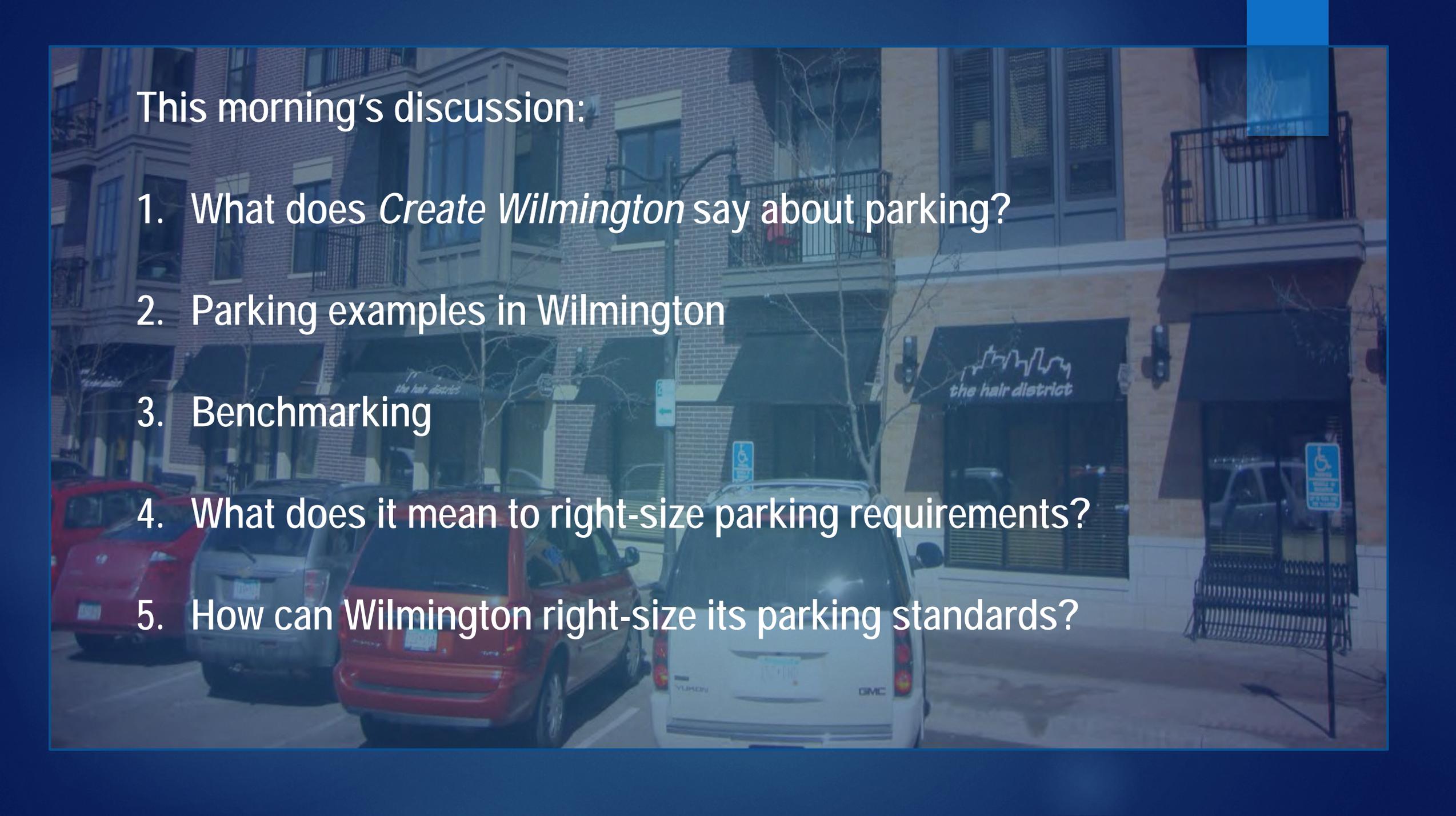


LDC UPDATE

City Council Briefing

Parking Standards Matching up With Current Trends

April 1, 2019

A photograph of a city street scene. In the foreground, several cars are parked in a lot, including a red car, a silver car, and a white GMC SUV. In the background, there is a brick building with multiple windows and balconies. A sign for 'the hair district' is visible on the building's facade. The image is overlaid with a semi-transparent blue filter.

This morning's discussion:

1. What does *Create Wilmington* say about parking?
2. Parking examples in Wilmington
3. Benchmarking
4. What does it mean to right-size parking requirements?
5. How can Wilmington right-size its parking standards?

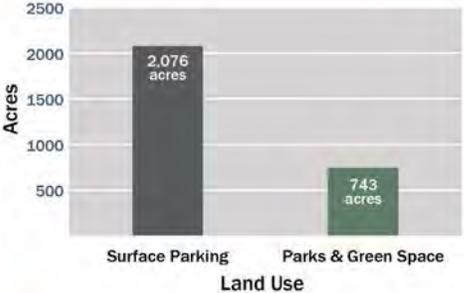
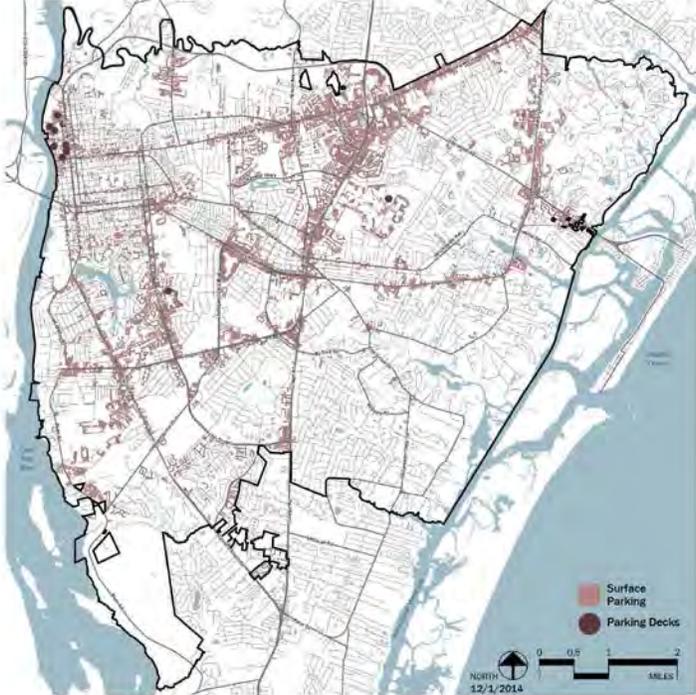
Create Wilmington Comprehensive Plan

By managing the supply of parking, both in public lots and through development standards, the city can encourage transit, bicycling, and walking as viable means of travel.

