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

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 58 parking decks in the city, eight of which are located in the downtown core.

- Surface parking lots are located in quadrants of Cape Fear Communities College, one in the Wilmington Convention Center, one at UNCW, one at Water Street, and three off of market street. There are also parking decks at the New Hanover Regional Medical Center campus on E. 17th Street and at UNCW. There are an estimated 32,000 off-street parking spaces in the city, excluding single-family driveways and garages.

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
Policies

Minimize surface parking

Encourage shared parking

Optimize capacity of existing parking facilities

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.

Shared-use Parking

Individual Parking: The cinema and office building have been constructed to accommodate their own parking only.

Shared Parking: The parking has been combined based on when parking is needed by each use. Additional offices can be developed in place of excessive parking.
Parking in Wilmington
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
Downtown Wilmington

3 blocks covered by Big Box retail
and;

3 blocks covered by parking
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
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

565 maximum spaces allowed
464 spaces built

283 minimum spaces required
169 occupied spaces in photograph
36% occupancy rate
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

680 maximum spaces allowed
608 spaces built
448 occupied spaces in photograph
74% occupancy rate
340 minimum spaces required
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

56 spaces built
53 maximum spaces allowed
27 minimum spaces required
22 occupied spaces in photograph
41% occupancy rate
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
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
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

45 spaces built
20 occupied spaces in photograph
44% occupancy rate
15 maximum spaces allowed
8 minimum spaces required
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

By “Benchmarking”

This is NOT what we mean
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

Source: Des Moines Area MPO
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

1,150 maximum spaces allowed
950 spaces built

575 minimum spaces required
312 occupied spaces in photograph
34% occupancy rate

proposed maximum 920 spaces
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

565 maximum spaces allowed
- 464 spaces built
- proposed maximum 452 spaces

283 minimum spaces required
- 169 occupied spaces in photograph
- 36% occupancy rate
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

680 maximum spaces allowed

608 spaces built
448 occupied spaces in photograph
74% occupancy rate
340 minimum spaces required

proposed maximum 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

56 spaces built
53 maximum spaces allowed

27 minimum spaces required
22 occupied spaces in photograph
41% occupancy rate
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

45 spaces built
20 occupied spaces in photograph
- 44% occupancy rate

15 maximum spaces allowed
8 minimum spaces required

proposed maximum
15 spaces
Which Parking is More Convenient?

Walking Distance from Parking

Shoe Shop

660 ft.

Walking Distance from Parking

Shoe Shop

180 ft.
Questions