Sustainable Neighborhood Planning For The Region

Proper Parking Placement

The Essential Nemesis

January 20, 2012

TREASURE COAST REGIONAL PLANNING COUNCIL
9) Proper Parking Placement

**Traditional Form**
- On-street parking
- Off-street parking is shielded
- Adequate parking is provided in close proximity
- Parking requirements are established on a district-wide basis
- Shared parking possibilities

**Conventional Form**
- Limited or no on-street parking
- Parking is the predominant feature
- Large surface lots are detrimental to property values
- Unsupervised and unsafe
- Parking requirements are on a lot by lot basis
- Limited or no shared parking possibilities
Prevailing Myth: “Smart Growth planners hate cars and want them gone”

This is how we roll?
Reality: Smart Growth planners are seeking greater balance between people, cars, and quality of life through responsible City Planning

- Building Types
- Mix of Uses
- Civic Uses
- Public Open Spaces

Location and Treatment of PARKING

PARKING PLACEMENT can either be the Glue that keeps a good environment healthy OR it can Blow It Apart
Different Parking Considerations for Different Areas

Neighborhood General

Urban Core
Neighborhood General

- On-Site Parking

Front-Loaded Single Family

Rear-Loaded Single Family w/ Out-Building

What to Avoid: Front-Loaded Single Family
Neighborhood General

• On-Street *Parallel* Parking

“God is in the Details”
Mies van der Rohe
Urban Core

- Surface Lots

What to avoid

Super K-Mart’s Super Parking Lot

+/- 175,000 s.f.
Urban Core

• Surface Lots

What to strive for

Publix at CityPlace

The Breakers

Worth Avenue

+/- 1,000,000 s.f.
Urban Core

- Structured Parking
Regulating Successful Parking

Promote a “Park-Once” Environment by Analyzing the District

(free the small business owner from carrying the burden)

1 - Shared Parking Program/Pkg Reqmnts

2 – Identify location/s for parking structures (350’-500’ radii)

3 – Prevent “Dead Zones” through Building Continuity
Regulating Successful Parking

Building and Parking Placement that Erodes the Public Realm

Building and Parking Placement that Improves the Public Realm

Building and Parking Placement that is Sensitive to Adjacent Uses

The sum of Proper Parking/Building Regulations creates the 100% corner or “A” Street
Regulating Successful Parking

• Creating an “A”-”B” Street Network

“A” Streets
Held to a much Higher Urban Standard

“B” Streets
A “release valve” for less desirable conditions
Regulating Successful Parking

• Creating an “A”-”B” Street Network

“A” Streets
Held to a much Higher Urban Standard

The Disciplining of an A-B Street Network Greatly Enhances the Success of the Park-Once District

“B” Streets
A “release valve” for less desirable conditions
Regulating Successful Parking

A Question of Scale

Gardens Mall

Parking District  350'-500' Walking Sheds
The Importance Of Properly Located Parking

- Creates “Park-Once” Environment
- Critical to Pedestrian Viability
- Can Greatly Enhance Value and Marketability of Properties
- Promotes Residential “Address” in Urban Environments

Reduces Complete Auto Dependency for Every Activity
Sustainable Neighborhood Planning For The Region

“A Series Dedicated to Education & Dialogue for Planning in the Treasure Coast Region”

Thank You

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