

SUSTAINABILITY INITIATIVE: 01-03



STORMWATER MANAGEMENT

SHARED PARKING: WORKING TOGETHER FOR PARKING
SOLUTIONS



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Shared parking is a strategy to maximize land use and reduce parking lot sizes on new and existing developments. Shared parking increases efficiency in parking lot management by allowing multiple users to share underutilized parking spaces. Through an analysis of peak parking usage, neighboring buildings with uses that have different peak times can optimize the use of parking spaces. For example, an office building with a peak parking demand on weekday mornings could enter into an agreement with a retail business with a peak parking demand on weekday afternoons and weekends. In the absence of a shared parking agreement, these parties assume the cost of an oversupply of parking spaces. Shared parking minimizes this cost through a maximum utilization of the lots, saving consumers, developers, and cities money.

WHY SHARED PARKING?

Parking lots cost money to build and absorb valuable land and resources that could be put to better use. Development that qualifies for shared parking agreements allow owners to build smaller parking lots, saving money and resources. Smaller parking lots also have environmental and aesthetic benefits including less stormwater runoff and less unsightly concrete expanses.



WHAT ABOUT EXISTING PARKING LOTS?

Shared parking can also be used on existing parking lots when either new construction occurs nearby or an existing neighbor is experiencing an increase in traffic. For example, a new business using one lot and an existing business using another lot can enter into a shared parking agreement. Similarly, when an existing business experiences an increase in traffic and an existing neighboring business has a reduced



need for parking spaces or a different peak parking time, then the parties may take advantage of shared parking. This agreement to share existing parking is called a Transfer of Parking Rights.¹ Such an agreement can benefit the existing business by allowing it to lease or sell some of its parking to the new developer or needy neighbor. The agreement benefits the developer or existing neighbor by reducing the cost associated with building new parking stalls. Transfer of Parking Rights also maximizes land use efficiency, thereby reducing the environmental effects of stormwater runoff.

WHAT IS THE PROPOSAL?

The proposed off-street parking changes would amend the local code to grant property owners the right to enter into shared parking agreements. The agreements would allow owners to calculate one space towards the parking requirements of two or more lots. The process for entering into such an agreement includes: filling out an application for a shared parking agreement and notification and approval by the city. By sharing parking spaces, owners are given the option to maximize unused parking spaces, thereby reducing costs and negative environmental impacts.

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¹ For example, see the City of Bellevue's Transfer of Parking Rights Agreement at: www.ci.bellevue.wa.us/pdf/Transportation/040810_TCminutes.pdf.

MODEL ORDINANCE NO. _____ (Shared Parking)

AN ORDINANCE to amend the Municipal Code of the City of _____, Section XXX-XXX [applicable parking code section], relating to certain shared parking spaces subject to a shared parking agreement.

Be It Ordained by the City Council of the City of _____:

Section 1. That the Municipal Code of the City of _____, Section XXX-XXX [applicable parking code section], is hereby amended by repealing and replacing Section YYY-YYY:

Schedule of spaces. In all zoning districts, except [districts with special parking regulations], in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use and similar uses, space for parking and storage of vehicles shall be provided in accordance with the schedule in this subsection. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principal use served. No parking space provided for the purpose of complying with the provisions of this chapter shall be included as a parking space required under this chapter for another building, structure or use, unless a Shared Parking Agreement has been approved as provided in Section YYY-YYY, as set forth in Section 3 below.

Section 2. That [applicable parking code section], is hereby amended by repealing and replacing Section ZZZ-ZZZ:

Two or more differing uses. If a building contains two or more differing uses, the parking requirements shall be determined by the addition of the parking requirements for each use, unless a Shared Parking Agreement has been approved as provided in Section XXX-XXX.

Section 3. That the Municipal Code of the City of _____, Section XXX-XXX [applicable parking code section], is hereby amended by adding a new Section AAA-AAA with language set forth as follows:

Section AAA-AAA. Shared Parking Agreement.

(a) Definition. "Shared Parking Agreement" means an arrangement in which two or more buildings, structures or uses with different peak parking periods or hours of operation share the same off-street parking spaces to meet off-street parking requirements.

(b) Form. A Shared Parking Agreement must be executed by the parties involved and submitted to the [appropriate city office] on a form approved by the [appropriate city official].