-Create Wilmington Comprehensive Plan

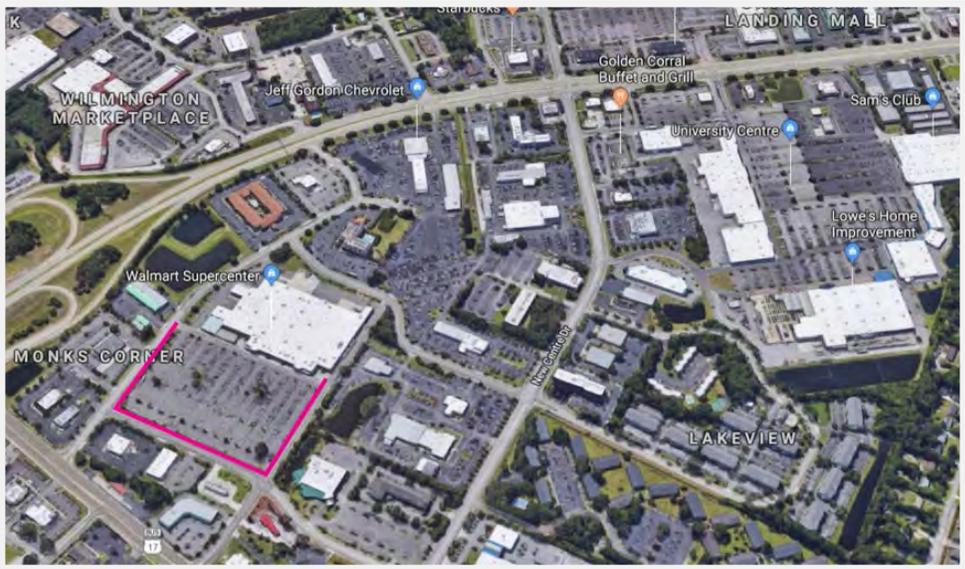


Surface Parking in Wilmington



Surface Parking by the Numbers

- Estimated 2,076 acres of parking (over 3 square miles)
- 334,928 total spaces (4 per registered vehicles in the city)
- Occupies 6% of city's total land area



This map depicts existing surface parking lots and structured parking facilities (parking decks) within the city. There are approximately 2,076 acres of land dedicated to surface parking, roughly 6% of the city's total land area. There are 10 parking decks in the city, eight of which are located in the downtown core. Two parking decks are located downtown at Cape Fear Community College, one at the Wilmington Convention Center, one at PPD, one on Water Street,

and three off of second street. There are also parking decks at the New Hanover Regional Medical Center campus on S. 17th Street and at UNCW. There are an estimated 334,928 off-street parking spaces in the city, excluding single-family driveways and garages. This translates into roughly four parking spaces per registered vehicle in the city.



Land Use, Zoning, and Development Potential
4.7

Policies

Minimize surface parking

Encourage shared parking

Optimize capacity of existing parking facilities

Policies

2.7 Parking Management

2.7.1

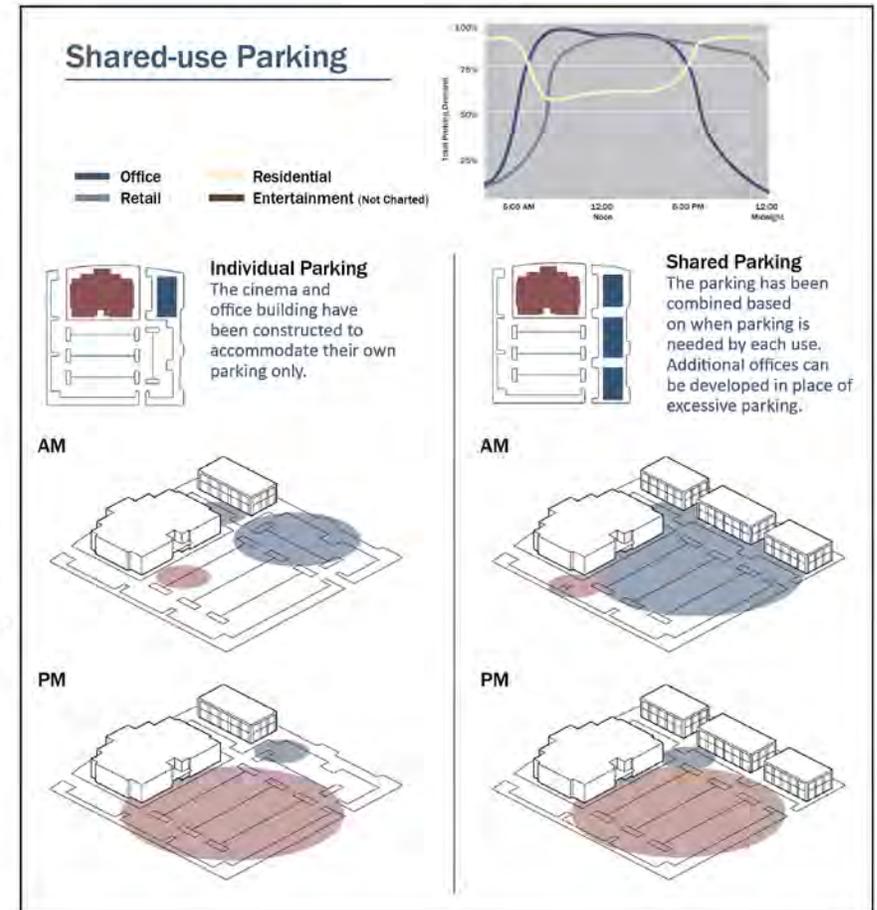
The amount of land devoted to surface parking should be minimized through measures such as parking decks and underground parking, shared parking, flexible ordinance requirements, improved parking standards, the implementation of transportation demand management plans, and provision of public transit to reduce parking needs.

2.7.5

Shared-use parking should be encouraged for land uses where peak parking demands occur at different times of the day, reducing the overall total number of spaces needed. Parking lots should be sized and managed so that spaces are frequently occupied.

2.7.7

The capacity of existing parking facilities should be optimized through tools such as small vehicle, motorcycle, and bicycle spaces, allowing motorcycles to share spaces, maximizing on-street parking, reducing the minimum parking space area requirement for low-turnover spaces such as residential and employee parking, and removing equipment and storage from parking spaces.



