



SANDY CITY

PARKING

authored by Rebecca Stewart

Agenda

Step 1

Motivation

Agenda

Step 1

Motivation

Step 2

How we compare

Agenda

Step 1

Motivation

Step 2

How we compare

Step 3

Options

Agenda

Step 1

Motivation

Step 2

How we compare

Step 3

Options

Step 4

Case Study

Motivation



Which One?



Which One?



Inflexibility leads to
too much parking

Parking Survey



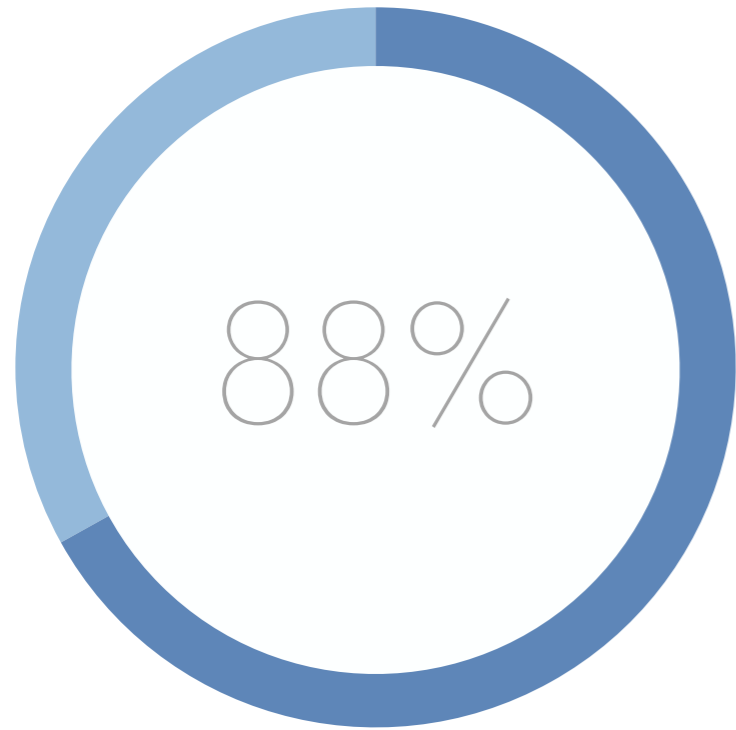
Expectation



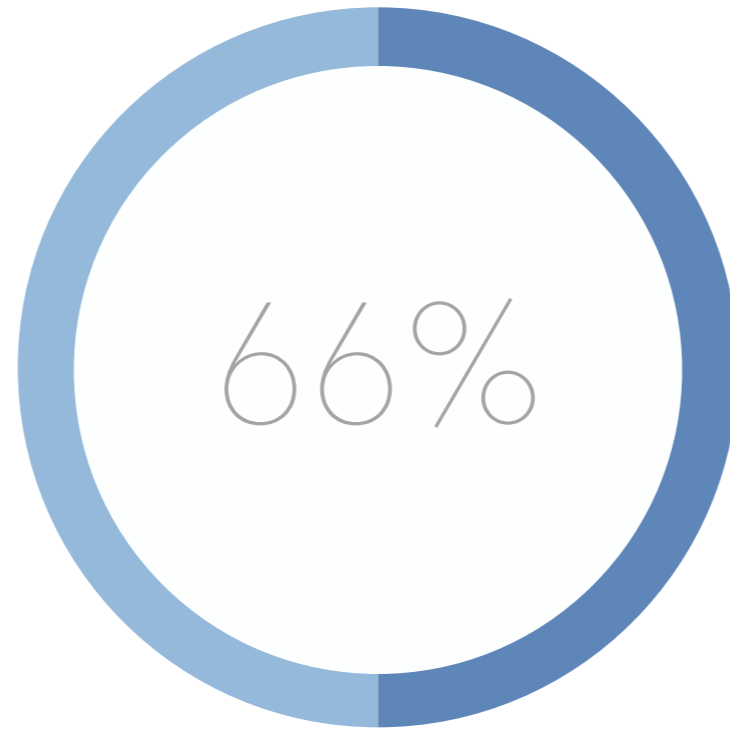
Reality



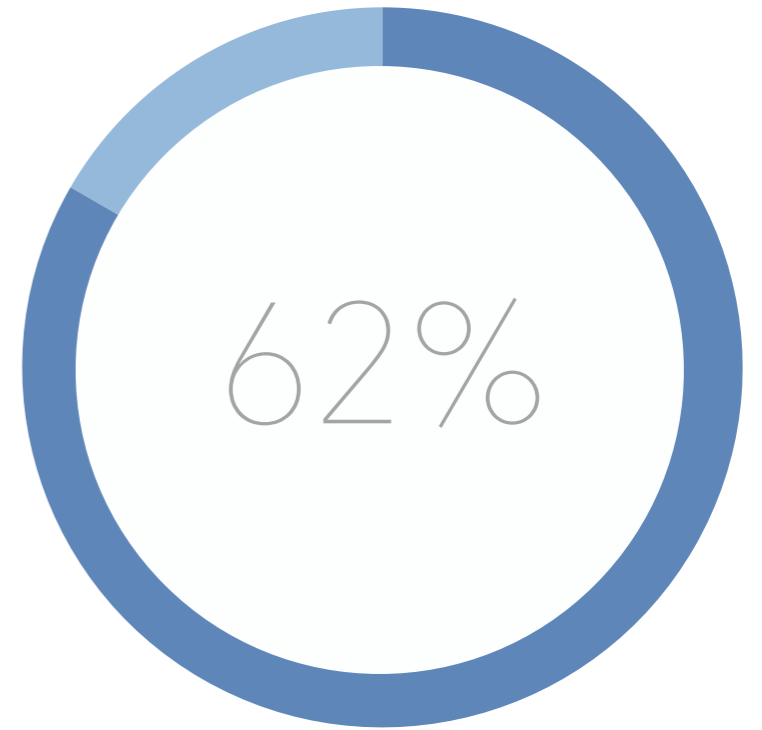
Peak Parking Demands



East Lot



West Lot



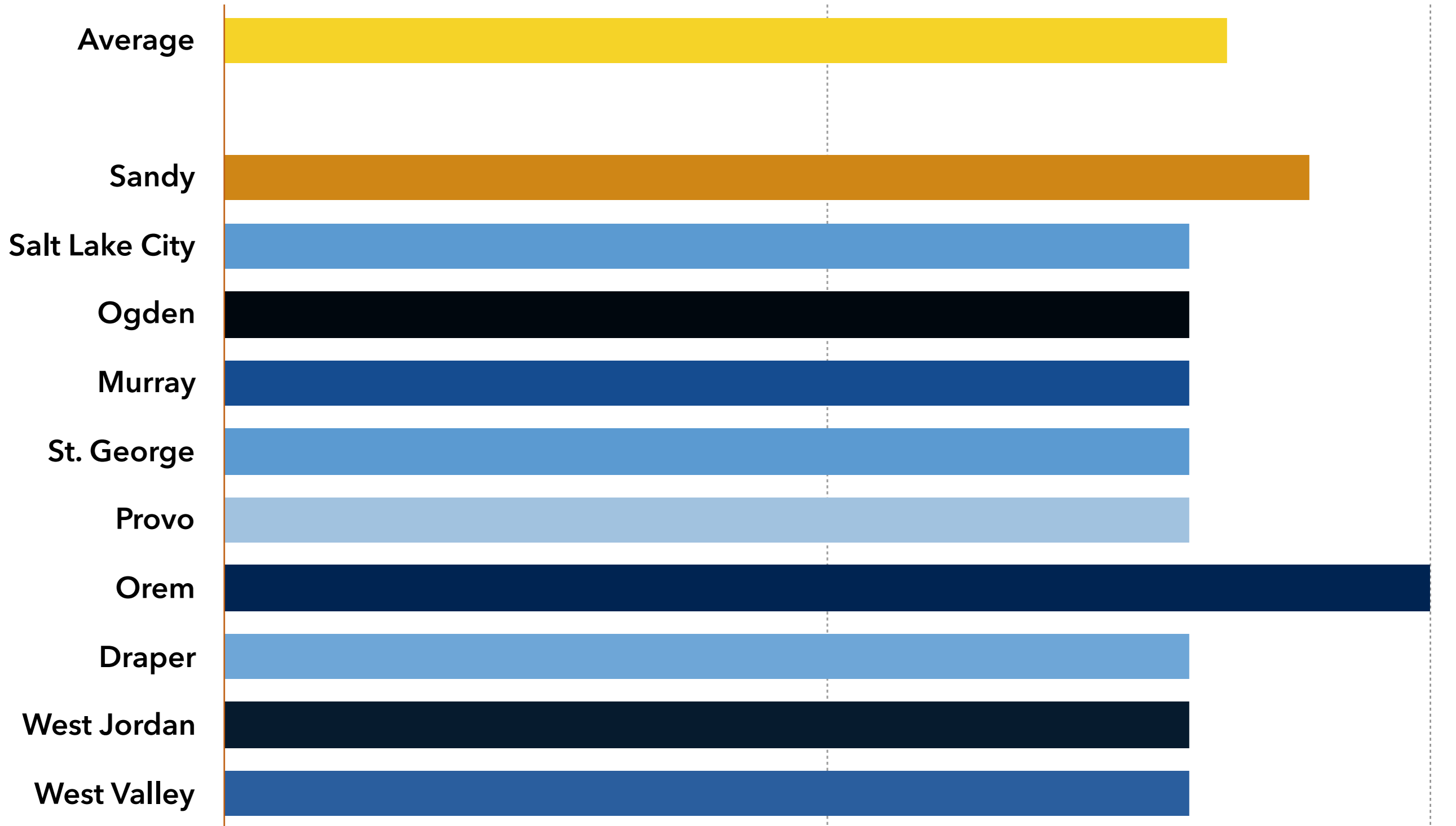
Justice Court

How We

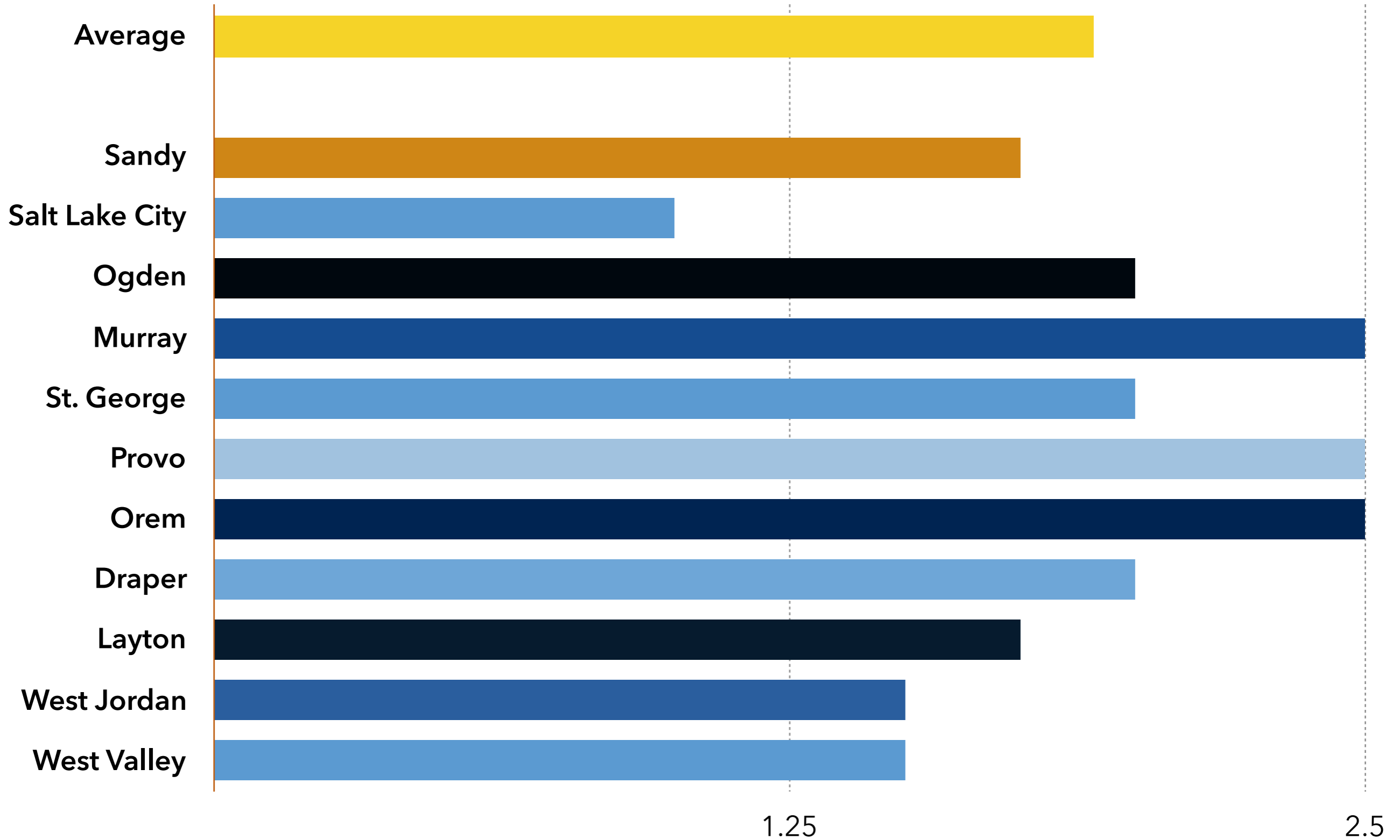
Compare



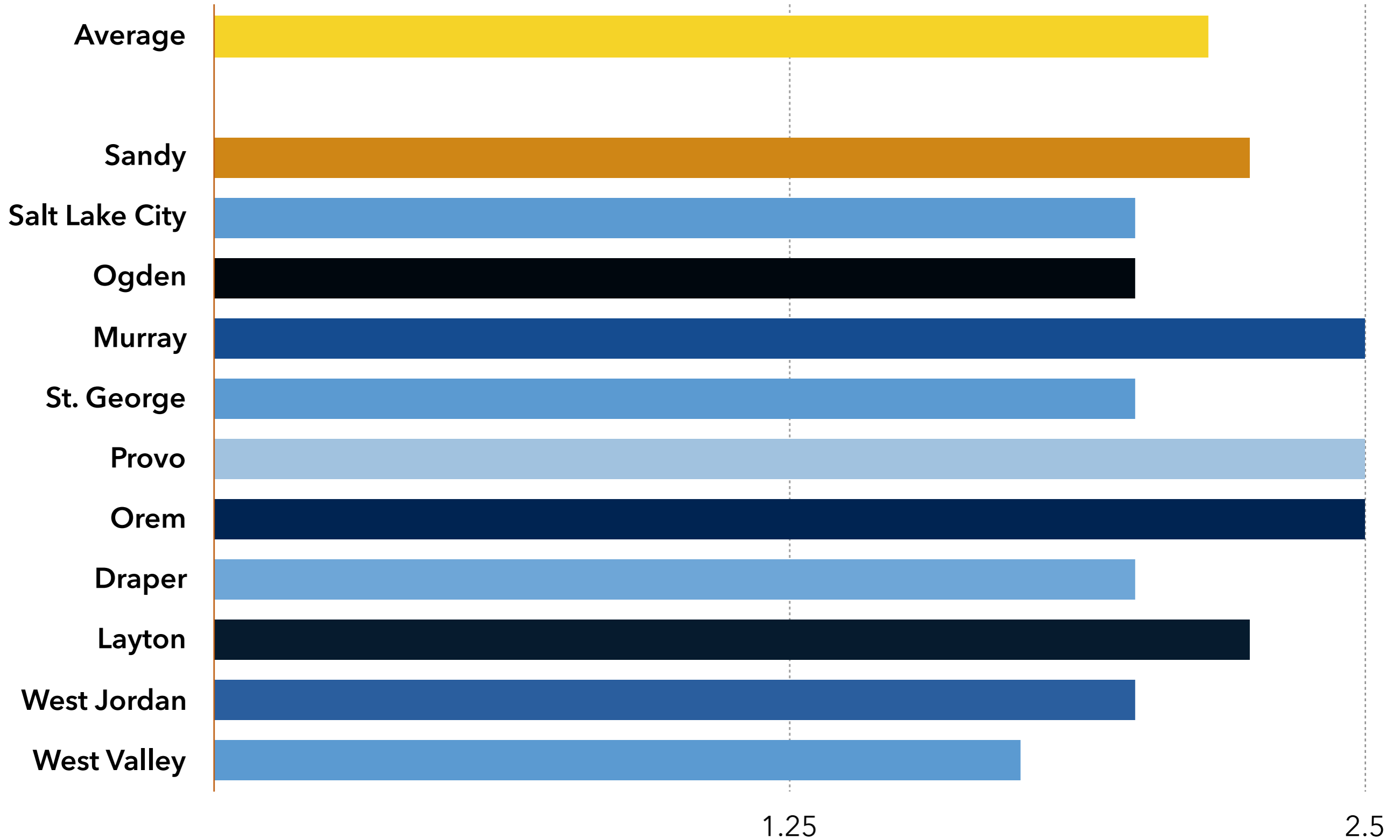
Single Family Dwelling