- (c) *Content. An application for a Shared Parking Agreement shall contain information determined by the [appropriate city official] to be necessary to evaluate the peak parking demand or difference in hours and/or days of operation. This information may include:*
- (1) *A description of the uses,*
 - (2) *The operational characteristics of the uses,*
 - (3) *A site plan,*
 - (4) *A parking study prepared by a licensed professional traffic engineer or equivalent qualified professional, and/or*
 - (5) *Other information which aids the [appropriate city office] in evaluating peaking parking demand or operation differences,*
- (d) *Extent of sharing. The [appropriate city office] may permit up to one-hundred (100) percent of the parking required for one building, structure or use to be supplied by the off-street parking spaces provided for another building, structure or use.*
- (e) *Location. A building, structure or use for which a Shared Parking Agreement is proposed shall be located within one-thousand (1000) feet walking distance of the shared parking lot, measured from the entrance of the building, structure or use to the nearest parking space within the shared parking lot.*
- (f) *Conditions for approval. In order to approve a Shared Parking Agreement, the [appropriate city office] must find, based on the application submitted, that there is no substantial conflict in the principal operating hours and peak parking demands of the buildings, structures or uses for which the Shared Parking Agreement is proposed.*
- (g) *Validity. A Shared Parking Agreement is not valid until approved by the [appropriate city official] or his or her designee. A Shared Parking Agreement is deemed approved if the [appropriate city official] fails to take action on it within thirty (30) days of submission.*
- (h) *Duration of agreement. A Shared Parking Agreement shall remain in effect unless one or more of the following occurs:*
- (1) *A change in use of a building subject to the Shared Parking Agreement.*
 - (2) *A change in ownership of a building subject to the Shared Parking Agreement,*
 - (3) *A substantial change in parking patterns or peak parking period,*

(4) A notification to the [appropriate city office] by a party to the Shared Parking Agreement of intent to terminate the agreement with approval by the [appropriate city office] in accordance with subsection (i), or

(5) A decision by the [appropriate city office] to end the Shared Parking Agreement.

(i) Termination of agreement. A party seeking to terminate a Shared Parking Agreement shall give notice to all other parties to the agreement within fifteen (15) days of filing a notice of intent with the [appropriate city office]. A Shared Parking Agreement is deemed terminated if the [appropriate city official] fails to take action on it within thirty (30) days of receipt of notice.

(j) Effect of Termination of Agreement. Parking shall be provided as otherwise required by this Section after a Shared Parking Agreement is terminated.

Section 4. This Ordinance shall be in full force and effect from and after the later of its passage and publication as provided by law.

Section 5. That the City Clerk is hereby authorized and directed to cause certified copies of this ordinance and proof of publication of this ordinance to be properly filed in the office of the [County Recorder]:

FORM APPROVED:

Citations and References

Capitol Region Council of Governments. "Shared Parking—Fact Sheet." *CRCOG Best Practices Manual*. Prepared by Abeles Phillips Preiss and Shapiro (2002).

Davidson, Michael and Fay Dolnick. "The Dynamics of Off-Street Parking." *In Parking Standards*. Planning Advisory Report No. 510/511. Chicago: American Planning Association (2002). Available online at: <http://www.planning.org/pas/reports/subscribers/parking.htm>

Litman, Todd. "Parking Management Best Practices: Making Efficient Use of Parking Resources." *Zoning Practices* (June 2009).

Mukhija, Vinit and Donald Shoup. "Quantity versus Quality in Off-Street Parking Requirements." *Journal of the American Planning Association*, 72(3), pp. 296-308 (2002). Available online at: www.informaworld.com

U.S. Environmental Protection Agency, Development, Community, and Environment Division. "Beyond Generic Parking Requirements," "The Costs of Parking," and "Innovative Parking Alternatives." *Parking Spaces/Community Places: Finding the Balance through Smart Growth*. Washington D.C.: U.S. Environmental Protection Agency (2006).

Example of relevant codes or models:

Marya Morris, general editor. "Model Shared Parking Ordinance." Chapter 4.10 in *Smart Codes: Model Land-Development Regulations*. Planning Advisory Service Report Number 556. Chicago: American Planning Association (2009).

Victoria Transport Policy Institute. "Shared Parking." In *Online TDM Encyclopedia*. Victoria, British Columbia: Victoria Policy Institute.

City of San Diego, CA (2009). "Shared Parking Agreement."

City of Turnwater, WA. *Municipal Code*. Title 18, Ch. 18.50, Sec. 18.50.090. Shared and Combined Parking Facilities (2009).

County of Sussex, DE. *County Code*. Ch. 115, Art. XXII, Sec. 115-165(B). Joint Use and Off-Site Facilities—Shared Parking (2008)/

Township of Marshall, PA. *Zoning*. Art. 1900, Sec. 208-1902.B. Shared Parking (2008).

This document is the product of a collaboration between the Greater Des Moines Partnership and Drake University Law School. The document was drafted by the Partnership's Senior Vice President Meg Fitz, Professor Jonathan Rosenbloom and Drake Law students Andrew Duffelmeyer, Kelsey Knight ('14) and Derek Moran ('12). If you have any questions, please contact us at: jonathan.rosenbloom@drake.edu or mfitz@desmoinesmetro.com