Parking Areas

Low-Impact Development Code Update

Thurston County
Community Stakeholder Group
August 27, 2015
Background

• Parking areas are required for traffic safety, as well as for convenience
• Required off-street parking is one of the largest sources of new impervious surfaces on a site
• Many parking areas are overbuilt for demand
• TC Code requires minimum parking, but sets no maximum
• Reviewed local and national standards
• Encourage use of landscaping and pervious surfaces for LID
• Allow flexibility
Focus on Parking

• Can a maximum number of parking spaces be specified?
• Can the number of required spaces be reduced due to shared parking, proximity to transit, car sharing, etc?
• Can permeable pavement be incentivized for spillover or infrequently used parking areas?
• Can the parking stall length and/or width be reduced?
• Are a fixed percentage of stalls (15-35%) assigned to compact cars?
• Is the driving aisle width wider than required by the fire department or other emergency responders?
• Can structured parking be incentivized?
Minimum/Maximum Stall Requirements

• Make maximum = minimum requirement

• No change to most categories: residential, hotels, hospitals, restaurants

• Decreased amount: auditoriums, high schools, offices, recreation facilities, warehouse, manufacturing
  - Medical/Dental/Banks: 1 stall/200 sq ft → 1 stall/250 sq ft
  - Retail: 1 stall/200 sq ft → 1 stall/300 sq ft
  - Warehouse: 1 stall/800 sq ft → 1 stall/2,000 sq ft

• New categories: senior housing, shopping center, ministorage, mixed use
  - Senior housing: 1 stall/2 dwelling units, plus guest spaces
  - Shopping center: 1 stall/250 sq ft up to 200,000 sq ft plus 1 stall/300 sq ft above 200,000 sq ft
Flexibility

• Greater allowances for shared parking and joint parking
  ➢ Up to a 50% reduction for joint parking
• Less than minimum allowed:
  ➢ access to transit
  ➢ sufficient on-street parking
  ➢ parking demand study
• More than minimum allowed:
  ➢ Above or underground structure
  ➢ Parking demand study
Landscaping and Surfaces

• Parking areas larger than 5,000 sq ft will need to have 10% set aside for internal landscaping
• Landscaping shall be designed to provide detention and treatment of stormwater, wherever possible
• Parking areas may be surfaced with any approved hard surface (includes pervious materials)
  ➢ Except: no gravel in Grand Mound UGA
• Parking stalls above the maximum required to use a pervious surface, unless site makes this infeasible
Parking Stall Dimensions

- Stall width stays the same
- Stall length shrinks from 20 ft to 18 ft
- Aisle width shrinks from 22 ft to 20 ft
- 35% of stalls can be “Compact” (7.5 x 15 ft)
- 10% of stalls can be “Oversize” (9 x 20 ft)
Parking Stall Dimensions by Jurisdiction - Thurston County
The County LID Workgroup recommends reducing the standard parking stall size to 9 x 18 ft, from 9 x 20 ft. This would make the stall dimension more commensurate with dimensions in Olympia, Lacey, and Tumwater.