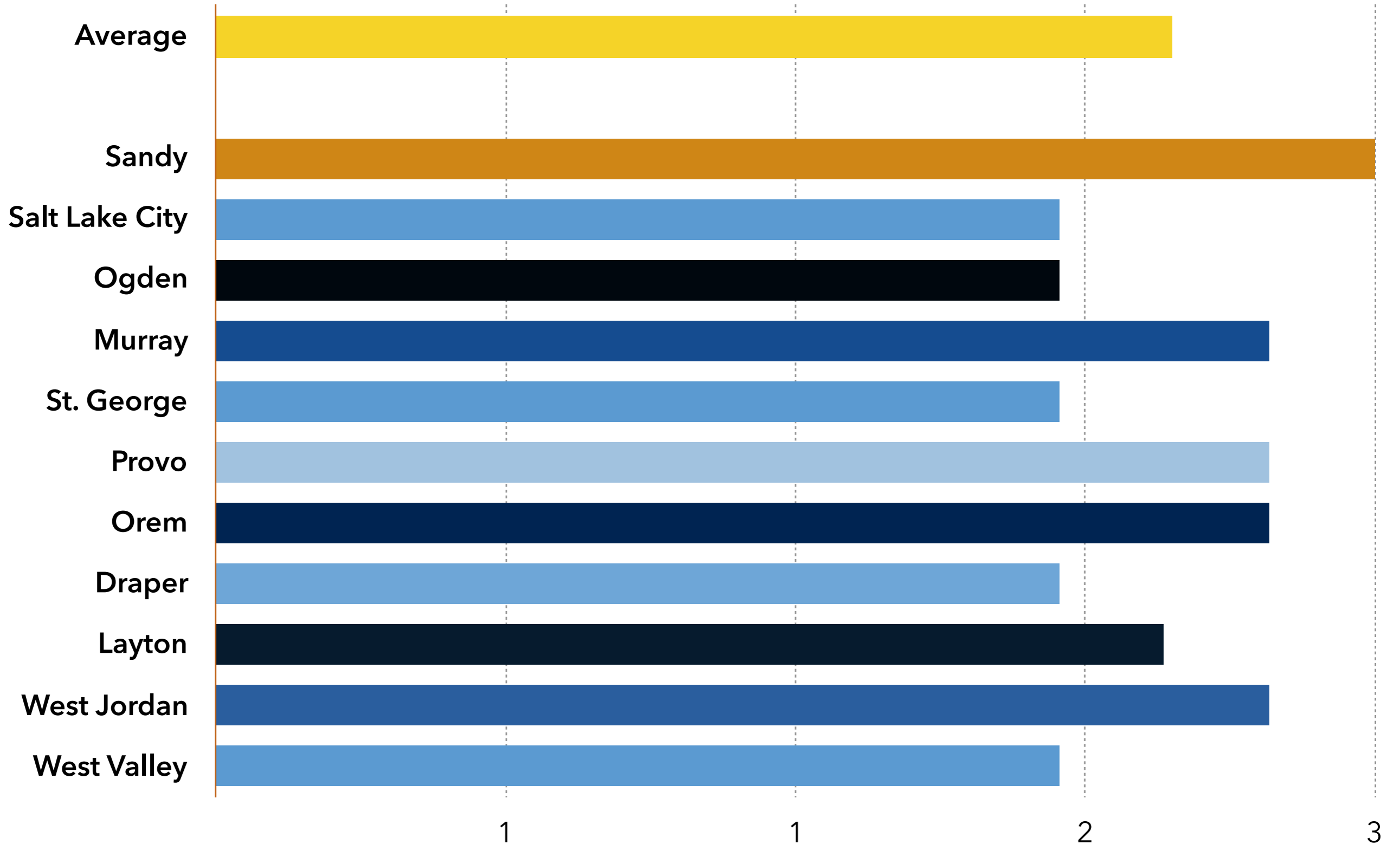
1 Bedroom Apartments



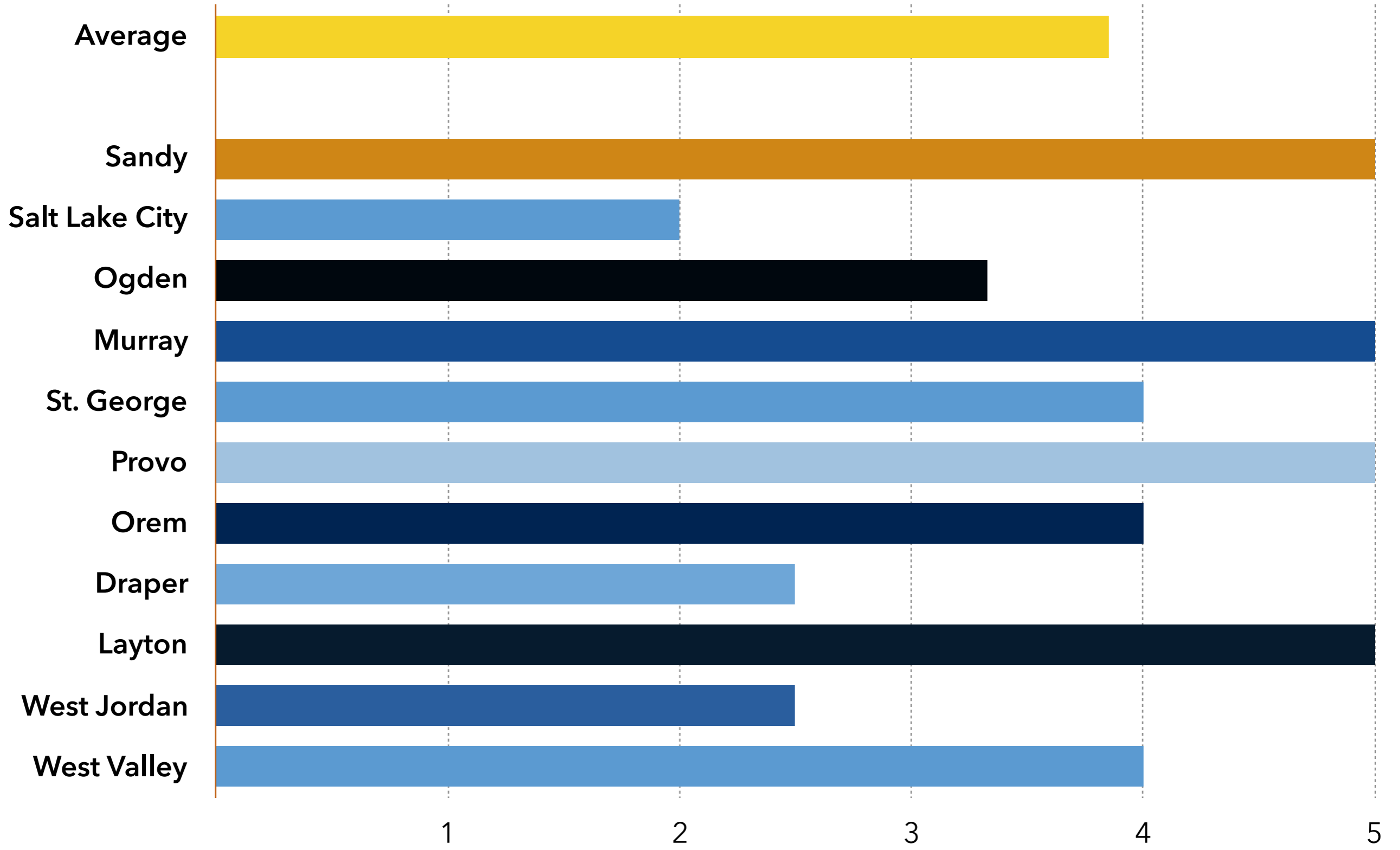
2 Bedroom Apartments



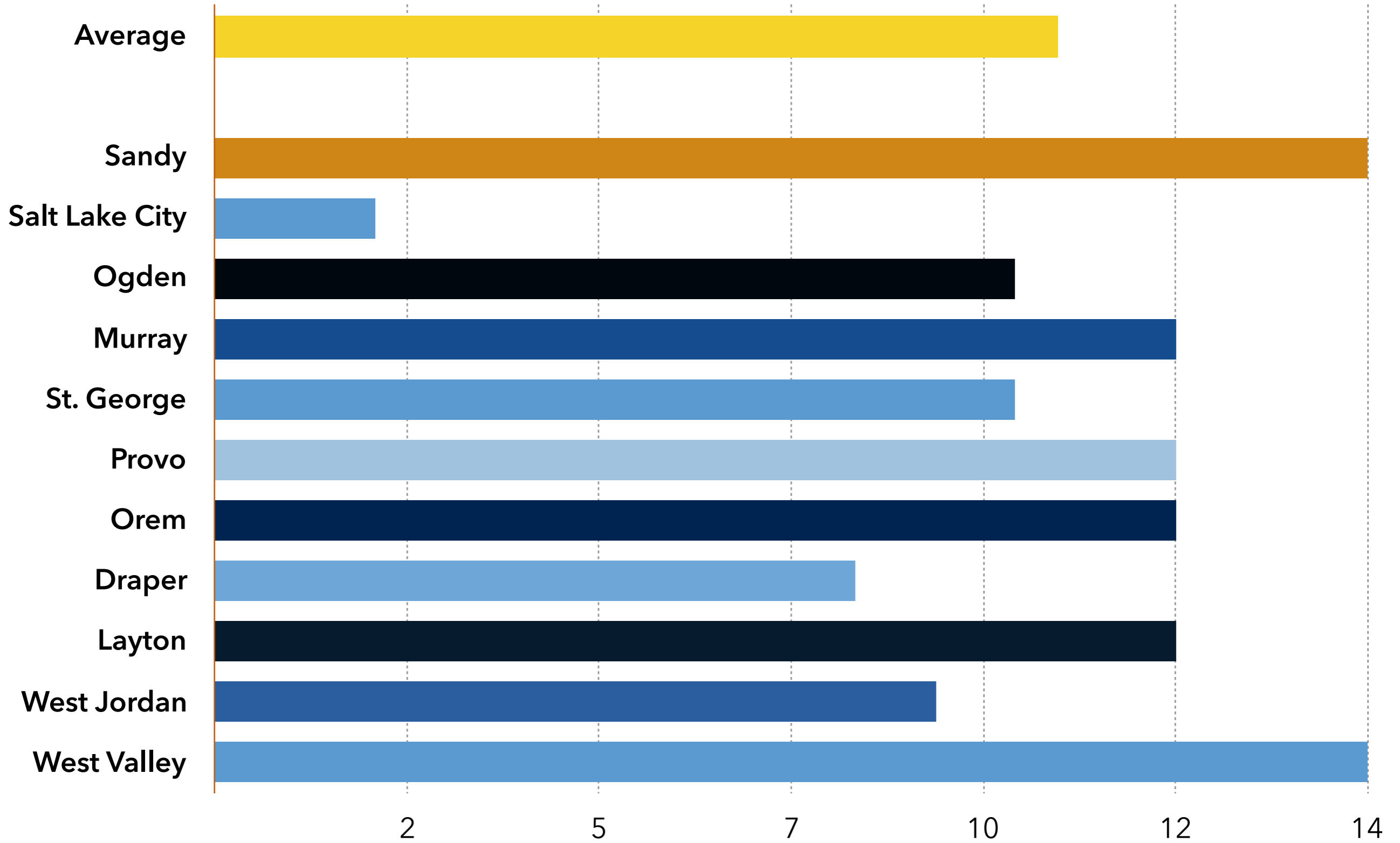
3 Bedroom Apartments



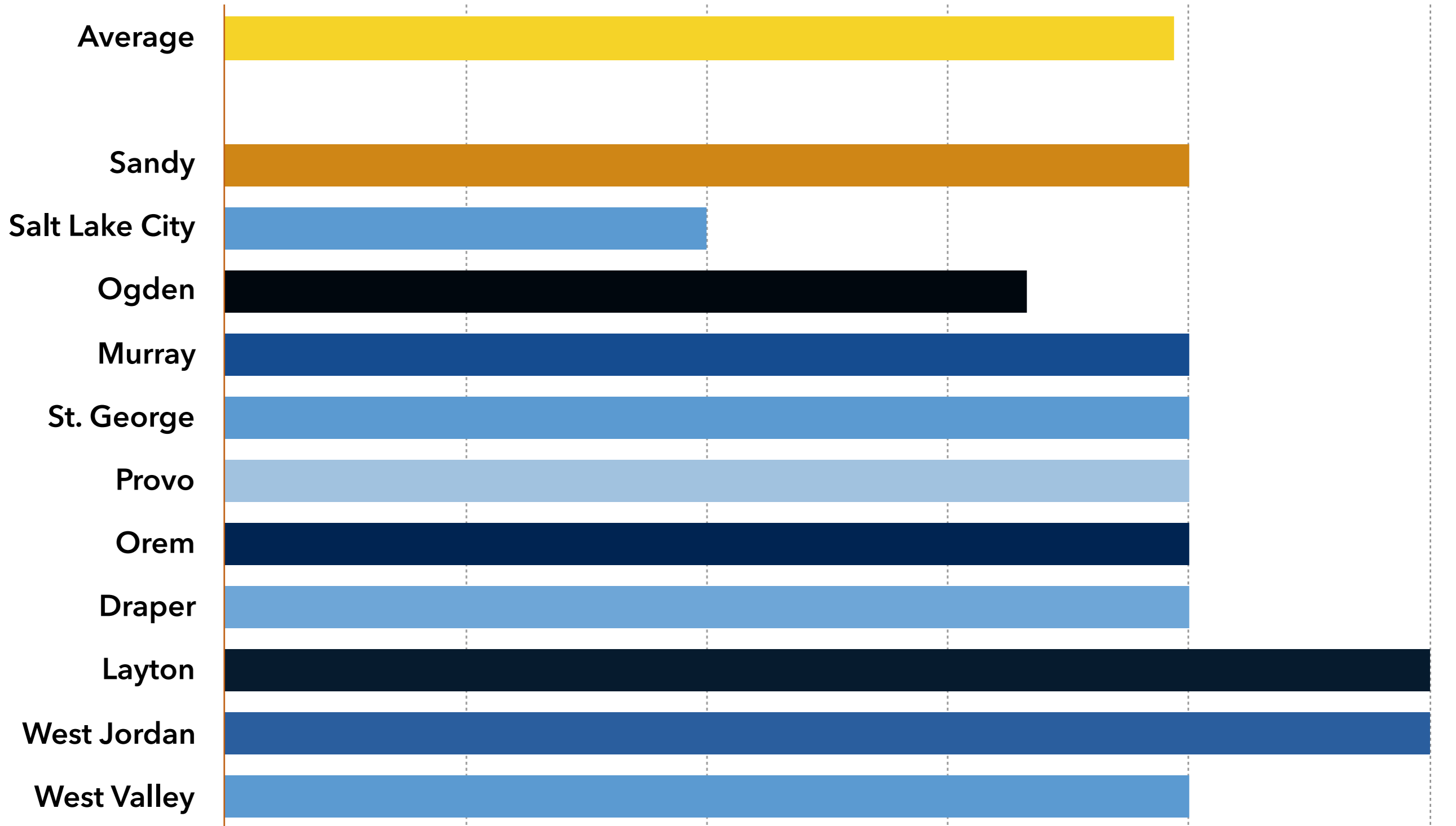
Retail



Restaurant



Office Building



New Base Requirements



New Base Requirements

Now

Single Family Dwelling	2.25	per unit
2 Bedroom Apt.	2.25	per unit
3 Bedroom Apt.	2.75	per unit
Retail	5.00	per 1000 sq. ft.
Restaurant	14.4	per 1000 sq. ft.

New Base Requirements

	Now	Proposed
Single Family Dwelling	2.25	2.00 per unit
2 Bedroom Apt.	2.25	2.00 per unit
3 Bedroom Apt.	2.75	2.25 per unit
Retail	5.00	4.00 per 1000 sq. ft.
Restaurant	14.4	10.0 per 1000 sq. ft.

Options



Office Type



Spacious



Compact



Office Type

