

*Small Zone Lot Parking
Exemption in all Mixed Use
Commercial Zone Districts*

Current Parking Requirement

Zone lots in all Mixed Use Commercial Districts citywide that are smaller than 6,250 square feet have no off-street parking requirements.

DZC 10.4.4.1.A: In all Mixed Use Commercial Zone Districts, building on zone lots which are equal to or smaller than 6,250 square feet in area on June 25, 2010 shall be exempt from providing parking otherwise required by this division

Problem

Several proposals have come forward in District 10 for 5 story development of approximately 55 small or micro units on 6250 sq. ft lots which require no parking.

This could be a problem in other areas of the city where parking is already in short supply.

Question?

- Is the current parking exemption too generous for small-lot developments and would such an exemption result in inadequate provision of parking and adversely affect surrounding properties and neighborhoods?

More Questions

- How would a modest increase in parking requirements affect efforts to provide affordable housing and sustainability?
- How would a modest increase in parking affect redevelopment of small lots to benefit the public realm and local business?

Understanding Small Lots

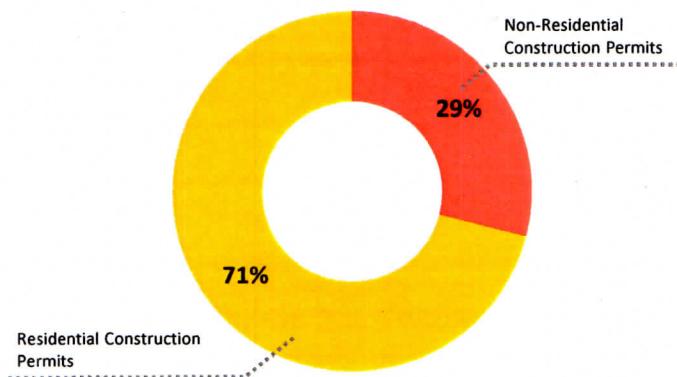
- CPD estimates there are 4260 small parcels (6250 sq ft or less) in commercial mixed use districts throughout the city
 - Keep in mind that parcels are not necessarily zone lots
 - Assemblages are not granted the parking exemption
 - Many of the parcels are already combined and have buildings on them
 - Many of these parcels are in Stapleton