Parking in Wilmington

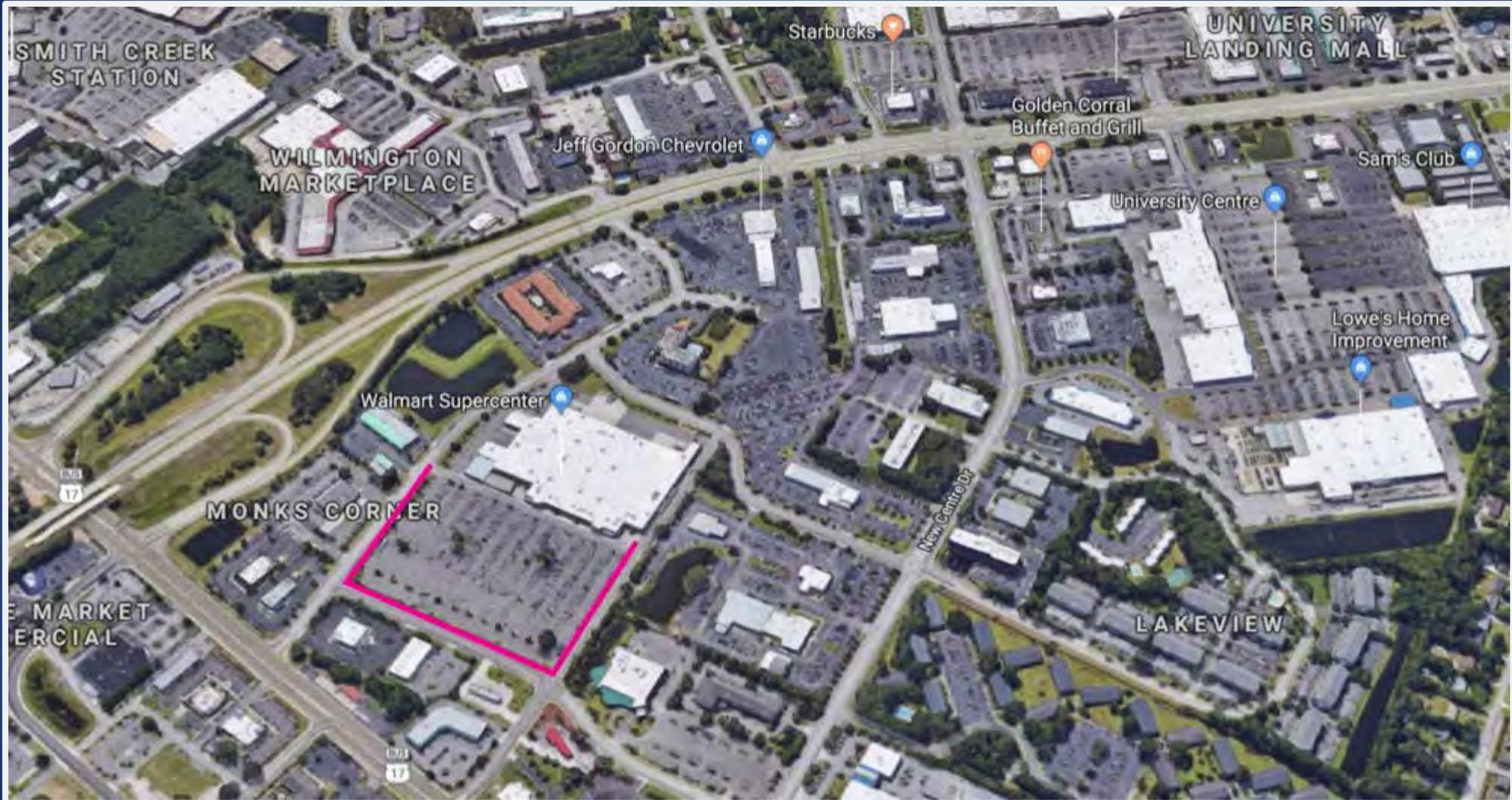




Image Source: Google

Walmart Supercenter
Retail Sales establishment
230,000 SF

min. required 1 space per 400 SF = 575 spaces
max. allowed 1 space per 200 SF = 1,150 spaces





Image Source: Google Street View 2019
Google

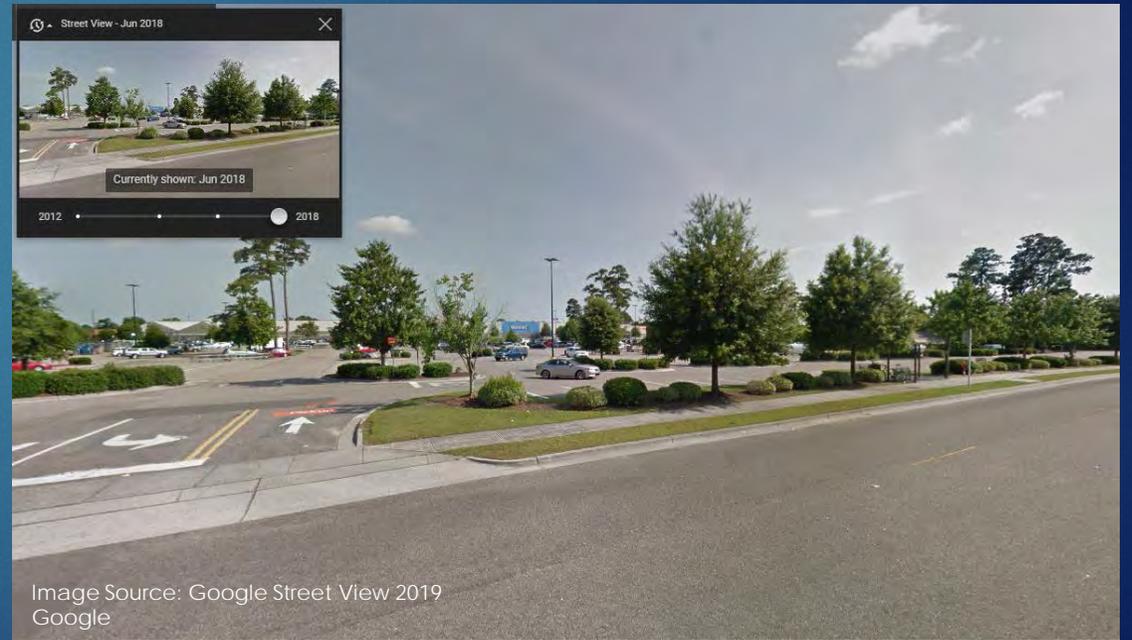
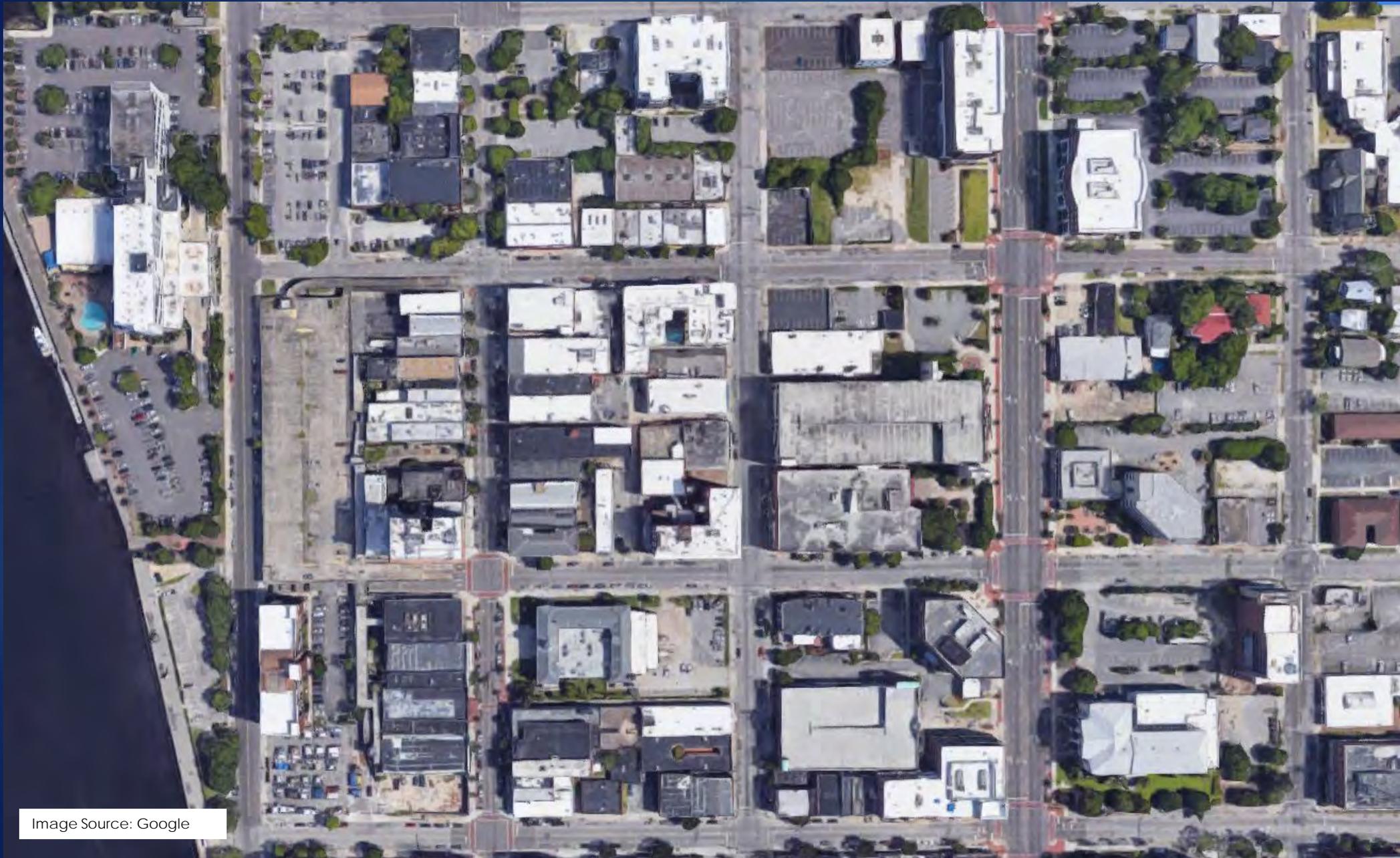


