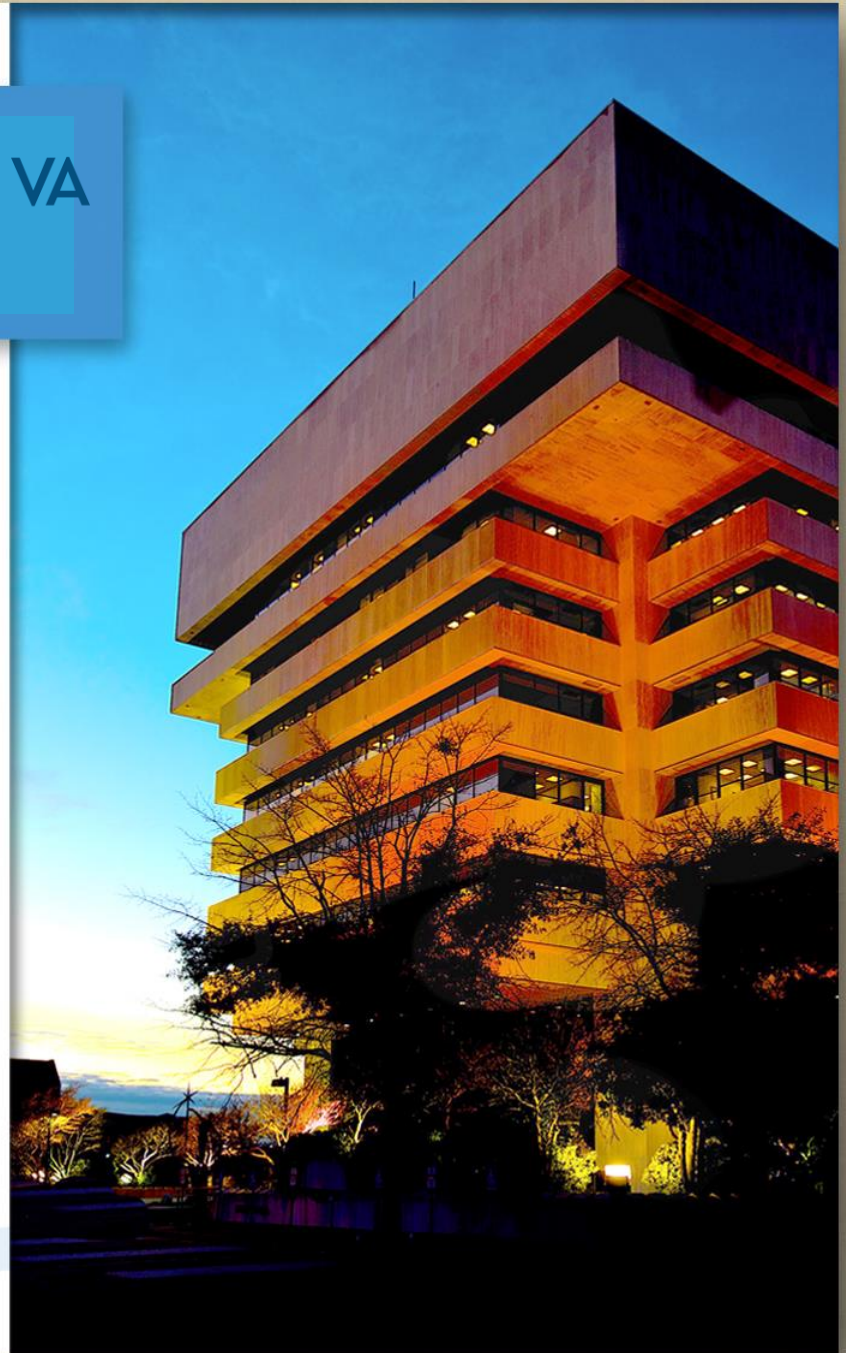# Briefing on Parking Requirements

City Council
October 25, 2023

Purpose

- To understand the requirements related to providing parking on properties for development
- Seek guidance on whether Zoning Ordinance amendments are warranted related to parking minimum requirements

