

# NOTICE OF STUDY SESSION

## OF THE

### UNIVERSITY CITY CITY COUNCIL

Public Notice is hereby given that a Study Session of the City Council of University City will be held on **Monday, February 11, 2019, at 5:30 p.m.**, at City Hall, fifth floor, 6801 Delmar, University City, MO.

#### AGENDA

Requested by the City Manager

1. Meeting called to order
2. Changes to Regular Council Agenda
3. Parking Requirements
4. Roll-Call vote to go into a Closed Council Session according to RSMo 610.021  
(1)Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.
5. Adjournment

This meeting is OPEN to the public.

Dated this 8<sup>th</sup> day of February, 2019

LaRette Reese  
City Clerk



An aerial photograph of a parking lot. The lot is marked with yellow lines for individual parking spaces. On the left side, there is a building with a corrugated metal roof. Two cars are parked in the middle of the lot. There are several light poles with spherical lamps. The ground is dark asphalt with some visible cracks. The text is overlaid on the right side of the image.

# Study Session

## Shared Parking & Parking Study Scope

Department of Planning & Development  
Department of Public Works

February 11, 2019

# What is Shared Parking?

A development/land use strategy that allows complementary land uses to share spaces, rather than producing separate spaces for separate uses.

*– Institute for Transportation & Development Policy*



# Why have Shared Parking?

- Accommodates and promotes mixed-use development.
- More efficient use of space
- It reduces the amount of impervious surface
- Reduces vacancies
- Less congestion and fewer emissions.



# How will it work in University City?

- CUP procedure
- 500 feet max distance from tenant/use to parking site
- Proof of use compatibility between uses sharing parking spaces (shared parking table)
- Additional exceptions to minimums can still apply\*
- Agreement between parties sharing parking and the parking lot owner
  - Agreement nullified if a use changes

\*These exceptions are also being revised.



# How to calculate parking spaces required for shared parking

<u>Land Use</u>	Percentage of Required Parking Spaces by Period				
	<u>Monday–Thursday Day and Evening</u>		<u>Friday–Sunday Day and Evening</u>		<u>Nighttime</u>
	<u>6 AM – 5 PM</u>	<u>5 PM – 1 AM</u>	<u>6 AM – 5 PM</u>	<u>5 PM – 1 AM</u>	<u>1 AM – 6 AM</u>
EMPLOYMENT	<u>100%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
RETAIL OR SERVICE	<u>75%</u>	<u>75%</u>	<u>100%</u>	<u>90%</u>	<u>5%</u>
RESTAURANT	<u>50%</u>	<u>100%</u>	<u>75%</u>	<u>100%</u>	<u>25%</u>
ENTERTAINMENT and RECREATION	<u>30%</u>	<u>100%</u>	<u>75%</u>	<u>100%</u>	<u>5%</u>
PLACE OF WORSHIP*	<u>5%</u>	<u>25%</u>	<u>100%</u>	<u>50%</u>	<u>5%</u>
SCHOOL	<u>100%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>5%</u>
DWELLING	<u>25%</u>	<u>90%</u>	<u>50%</u>	<u>90%</u>	<u>100%</u>
LODGING	<u>50%</u>	<u>90%</u>	<u>75%</u>	<u>100%</u>	<u>100%</u>

**\*Place of Worship parking needs will be considered on a case by case basis as different faiths gather at different days and times during the week.**

# Example

Mixed use development with restaurant, grocery store, and residential condos

<u>Land Use</u>	<u>Percentage of Required Parking Spaces by Period</u>				
	<u>Monday–Thursday Day and Evening</u>		<u>Friday–Sunday Day and Evening</u>		<u>Nighttime</u>
	<u>6AM to 5PM</u>	<u>5PM to 1AM</u>	<u>6AM to 5PM</u>	<u>5PM to 1AM</u>	<u>1AM to 6AM</u>
<u>RETAIL OR SERVICE</u>	$\frac{75\% \times 10 =}{7.5}$	$\frac{75\% \times 10 =}{7.5}$	$\frac{100\% \times 10 =}{10}$	$\frac{90\% \times 10 =}{9}$	$\frac{5\% \times 10 =}{0.5}$
<u>RESTAURANT</u>	$\frac{50\% \times 15 =}{7.5}$	$\frac{100\% \times 15 =}{15}$	$\frac{75\% \times 15 =}{11.25}$	$\frac{100\% \times 15 =}{15}$	$\frac{25\% \times 15 =}{3.25}$
<u>DWELLING</u>	$\frac{25\% \times 30 =}{7.5}$	$\frac{90\% \times 30 =}{27}$	$\frac{50\% \times 30 =}{15}$	$\frac{90\% \times 30 =}{27}$	$\frac{100\% \times 30 =}{30}$
<u>TOTAL</u>	23	50	37	51	34



# Example

Mixed use development with restaurant, grocery store, and residential condos

Required spaces WITHOUT shared parking

Restaurant: 15

Grocery store: 10

Condos: 30



55

Required spaces WITHOUT shared parking

51



# Parking Study



Option 1: Small geography, full scope

Option 2: Larger geography, limited scope

Option 3: Larger geography, full scope

# Parking Study

- Supply/Demand Analysis
- Areas to be focused on
  - University City Loop Business District and Surrounding areas
  - Forsyth Blvd (North Side only)
  - Areas west of Forest Park Parkway

# Parking Study

- Consultant involvement
  - Detailed data collection (land, on and off street parking, license plate survey)
  - Develop a plan for improvements
  - Assist with stakeholder/business/resident meetings
  - Evaluation of current parking policy(s)
  - Parking equipment ???

# Parking Study

- Obtain parking information from the City that would be relevant to this study, including possible GIS Shapefiles, parking restrictions maps, etc.
- Perform on-street parking observations on a weekday between 1:00 p.m. and 7:00 p.m. and on a weekend between 3:00 p.m. and 7:00 p.m. These observations would reveal the relative occupancy (Full, 90%, 75%, 50%, 25%, Mostly Empty) of parking along each block segment at hourly or bi-hourly intervals. Existing parking restrictions would be inventoried. Efforts would be undertaken to identify parking users, including investigating primary arrival and departure periods, monitoring walk routes, etc.

# Parking Study

- Summarize the field data obtained in Task 2 and generate exhibits and graphics to illustrate the findings.
- Research parking strategies employed in other Cities in an effort to preserve on-street parking for adjacent land uses.
- Recommend parking management strategies that would be applicable to each zone. For each strategy, provide guidance to the City regarding implementation and ongoing management.
- Document the findings of the study in a brief report, including graphics, charts, and figures to summarize the information
- Attend up to 2 meetings with the City to discuss the findings of this study and to answer questions.



# Parking Study

## Estimated Cost

- Zone 1 (Loop Area) \$15,000.00
- Zone 2/3 ( near Clayton downtown and Forsyth) \$13,000.00

# Parking Study

Questions