Image Source: Google Street View 2019
Google



Downtown Wilmington

Image Source: Google



**Downtown
Wilmington**

**3 blocks
covered by
Big Box retail
and;**

**3 blocks
covered by
parking**



Image Source: Google

Kohl's - Eastwood Road & Market Street
Retail Sales establishment
113,000 SF

Current Code Standards
min. 1 space per 400 SF = 283 spaces
max. 1 space per 200 SF = 565 spaces



Image Source: Google

**Kohl's
Retail Sales establishment
113,000 SF**

**Current Code Standards
min. 1 space per 400 SF = 283 spaces
max. 1 space per 200 SF = 565 spaces**



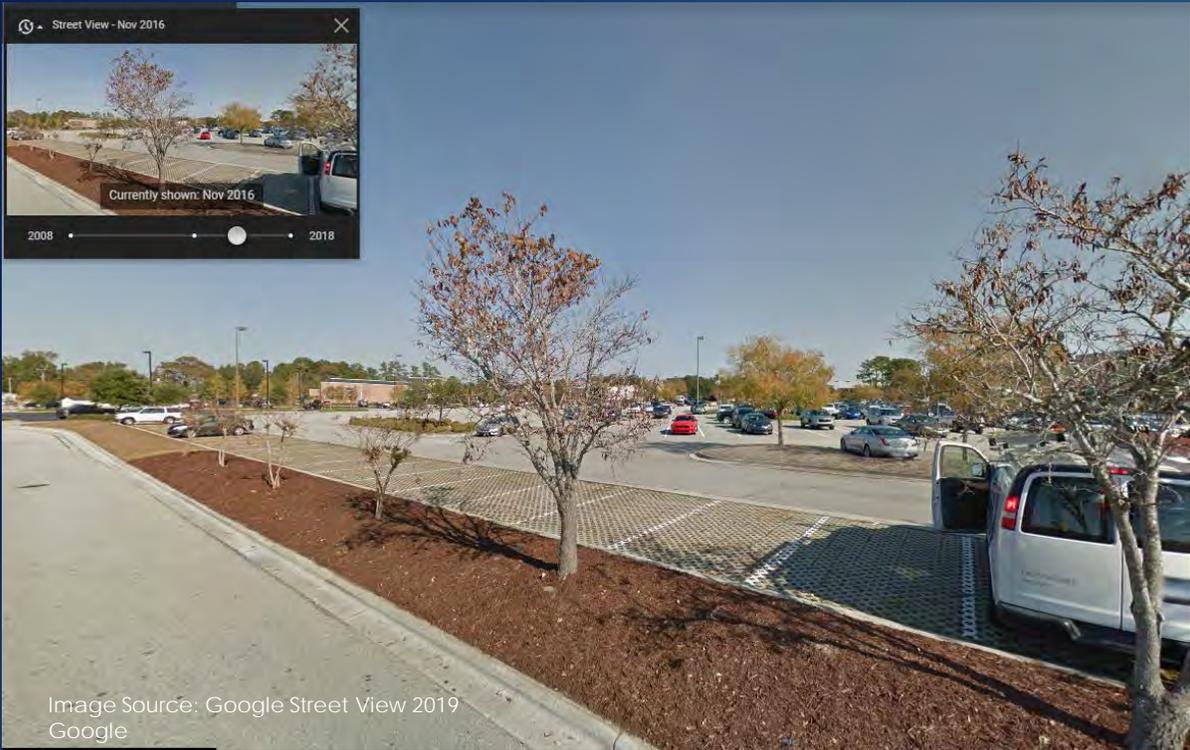


Image Source: Google Street View 2019
Google



Image Source: Google Street View 2019
Google

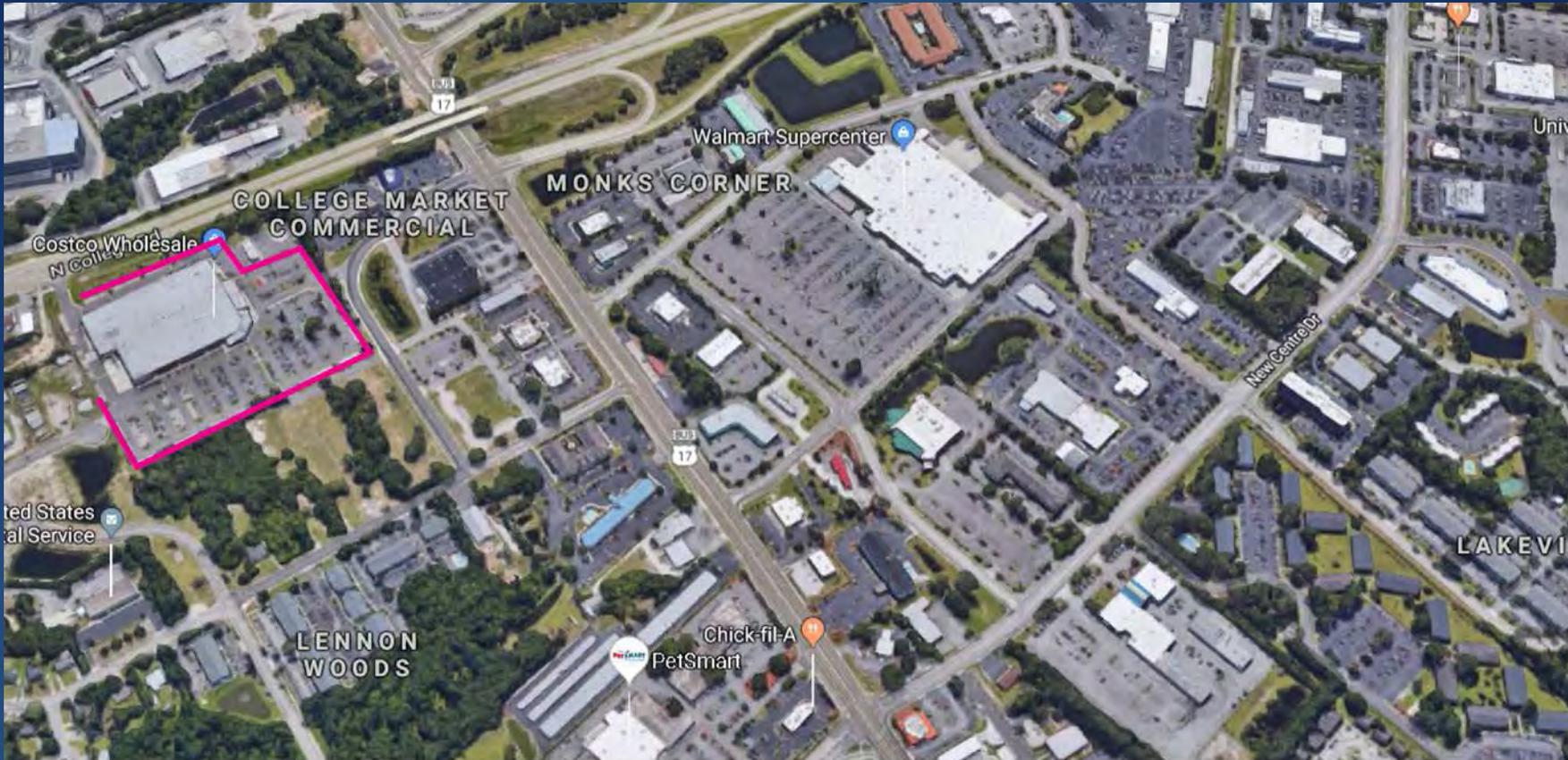


Image Source: Google

Costco - N. College Road & Market Street
Retail Sales establishment
136,000 SF

Current Code Standards
min. 1 space per 400 SF = 340 spaces
max. 1 space per 200 SF = 680 spaces

