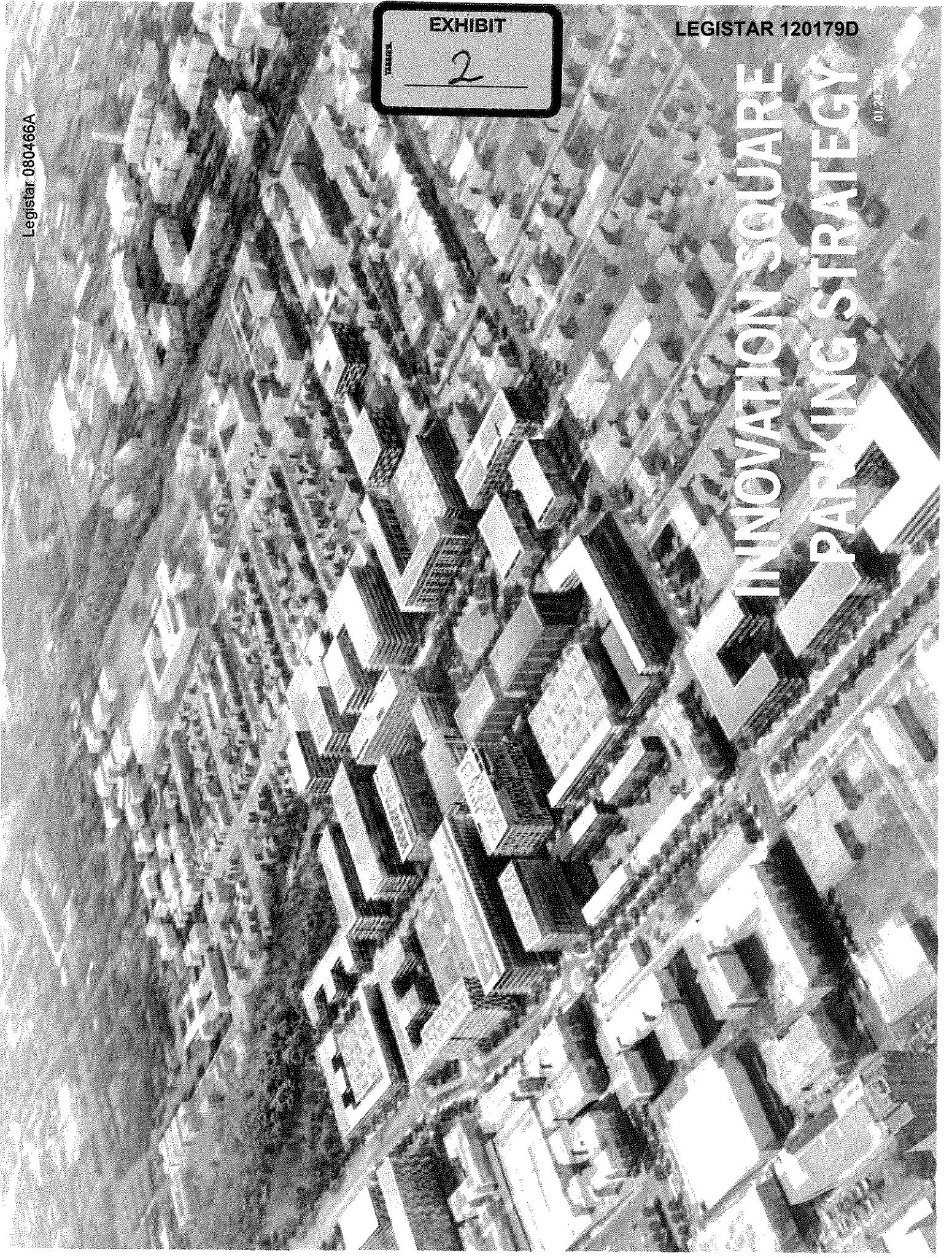
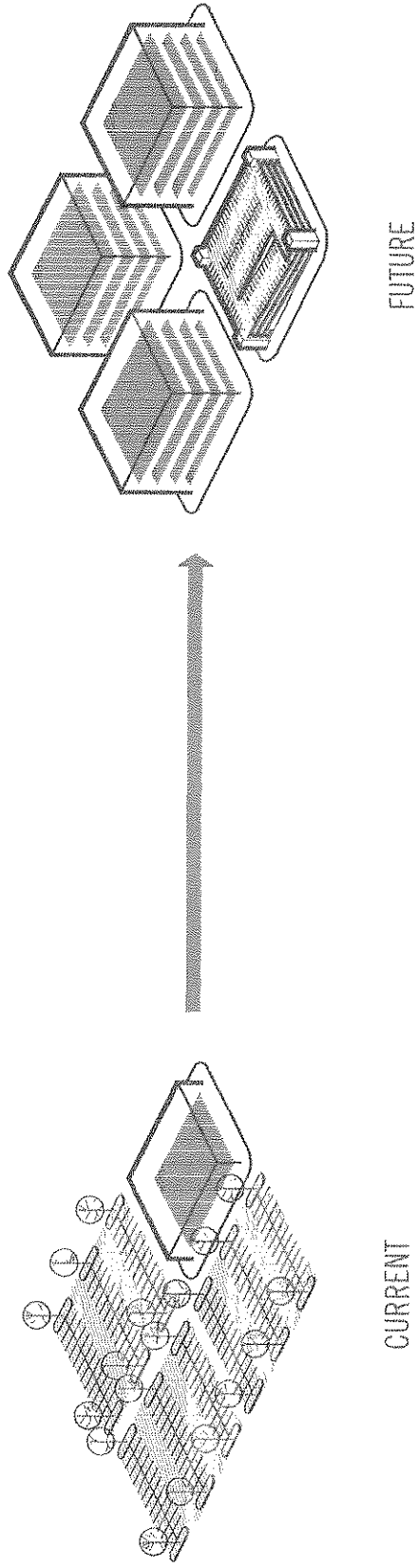


