

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

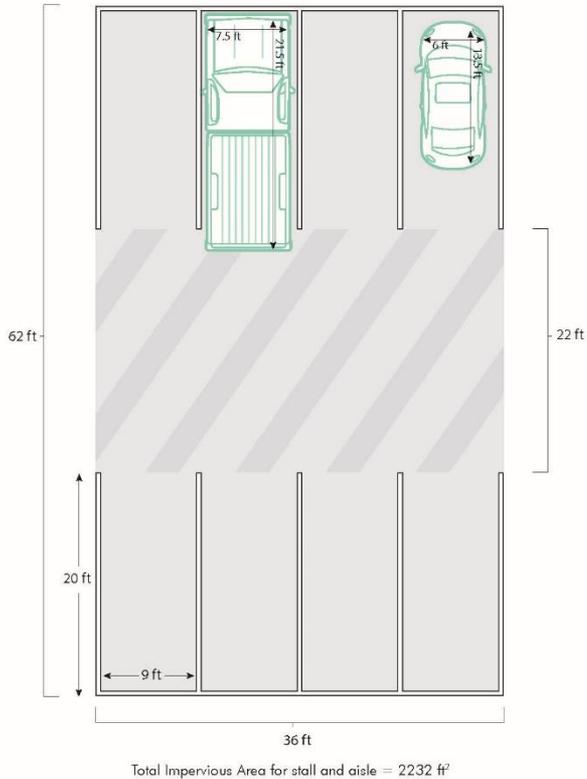
- Parking areas larger than 5,000 sq ft will need to have 10% set aside for internal landscaping
- Landscaping shall be designed to provide detention and treatment of stormwater, wherever possible
- Parking areas may be surfaced with any approved hard surface (includes pervious materials)
 - Except: 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

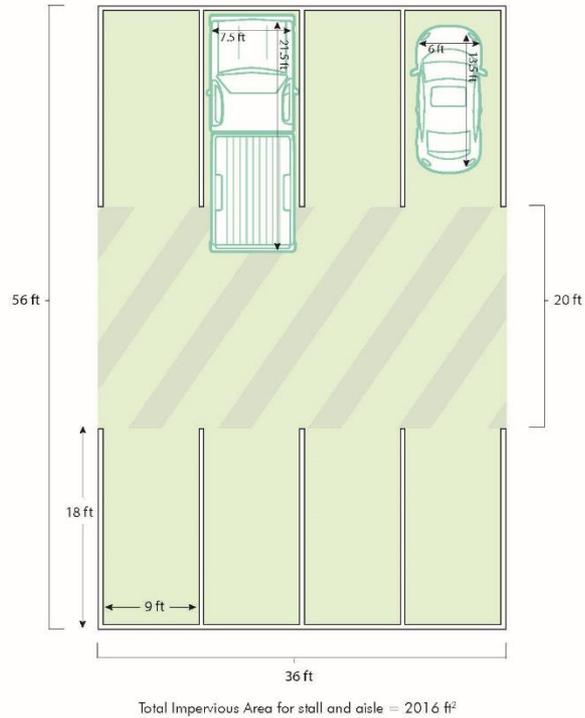
- Stall width stays the same
- Stall length shrinks from 20 ft to 18 ft
- Aisle width shrinks from 22 ft to 20 ft
- 35% of stalls can be “Compact” (7.5 x 15 ft)
- 10% of stalls can be “Oversize” (9 x 20 ft)

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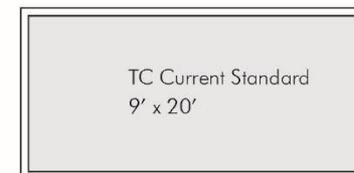
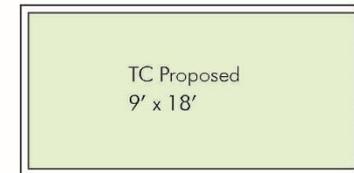
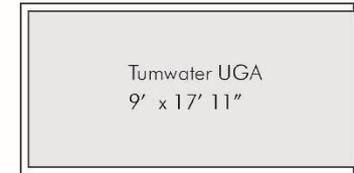
Thurston County Current Standard



Thurston County Proposed



10% Reduction of Impervious Surface Area



Parking Stall Dimensions by Jurisdiction - Thurston County

The County LID Workgroup recommends reducing the standard parking stall size to 9x18 ft. from 9x20 ft. This would make the stall dimension more commensurate with dimensions in Olympia, Lacey, and Tumwater.