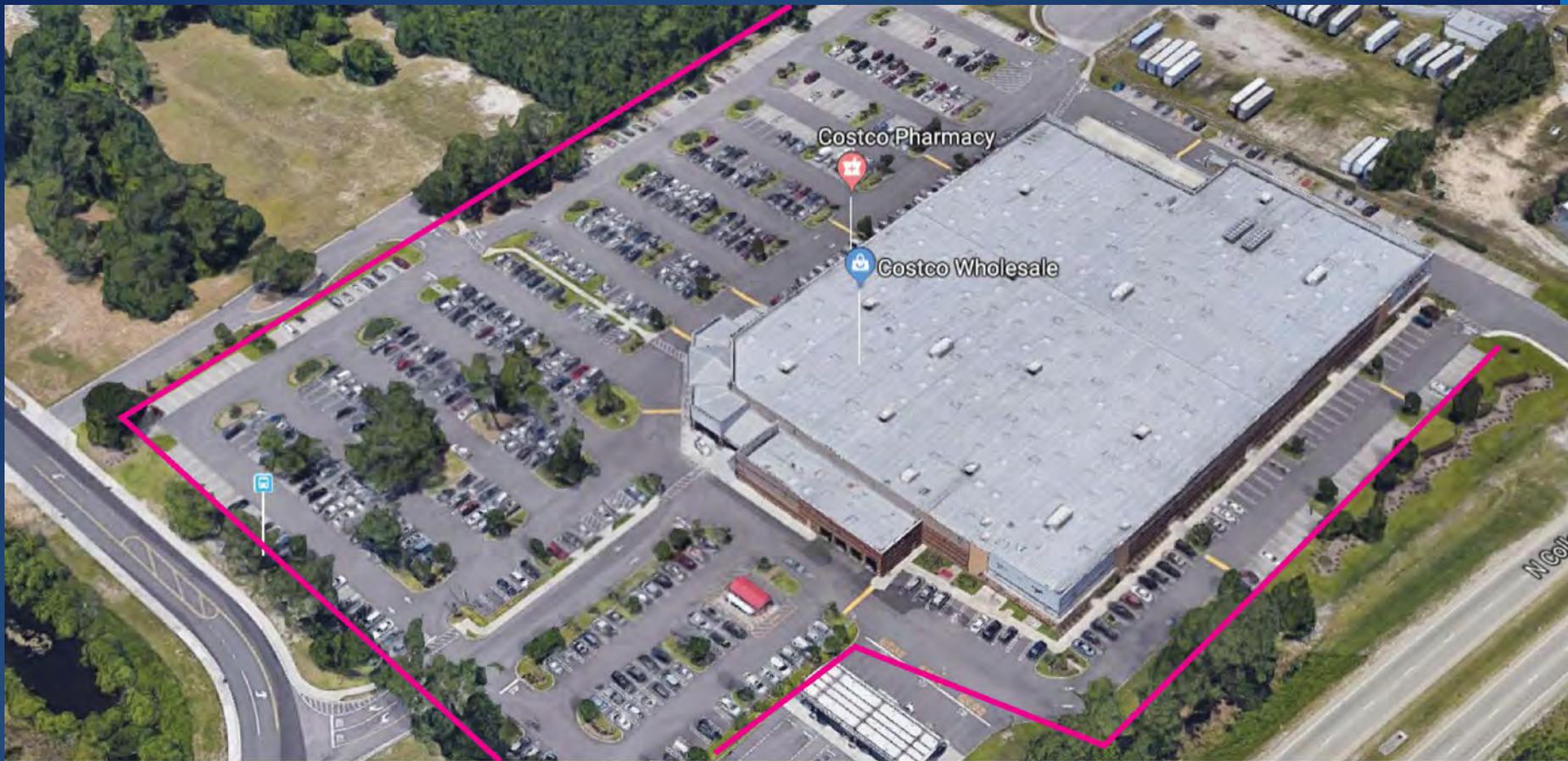


Image Source: Google

Costco
Retail Sales establishment
136,000 SF

Current Code Standards
min. 1 space per 400 SF = 340 spaces
max. 1 space per 200 SF = 680 spaces

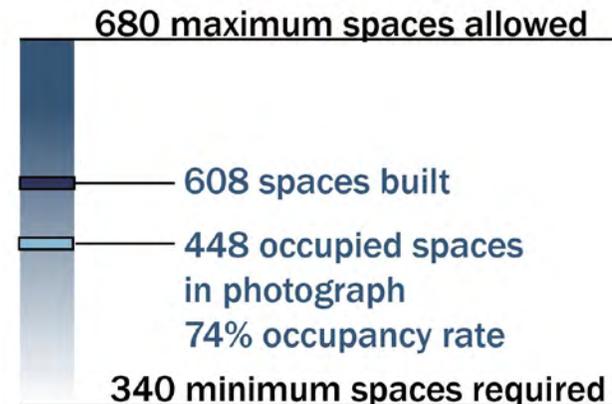




Image Source: Google

CVS
Retail Sales establishment
10,500 SF

Current Code Standards
min. required 1 space per 400 SF = 27 spaces
max. allowed 1 space per 200 SF = 53 spaces