Parking Requirements

- Ensure the orderly development of the community

- Ensure people are able to access needed businesses and amenities

- Beyond providing parking, there are requirements about how the provided parking is designed
  - Dimensional standards for spaces and aisles
  - Bicycle parking
  - Loading space
  - ADA parking – only required if provided

Impacts of Requiring Excess Parking

- Our limited land used unnecessarily
- Wasted cost of installation & maintenance
- Impervious surface impacts (heat island effect, stormwater runoff, etc.)
- Some development may never occur
- Discourage other modes of transport

Impacts of Developing without Sufficient Parking

- Uses are less accessible
- Spill-over to neighborhoods
- Reuse to uses with higher parking needs is restricted
- Developers may not actually develop without sufficient parking
- Lower development costs
- Less land and impervious surface required

Virginia Cities

- Richmond
  - Eliminated all minimums city-wide
  - Multiple public garages and on-street parking
- Roanoke
  - Eliminated all minimums city-wide
  - Multiple public garages and on-street parking
- Norfolk
  - Parking requirement dependent on area
  - In one area, incentive-based alternatives for smaller residential multifamily and all commercial
  - Multiple public garages and on-street parking
- Newport News
  - Eliminated residential and commercial parking requirement in Downtown area
  - Unique conditions with garages reserved for Shipyard, and surface parking lots

Country-wide

- Excerpt from the APA article, "A Business Case for Dropping Parking Minimums"
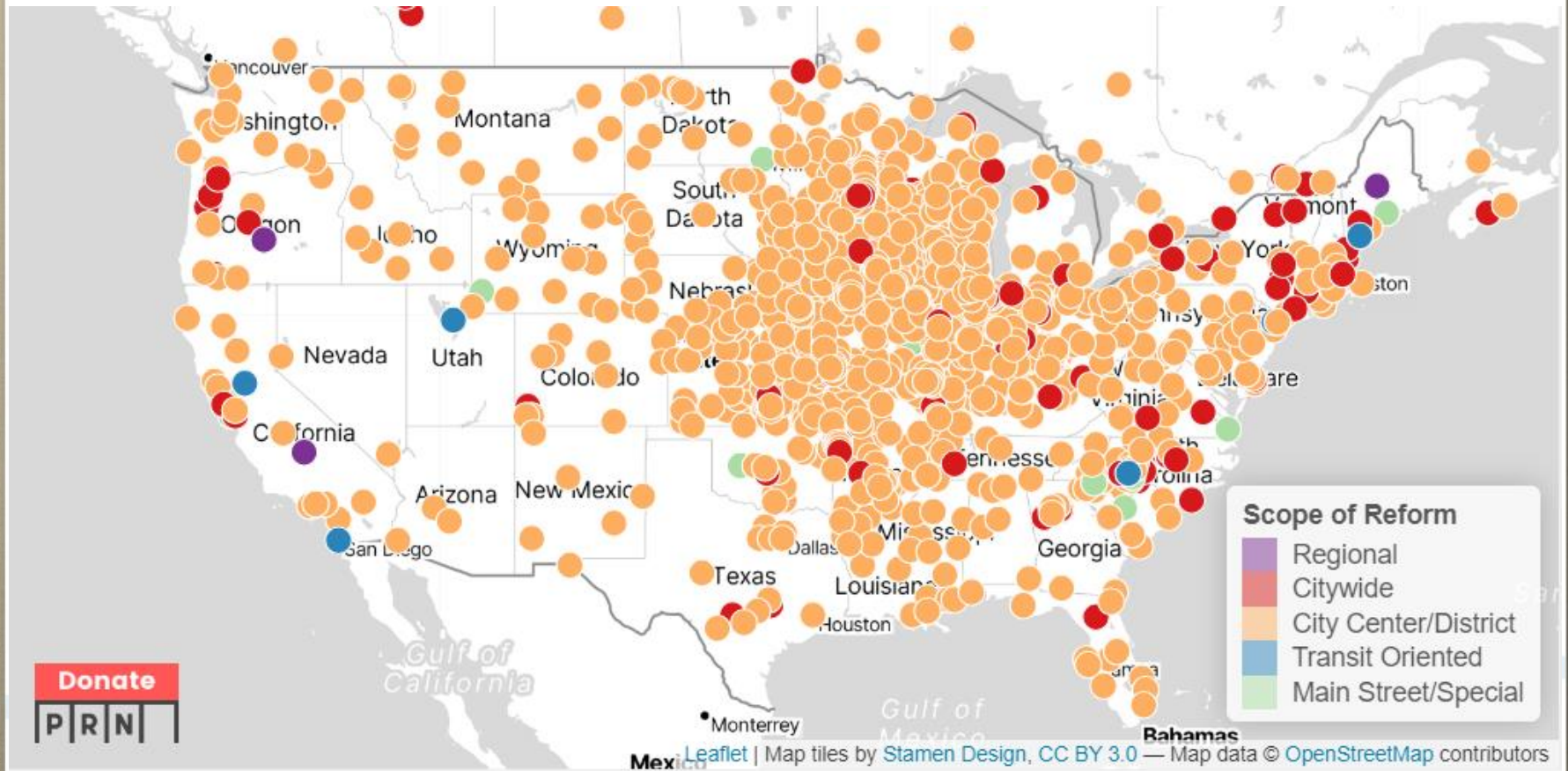
Existing Ordinance