INNOVATION SQUARE PARKING STRATEGY

01/27/2019

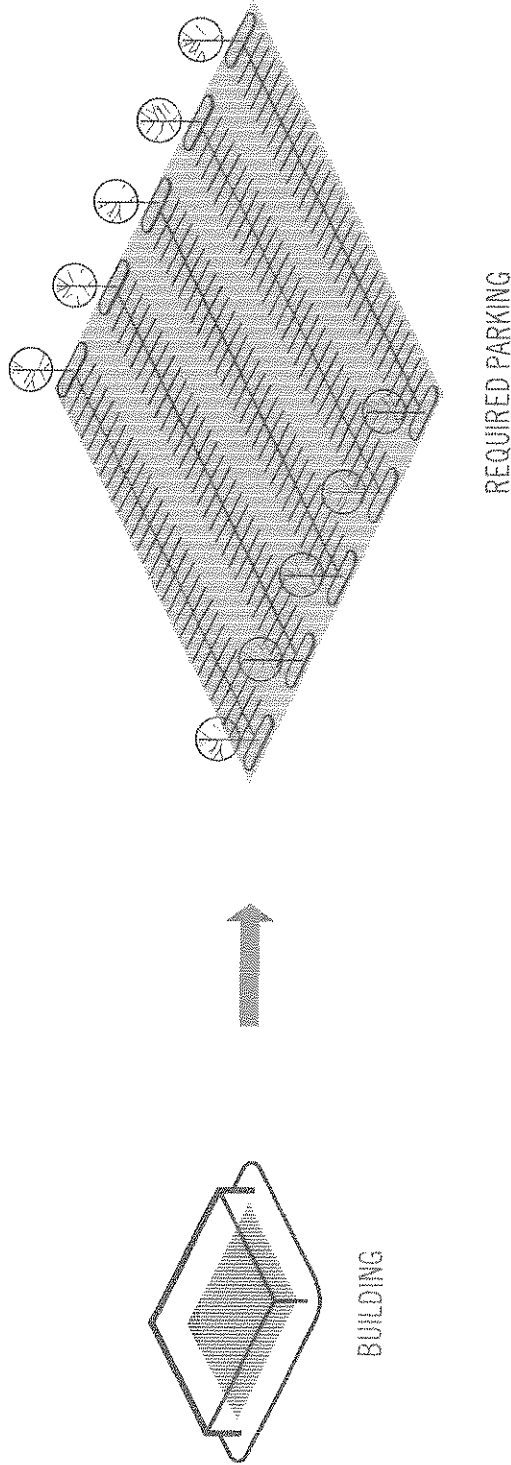


PARKING OBJECTIVE



To create a vibrant district, encourage walkability and promote alternative forms of transportation, parking will be reduced within the Innovation Square District.