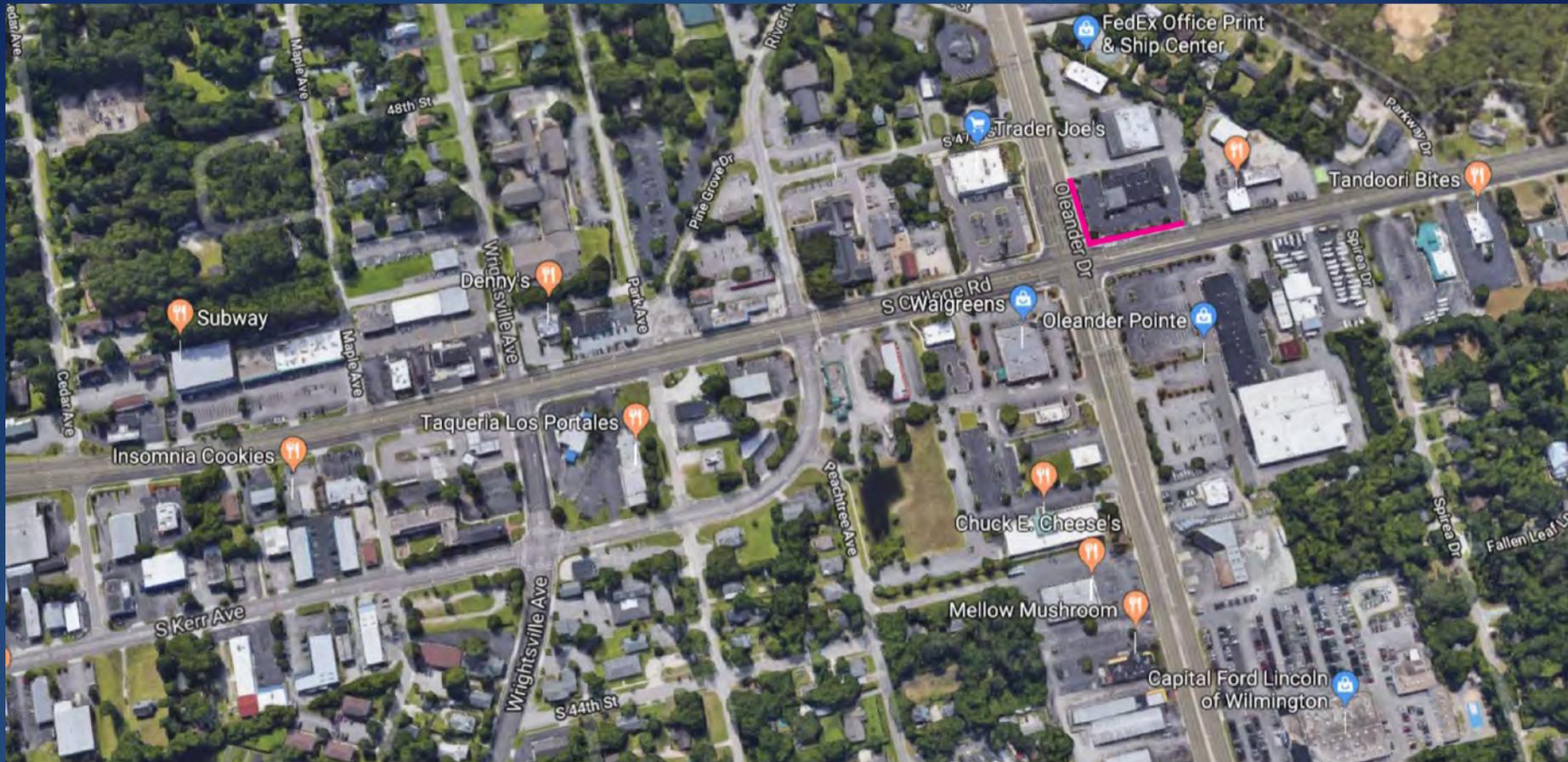


Image Source: Google

CVS - Oleander Drive & S. College Road
Retail Sales establishment
10,500 SF

Current Code Standards
min. required 1 space per 400 SF = 27 spaces
max. allowed 1 space per 200 SF = 53 spaces



Image Source: Google

Bank of America - Eastwood Road & Military Cutoff Road
Banking Services
3,000 SF

Current Code Standards
min. required 1 space per 400 SF = 8 spaces
max. allowed 1 space per 200 SF = 15 spaces



Image Source: Google

**Bank of America
Banking Services
3,000 SF**

Current Code Standards
 min. required 1 space per 400 SF = 8 spaces
 max. allowed 1 space per 200 SF = 15 spaces



Benchmarking

- 15 NC cities
- 3 have eliminated parking requirements in CBD-type district
- 5 have reduced parking minimums in central city
- 3 have introduced parking minimum reductions in some districts
- 1 has no parking minimums for non-residential uses citywide
- 1 has no single-family requirements in any district, but ADU's requires parking
- Broad variation among uses
- Seems to be most common to allow a reduction by district in and around central city



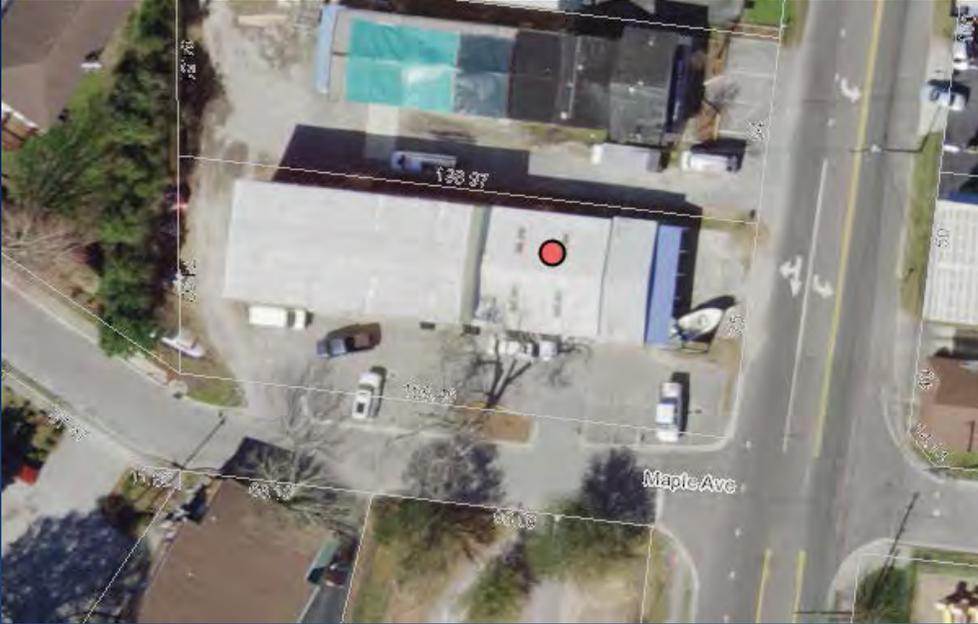
A close-up photograph of a hand placing a white puzzle piece into a yellow puzzle piece. The background is a white puzzle. The text "Right-sizing Parking Requirements" is overlaid in red.

Right-sizing Parking Requirements

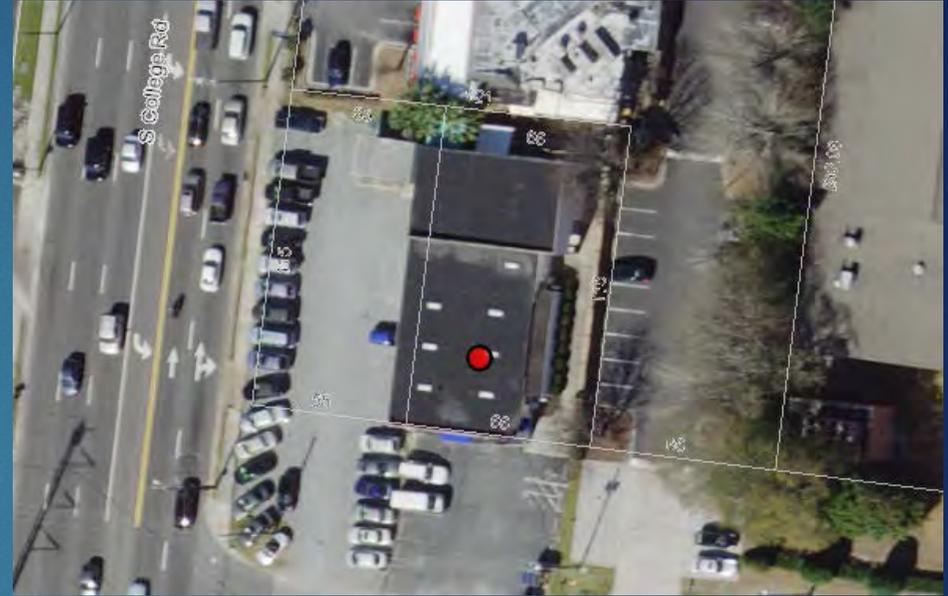
Why Right-size Parking?

- Trends
- Antiquated regulations
- Quality of Place/Community Appearance
- Walking and Biking
- Less Stormwater Runoff
- Highest and Best Use of Land
- Impediment to Redevelopment of Small Sites
- Parking Adds to Cost of Housing
- The easier we make it for cars, the more traffic we encourage on our streets.

Redevelopment of Small Infill Sites



1048 S. Kerr Ave



4601 Park Ave

How can we Right-size the City's Parking Standards?