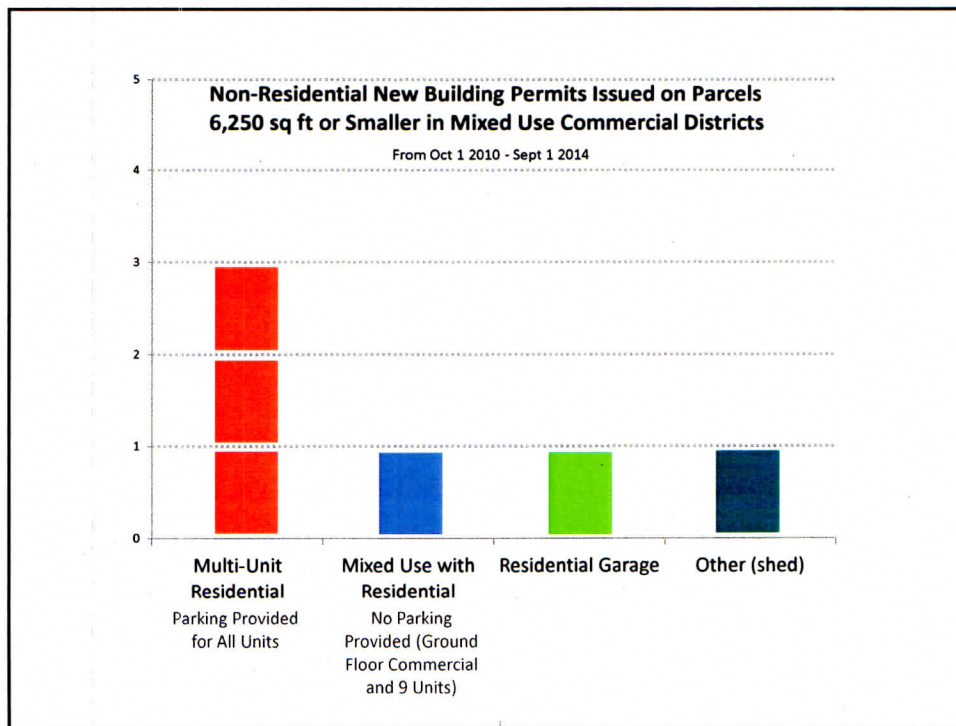
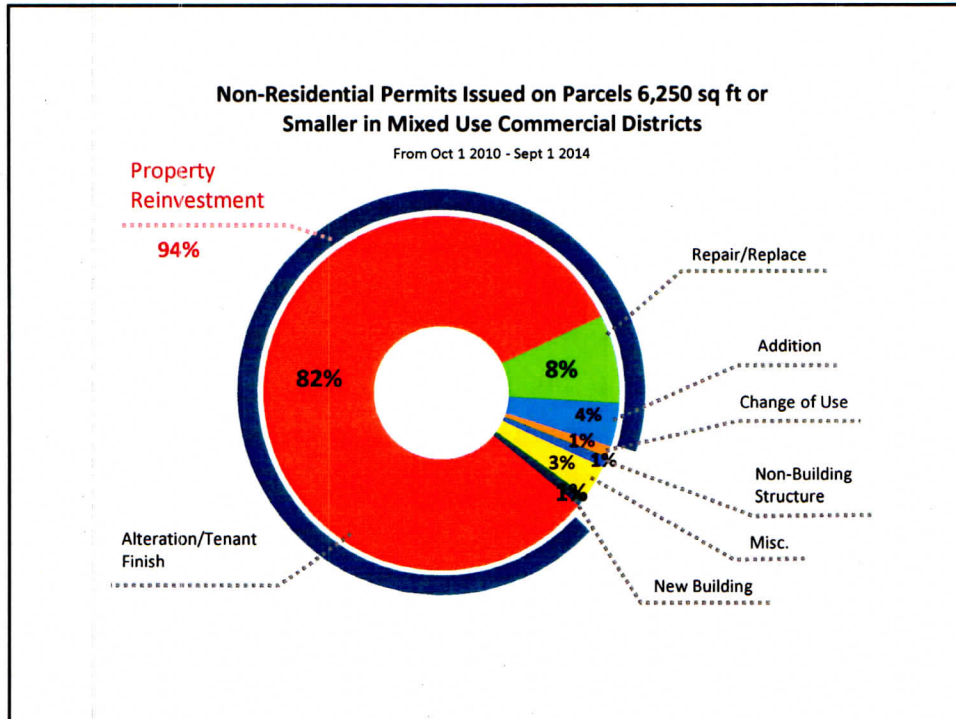
Understanding Small Lot Development

- What development trends have we seen on these small parcels?
- Since the new code passed in 2010, there have been 1604 building permits issued on these parcels.
- Only 6 of these permits have been for new commercial/multi-unit buildings
 - 3 multi-unit residential buildings (one w/ 7 units, two w/4 units each – all provided parking)
 - 1 mixed-use building w/ 9 units and ground floor commercial – no parking

All Permits Issued on Parcels 6,250 sq ft or Smaller in Mixed Use Commercial Districts

From Oct 1 2010 - Sept 1 2014





Goals of Proposed Approach

- Citywide applicability is preferable and most predictable.
- We want to balance the need to encourage small lot redevelopment with impacts on neighborhoods that are already facing parking challenges.
- We want to be sure that affordable housing at transit/light rail stations is not limited by parking restrictions.