Low Employee Density	Medium Employee Density	High Employee Density
350 sq. ft. or greater per employee	200-350 sq. ft. per employee	Less than 200 sq. ft. per employee

3 per 1000

4 per 1000

5 per 1000

Walkability



Walkability



Walkability



Walkability

Walkability Assessment Tool

(Type)

(Name)

Walkability

Walkability Assessment Tool

(Type)	(Name)
Category	
Food and Retail	
Community-Serving Retail	
Services	

Walkability

Walkability Assessment Tool

(Type)	(Name)	
Category	Max. Points	Land-Use
Food and Retail	10	Supermarket or grocery with produce section (min. 5,000 gross square footage)
Community-Serving Retail	10	Convenience Store
		Farmers Market (min. 9 months per year)
		Hardware Store
		Pharmacy
		Other Retail
Services	10	Bank (not an ATM)
		Family entertainment venue (e.g., theater, sports)
		Gym, health club, exercise studio
		Hair care
		Laundry, dry cleaner
		Restaurant, Café, diner (not only drive-thru). Up to two restaurants may be counted.

Walkability

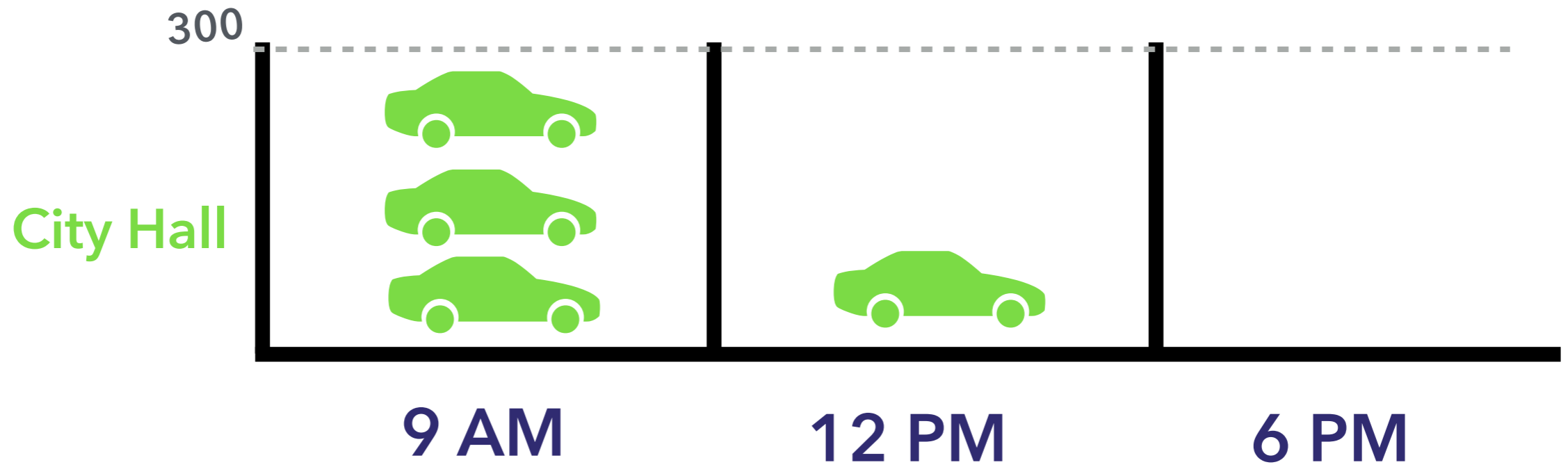
Walkability Assessment Tool

(Type)	(Name)				
Category	Max. Points	Land-Use	0-.10 mi.	.10-.25 mi.	.25-.50 mi.
Food and Retail	10	Supermarket or grocery with produce section (min. 5,000 gross square footage)	<input type="checkbox"/> 10	<input type="checkbox"/> 5	<input checked="" type="checkbox"/> 3
Community-Serving Retail	10	Convenience Store	<input type="checkbox"/> 5	<input type="checkbox"/> 3	<input type="checkbox"/> 2
		Farmers Market (min. 9 months per year)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Hardware Store	<input type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Pharmacy	<input type="checkbox"/> 5	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> 2
		Other Retail	<input checked="" type="checkbox"/> 2	-	-
Services	10	Bank (not an ATM)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Family entertainment venue (e.g., theater, sports)	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Gym, health club, exercise studio	<input type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Hair care	<input type="checkbox"/> 2	-	-
		Laundry, dry cleaner	<input type="checkbox"/> 3	<input type="checkbox"/> 2	-
		Restaurant, Café, diner (not only drive-thru). Up to two restaurants may be counted.	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3

