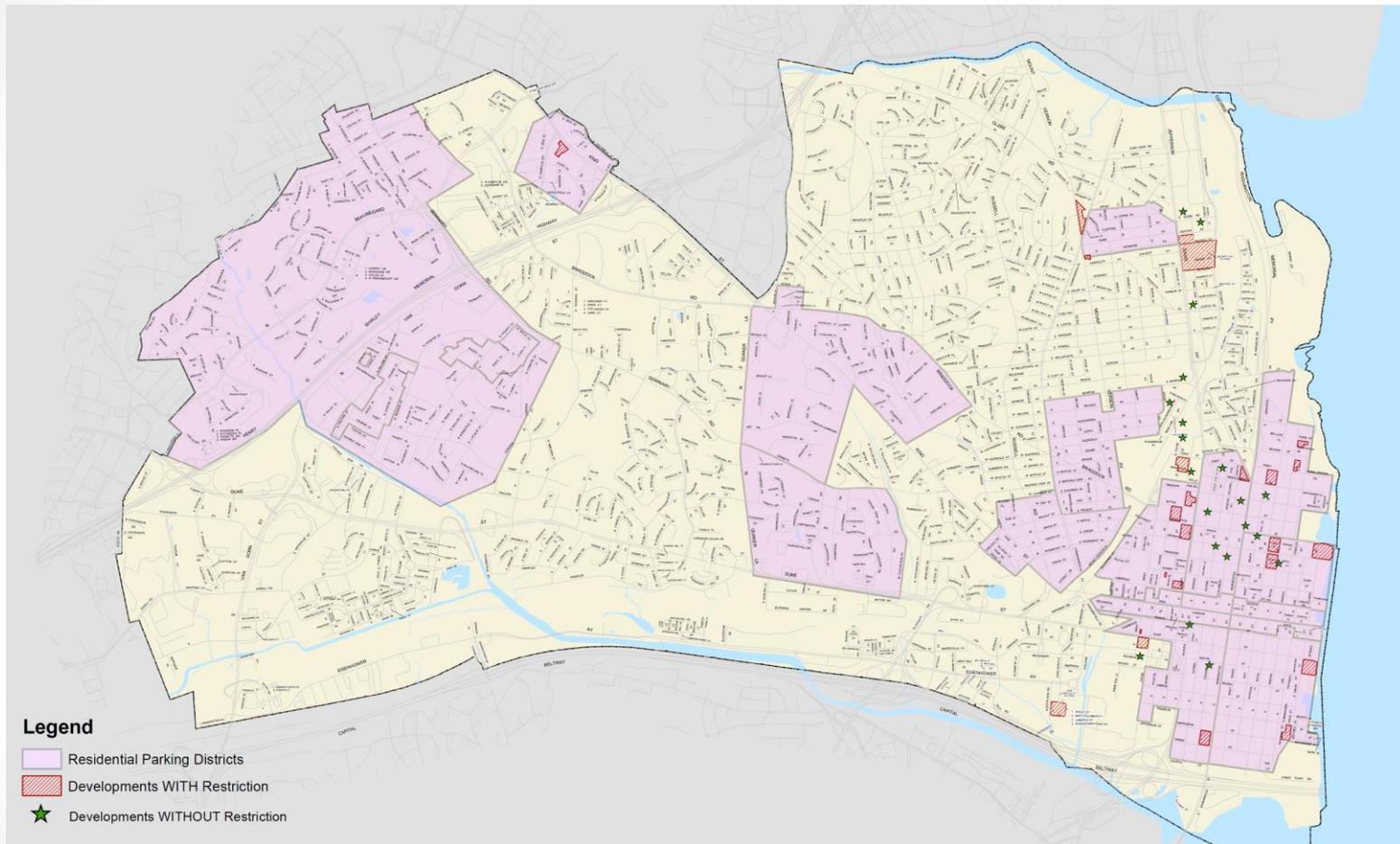
Draft March 25, 2016

Policy Considerations

Establishes criteria for when this restriction is appropriate for new development.

This does not retroactively apply to existing development with the restriction

Background



2000-2008: 20 Projects approved **WITH** restriction

2008-2014: 18 Projects approved in or near an RPP **WITHOUT** restriction

2015-2016: 4 Projects approved **WITH** restriction and 2 Project approved **WITHOUT** restriction



Parking Occupancy Studies

With RPP Restriction

Development	District	Townhouse or Multifamily
Backyard Boats	1	Townhouse
Chatham Square	2	Townhouse
900 N Washington	3	Multifamily
Clayborne Apartments	4	Multifamily
The Asher	5	Multifamily
Abingdon Row	9	Multifamily

Without RPP Restriction

Development	District	Townhouse or Multifamily
The Middleton	2	Townhouse
Old Town Commons	3	Townhouse
Princess Street Townhouses	3	Townhouse
Wilkes Townhouses	4	Townhouse
The Belle Pre (the Madison)	5	Multifamily
The Kingsley/Harris Teeter	9	Multifamily

Takeaways

- Overall parking occupancies:
 - With Restriction: 66% (day), 60% (evening)
 - Without Restriction: 67% (day), 66% (evening)
- A few isolated blocks above 85% for both types
 - Majority of these occurrences were on blocks with no parking restrictions
- In general, non-resident vehicles seem to have the bigger impact to parking than residents without District stickers

Draft Policy

Residents of new development with more than 10 units are ineligible for permits if:

- Parking study demonstrates average peak on-street occupancies are 85%

OR

- Ground floor street frontage is more than 50% non-residential



Draft Policy Applications – Examples of Recently Approved Developments

Development	New residents eligible for permits under proposed policy?*	Reason
Robinson Terminal South	No	Exceeds 85% on-street
Robinson Terminal North	No	Exceeds 50% non-residential street frontage
Giant/ABC (Edens)	No	Exceeds 50% non-residential street frontage

**Ramsey application did not trigger a parking study. Parking Study would need to be conducted in order to determine applicability.*



Public Outreach and Next Steps

- Open House Public Meeting: March 16
- Traffic and Parking Board: March 27
- Federation of Civic Associations: March 29
- Planning Commission Public Hearing: April 6
- City Council Review of the draft Policy: April/May