- Eliminate parking minimums
- Reduce parking maximums
- Count on-street parking towards minimum parking requirements
- Require shared-parking
- Plan for bike and other modes of transportation



Shared Parking Factor

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE		1	OFFICE
RETAIL	1.1	1.1	RETAIL
	1.4	1	
	1.7	1.7	
	1.3	1	
	1.2	1.2	
	1		

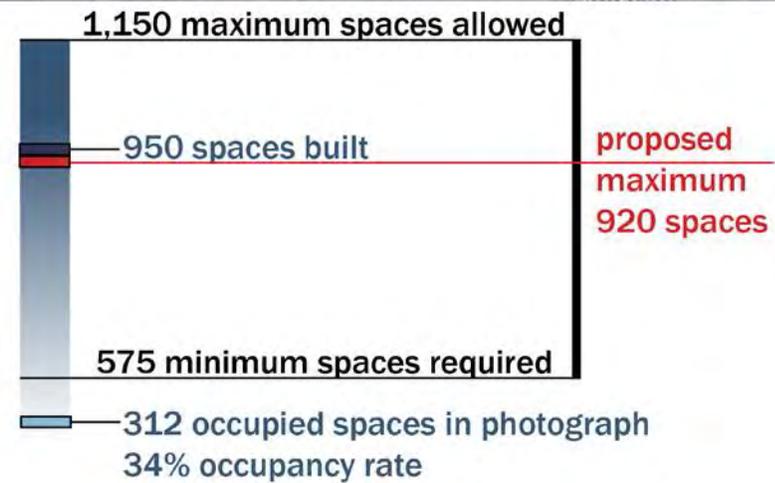
Source: Des Moines Area MPO



Image Source: Google

Walmart Supercenter
Retail Sales establishment
230,000 SF

~~min. required 1 space per 400 SF = 575 spaces~~
~~max. allowed 1 space per 200 SF = 1,150 spaces~~
proposed max. 250 SF = 920 spaces