- Passenger vehicle parking vs commercial vehicles, RVs, etc.
- Parking table by uses
  - Hotels require 1 space/hotel room
  - Retail sales require 1 space/250 sq. ft. of sales area
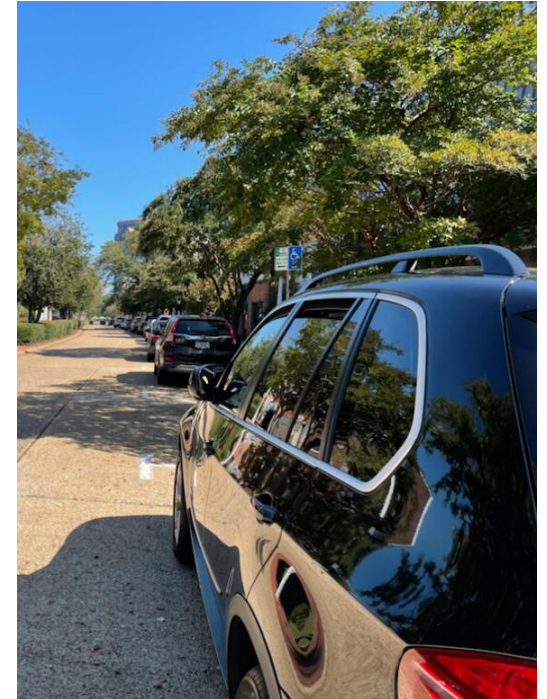- Exemptions
- Credits