Peak Times

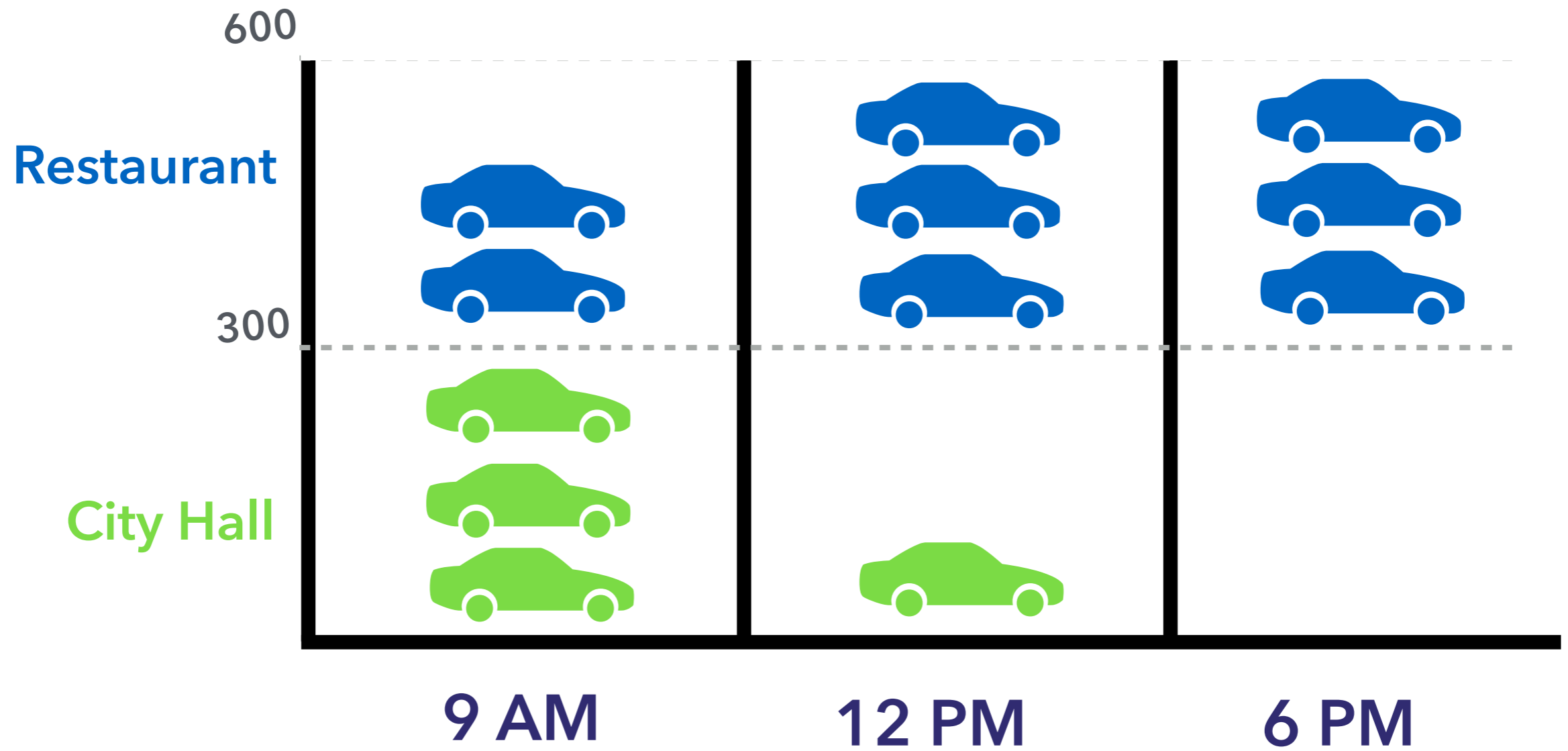


Max # of Parking Spaces for Area



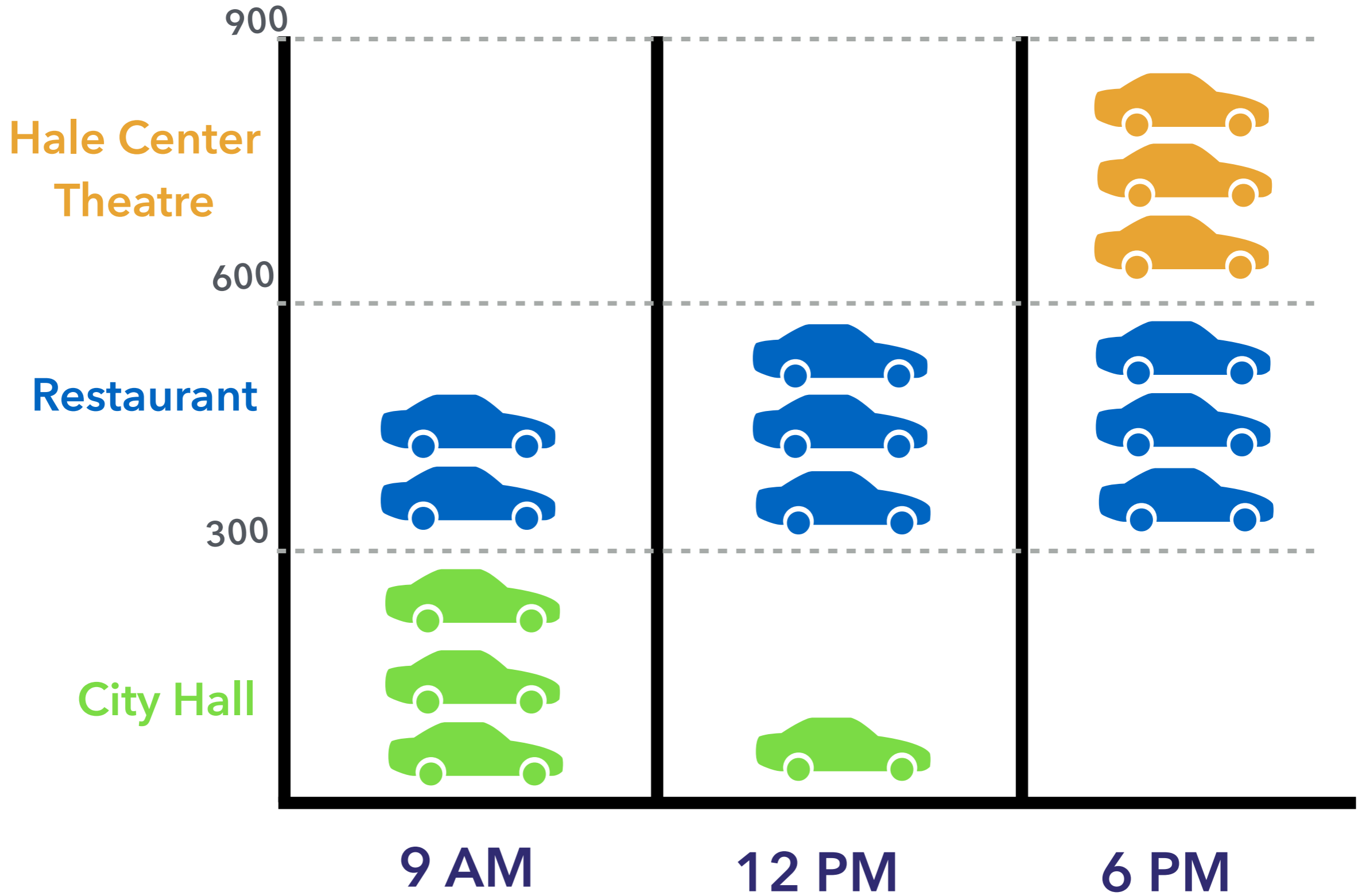
 = 100 cars

Max # of Parking Spaces for Area



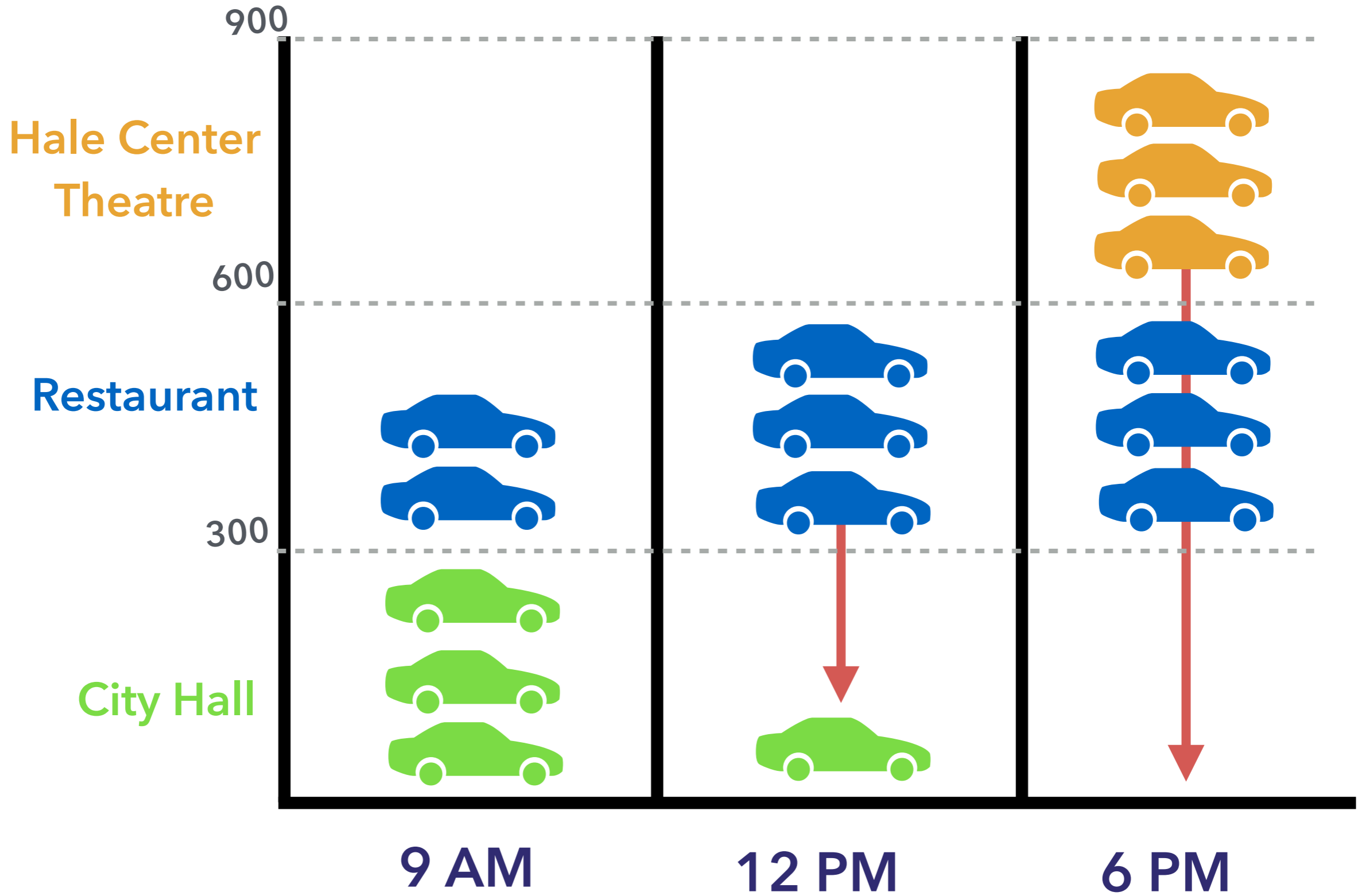
 = 100 cars

Max # of Parking Spaces for Area



 = 100 cars

Max # of Parking Spaces for Area



 = 100 cars

Max # of Parking Spaces for Area

900

600

300

 Hale Center Theatre

 Restaurant

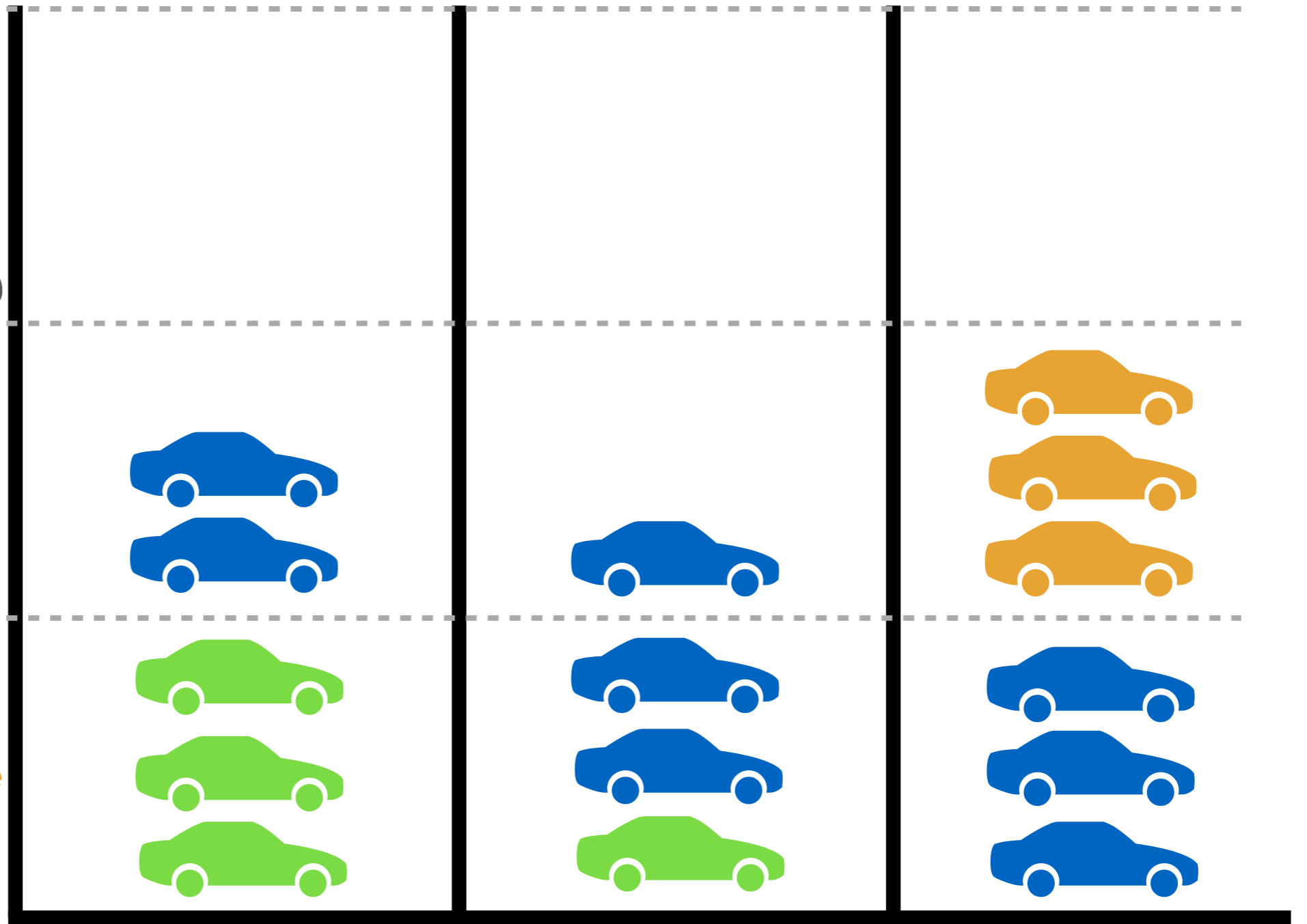
 City Hall

 = 100 cars

9 AM

12 PM

6 PM



Maintain
Discretion

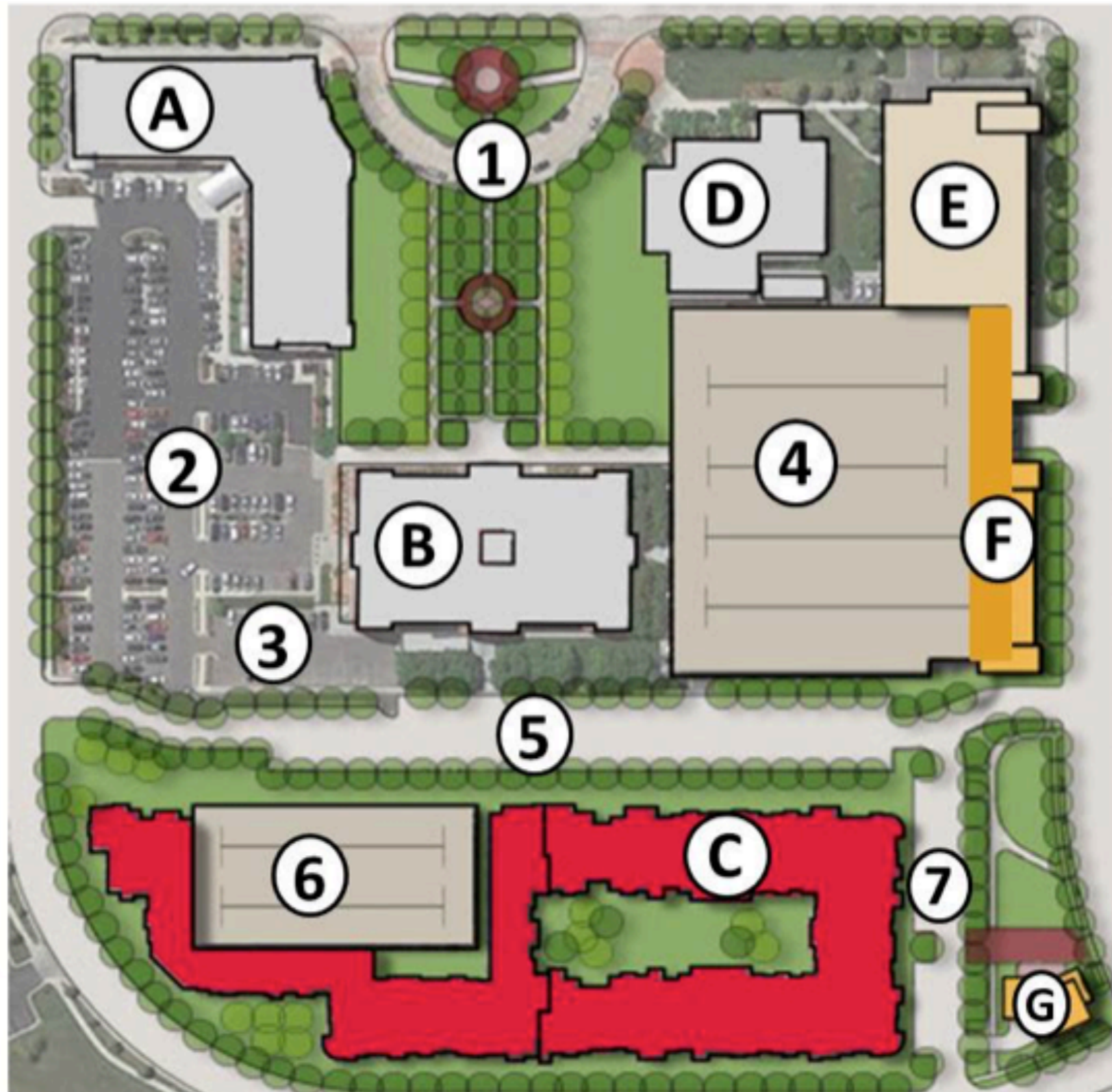


Case Study





City Hall Block



City Hall Block

Current Ordinance	Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance	2,048	1,502	(546)

City Hall Block

Current Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance		2,048	1,502	(546)
Allowed Reductions				
Planning Commission Discretion	25.00%	(390)		
Totals		1,659	1,502	(157)

City Hall Block

Current Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance		2,048	1,502	(546)
Allowed Reductions				
	Planning Commission Discretion	25.00%	(390)	
Totals		1,659	1,502	(157)

Recommended Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance with Office Type		1,823	1,502	(219)

City Hall Block

Current Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance		2,048	1,502	(546)