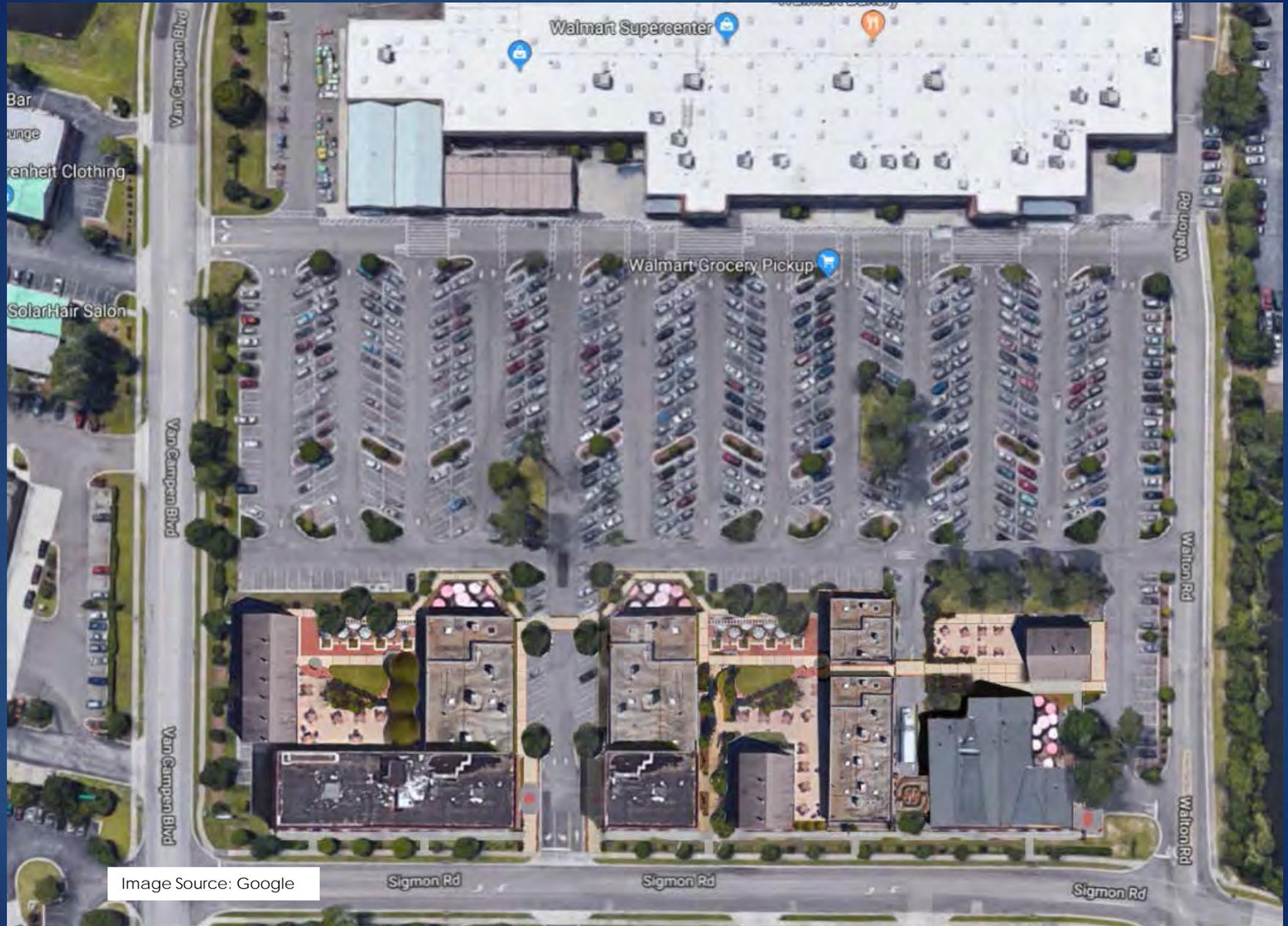


Image Source: Google

Sigmon Rd

Sigmon Rd

Sigmon Rd

Van Campen Blvd

Van Campen Blvd

Van Campen Blvd

Walmart Supercenter

Walmart Grocery Pickup

Walton Rd

Walton Rd

Walton Rd

Bar
ounge
renheit Clothing

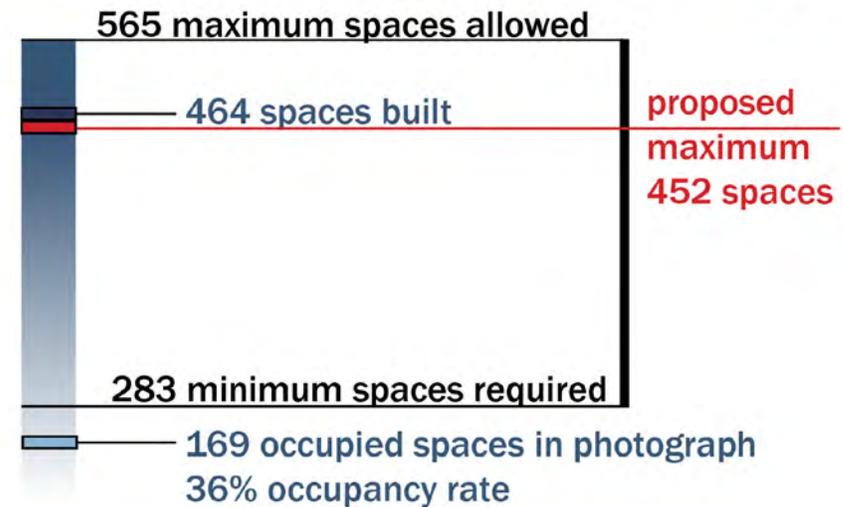
SolarHair Salon

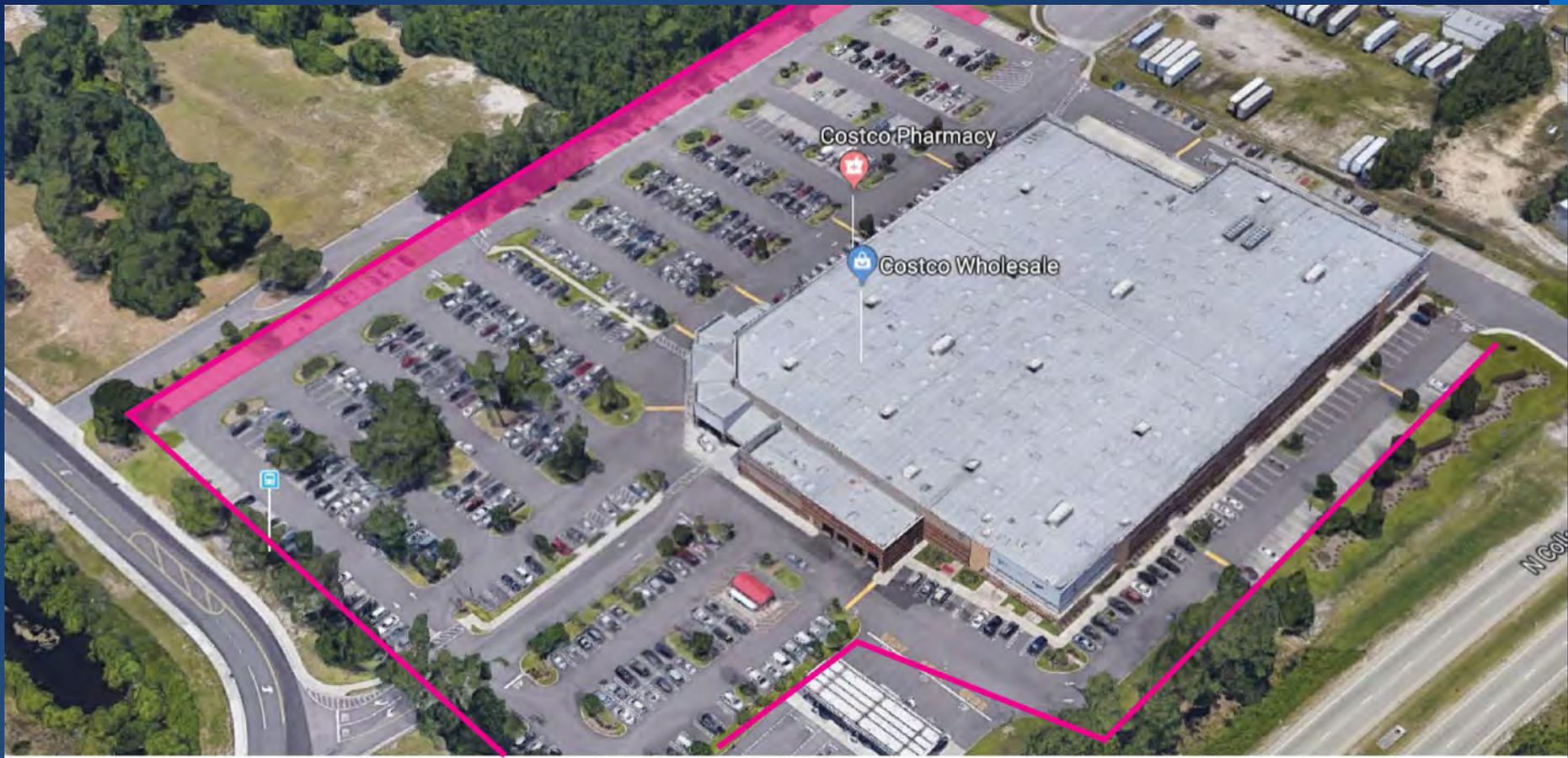


Image Source: Google

Kohl's
Retail Sales establishment
113,000 SF

Current Code Standards
~~min. required 1 space per 400 SF = 283 spaces~~
~~max. allowed 1 space per 200 SF = 565 spaces~~
proposed max. 250 SF = 452 spaces





Costco
Retail Sales establishment
136,000 SF

Current Code Standards
~~min. 1 space per 400 SF = 340 spaces~~
~~max. 1 space per 200 SF = 680 spaces~~
proposed max. 250 SF = 544 spaces

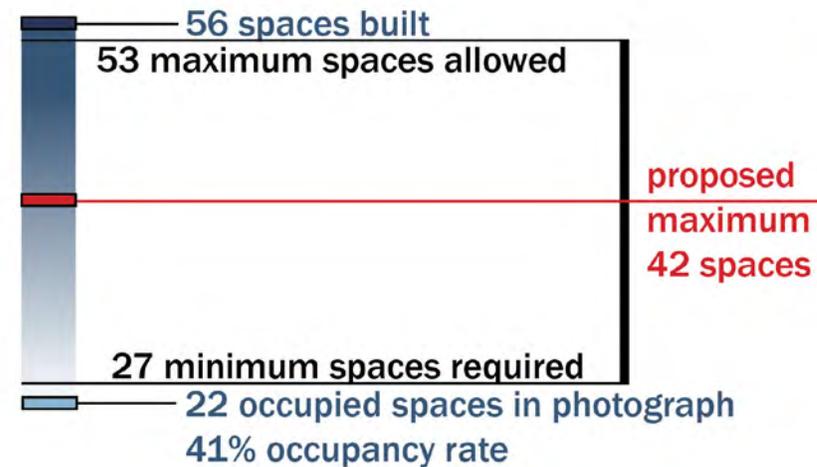




CVS
 Retail Sales establishment
 10,500 SF

Current Code Standards

- ~~min. required 1 space per 400 SF = 27 spaces~~
- ~~max. allowed 1 space per 200 SF = 53 spaces~~
- proposed max. 250 SF = 42 spaces**





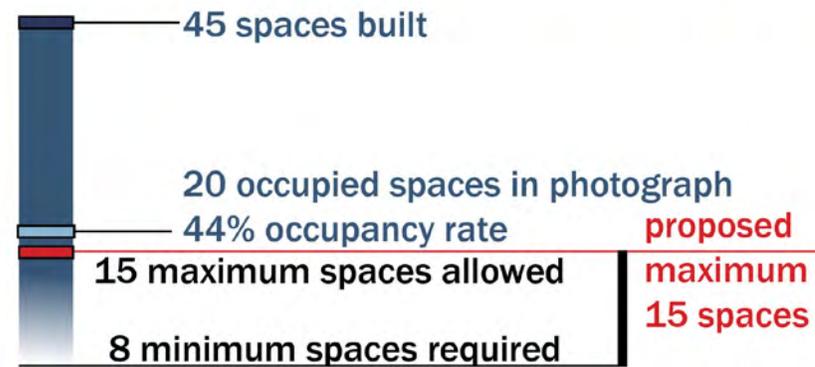
Bank of America
Banking Services
3,000 SF

Current Code Standards

~~min. required 1 space per 400 SF = 8 spaces~~

max. allowed 1 space per 200 SF = 15 spaces

proposed max. 200 SF = 15 spaces



Which Parking is More Convenient?

Walking Distance from Parking



Walking Distance from Parking



A green rectangular sign with rounded corners is tilted upwards from left to right. The word "Questions" is written across the sign in a large, white, sans-serif font. The sign is supported by two thin, grey vertical poles. The background is a bright blue sky with soft, white clouds. In the top right corner of the overall image, there is a small blue rectangular graphic element.

Questions