

DRAFT

Building Square Foot Calculations Used for Determining Parking Requirements

May 6, 2015

Item 1:

In reviewing the previous emails regarding square footage calculations, we may choose to modify what is counted as FAR for purposes of determining the amount of parking that is required (ie. 3 per thousand). What we've found in different communities is that the more exemptions there are in the calculations of FAR, the higher car count per thousand is required. For example, if we have a building who's FAR includes stairwells, elevators, mechanical/electrical rooms, restrooms, etc. that car count requirement might be 2.7 per thousand. However, if we were to take out all of those elements I just described it might be 3 per thousand.

Item 2:

One of the interesting questions that could be raised would be whether or not we could use the parking square footages calculations as an incentive for developers to for example, create bigger lobbies or other architectural features that might enhance the building without increasing the parking requirement.

Item 3:

Another area that we discussed, whether further consideration is needed on how outside dining is included in the parking requirements. The answer might be more related to public policy that encourages downtown vibrancy rather than strictly meeting the square footage requirement for the dining area.

Item 4:

In the end the simple approach might be to have the FAR calculations that planning staff uses for calculating building FAR match the FAR used for parking requirements and adjust the 3 per thousand requirement to meet our specific needs. This would eliminate confusion for both planning staff and the developer on many levels.

Item 5:

I'm looking for input from James to alleviate any potential headaches for planning staff and simplicity for developers. What do you think from an enforcement standpoint? If this concept makes sense I can make it a little more formal for Wednesday as a handout.