Allowed Reductions				
Planning Commission Discretion		25.00%	(390)	
Totals		1,659	1,502	(157)

Recommended Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance with Office Type		1,823	1,502	(219)
Allowed Reductions				
Walkability		5.00%	(55)	

City Hall Block

Current Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance		2,048	1,502	(546)
Allowed Reductions				
Planning Commission Discretion	25.00%	(390)		
Totals		1,659	1,502	(157)

Recommended Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance with Office Type		1,823	1,502	(219)
Allowed Reductions				
Walkability	5.00%	(55)		
Shared Use	15.20%	(138)		

City Hall Block

Current Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance		2,048	1,502	(546)
Allowed Reductions				
Planning Commission Discretion	25.00%	(390)		
Totals		1,659	1,502	(157)

Recommended Ordinance		Required	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance with Office Type		1,823	1,502	(219)
Allowed Reductions				
Walkability	5.00%	(55)		
Shared Use	15.20%	(138)		
Planning Commission Discretion	15.00%	0		
Totals		1,495	1,502	7

Summary

1) Motivation

Summary

1) Motivation

2) How We Compare

Summary

1) **Motivation**

2) **How We Compare**



New Base

Summary

1) **Motivation**

2) **How We Compare**

3) **Options**



New Base

Summary

1) **Motivation**

2) **How We Compare**

3) **Options**



New Base



Office Type

Summary

1) **Motivation**

2) **How We Compare**

3) **Options**



New Base



Office Type



Walkability

Summary

1) **Motivation**

2) **How We Compare**

3) **Options**



New Base



Office Type



Walkability



Peak Times

Summary

1) **Motivation**

2) **How We Compare**

3) **Options**



New Base



Office Type



Walkability



Peak Times



**Planning
Commission**

Questions



City Hall Block

Current Ordinance	A	B	C	D	E	F	G		Total	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance	266	348	648	136	325	257	68		2,048	1,502	(546)
Allowed Reductions											
Planning Commission Discretion	(38)	(87)	(68)	(34)	(81)	(64)	(17)	25.00%	(390)		
Totals	228	261	580	102	244	193	51		1,659	1,502	(157)

Recommended Ordinance	A	B	C	D	E	F	G		Total	Available	Surplus/ (Deficit)
Strict Reading of Base Ordinance with Office Type	200	261	613	102	300	198	47		1,823	1,502	(219)
Allowed Reductions											
Walkability	(10)	(13)	0	(5)	(15)	(10)	(2)	5.00%	(55)		
Shared Use	0	(40)	(33)	(16)	(46)	(30)	(7)	15.2%	(138)		
Planning Commission Discretion	0	0	0	0	0	0	0	15.00%	0		
Totals	190	208	580	81	239	158	38		1,495	1,502	7