Proposed Approach

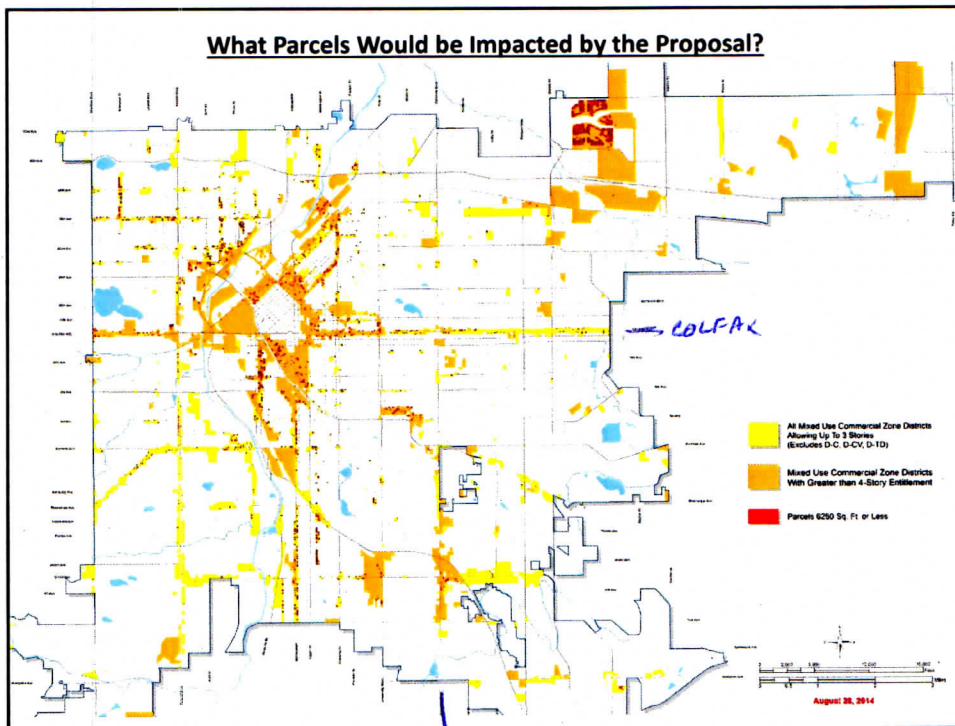
- Exempt the gross floor area of the first 3, above-ground stories of buildings on small lots from off-street parking requirements in all mixed-use commercial districts.
- BUT
- All gross floor area below or above the first 3 stories shall provide the minimum amount of vehicle parking otherwise required by the zoning code.

The DZC provides additional parking reductions that may apply depending on zone district and use:

(The maximum parking reduction available is 50%; a reduction more than 25% requires a ZPIN –informational notice and review by the Zoning Administrator; all required parking may be provided off-site.)

- Affordable housing units
- Single Room Occupancy Hotels
- Senior Housing (MS only)
- Car Sharing
- Bike Sharing
- Dwelling units under 550 square feet (MS only)
- Rooming and Boarding (MS only)
- Assisted Living
- Proximity to multi-modal transportation

What Parcels Would be Impacted by the Proposal?



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Understanding the Proposal

	Range of Required Parking Spaces	(1) Parking Required Under the Current Small Zone Lot Exemption	(2) Parking Required Under the Proposed 3-Story Exemption	(3) Parking Required if the Small Zone Lot Exemption is Eliminated
3 Story Building	With Base Parking Ratios	0 spaces	0 spaces	12 -26 spaces
	With 50% Max Reduction	0 spaces	0 spaces	6 – 13 spaces
5 Story Building	With Base Parking Ratios	0 spaces	6 – 17 spaces	18 – 43 spaces
	With 50% Max Reduction	0 spaces	3 - 8 spaces	9 – 21 spaces
8 Story Building	With Base Parking Ratios	0 spaces	15 – 33 spaces	27 – 64 spaces
	With 50% Max Reduction	0 spaces	7 – 16 spaces	13 - 32 spaces

What's Next

- Continued conversations with RNOs, affordable housing developers, developers, business owners, and others
- Potential Information Item to the Neighborhoods and Planning Committee of City Council December 10th
- Potential Action Item to Planning Board in early 2015