Hampton Context

- Downtown & Phoebus
- Buckroe Bayfront
- Coliseum Central
- Everywhere Else

Downtown & Phoebus

- Gridded block system
- On-street parking common
- Public parking garage & lots
- Dense and walkable
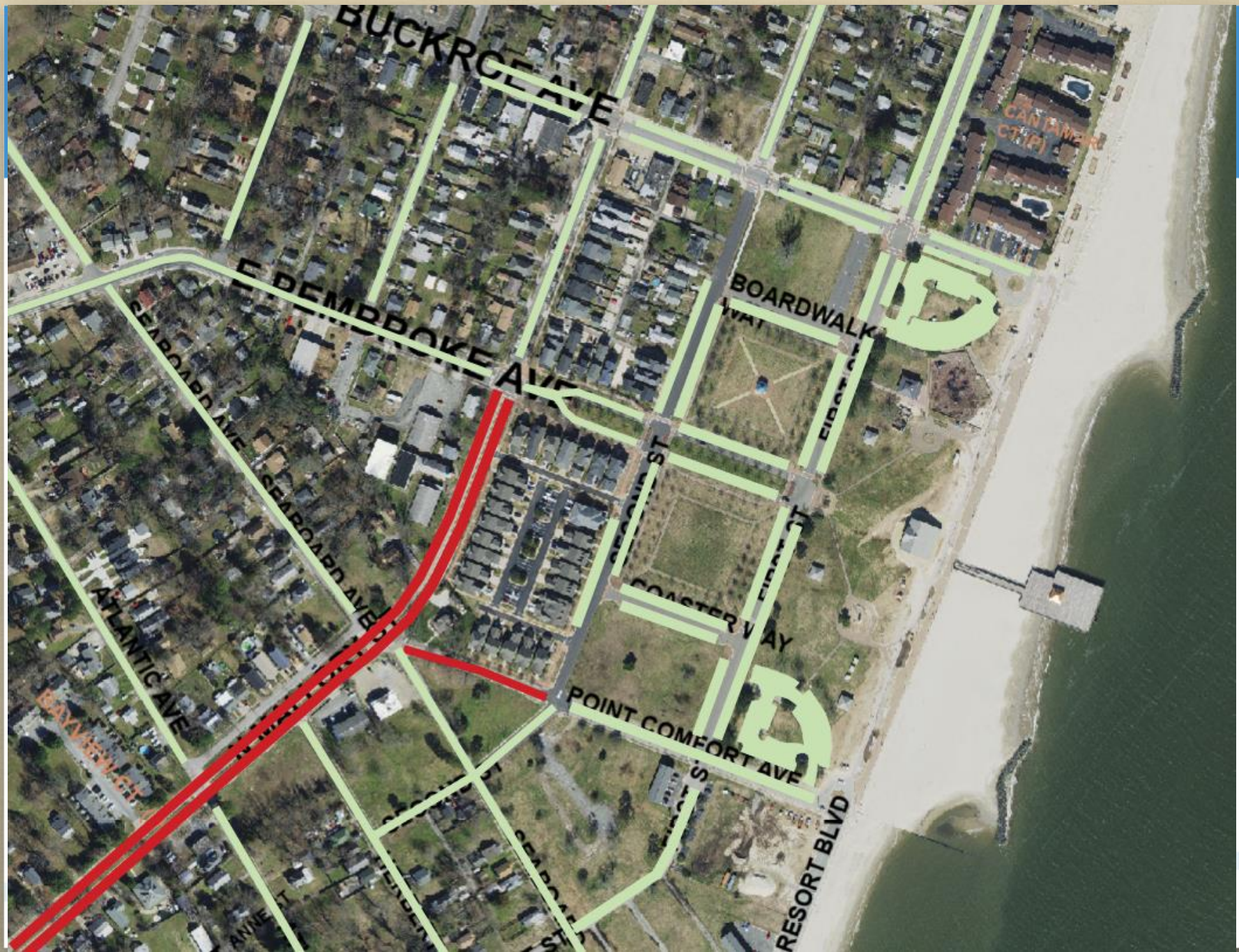- Existing parking exemptions

Buckroe Bayfront

- Existing concerns in neighborhood
    - Potential permit parking
    - No parking on First Street
    - Meters at park
- Peak season parking demand
    - Overflow w/ trams
- Future large-scale development
- Additional infill and STRs

Coliseum Central

- Suburban & car-centric

- Limited on-street parking

- Not interconnected, large distinct development areas

- No publicly owned parking garage or lot (PTC parking garage guaranteed free)

Other Parts of the City

- Residential neighborhoods
- Commercial corridors and shopping centers
- Industrial & business parks
  - No issues with general vehicle parking
  - Not including commercial vehicles & large trucks

Developers

- Staff spoke with:
  - Shopping center developer & owner
  - Multifamily developers
  - Hotel developers
  - Single family developer

Developers

- Every developer indicated that parking is essential
- There were concerns about shared parking garages
- None of them indicated they wanted less parking than was required
- Staff finds this to be true for green field, redevelopment frequently cannot provide enough parking to meet the desired amount
- This is just a snapshot of some developers

Questions for Council

- What complaints do you hear about parking?
  - Citizens?
  - Developers?
  - How often?
  - Where? or What situations?
- What would the ideal parking situation be?
  - Area by area

Staff Recommendation

- Start with Coliseum Central
  - Active development projects
  - Identified need for special district to facilitate new development
  - Unique parking context

Staff Recommendation

- Potential future phases
  - Briefing after Coliseum Central implementation on lessons learned
  - Expand targeted parking exemptions/credits
  - Consider parking by use
    - Use Permit reduction of parking
  - Consider likelihood of spill-over on-street parking
  - Implement a parking infrastructure plan

Questions & Direction