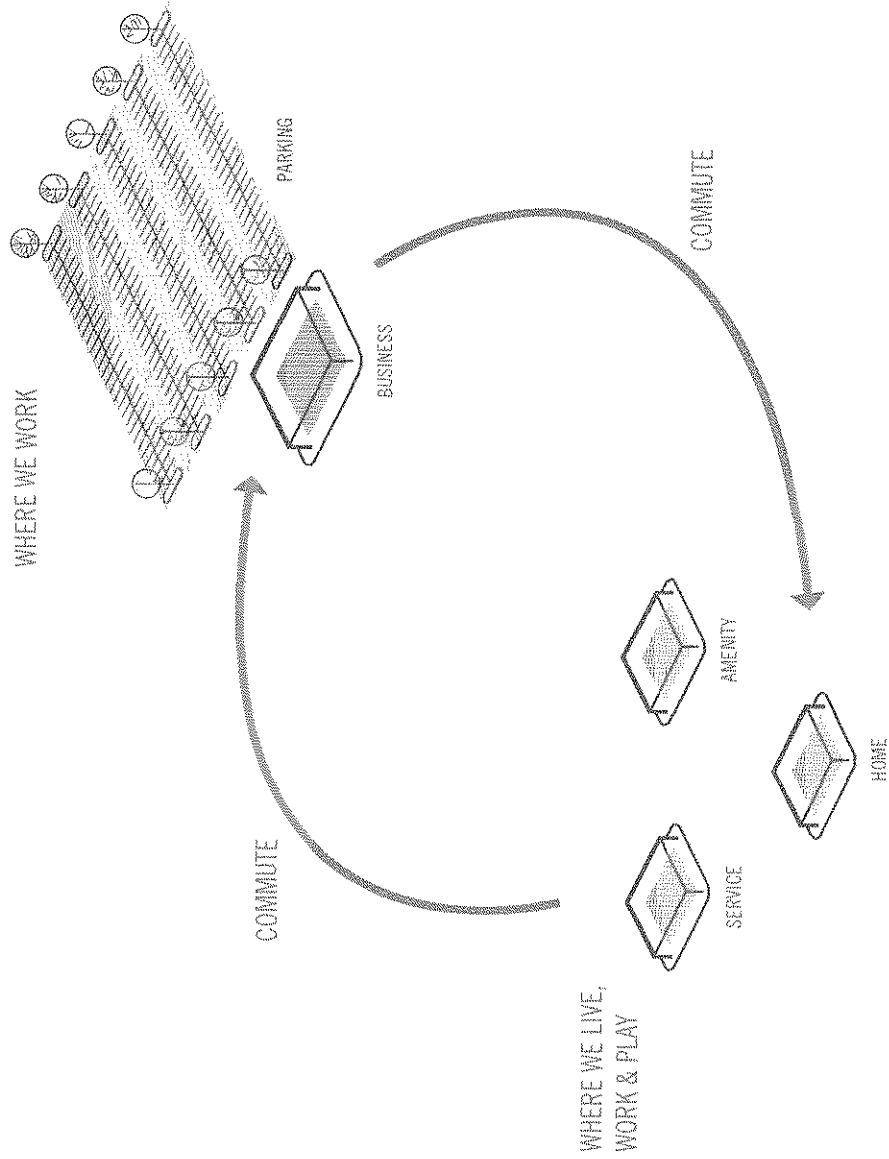
TRADITIONAL PARKING STRATEGY



Typical parking requirements result in development where more land is dedicated to parking than building.

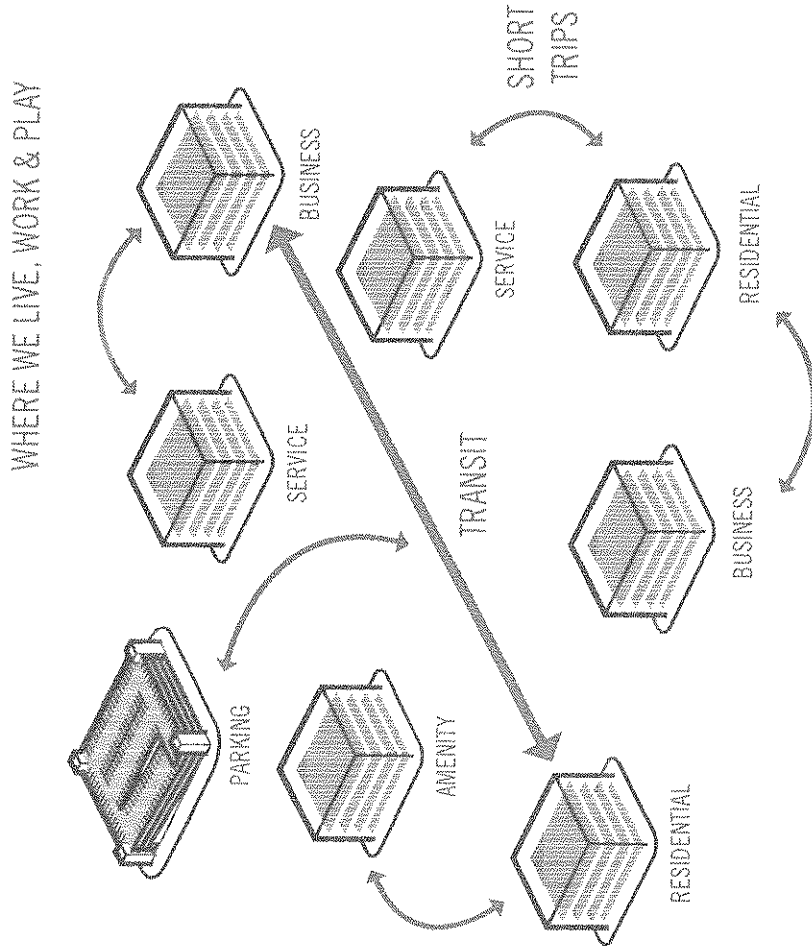
TRADITIONAL PARKING STRATEGY

Parking is based on the assumption that parking must accommodate a large number of people who commute long distances between home and work. Large, underutilized surface parking lots are the result.

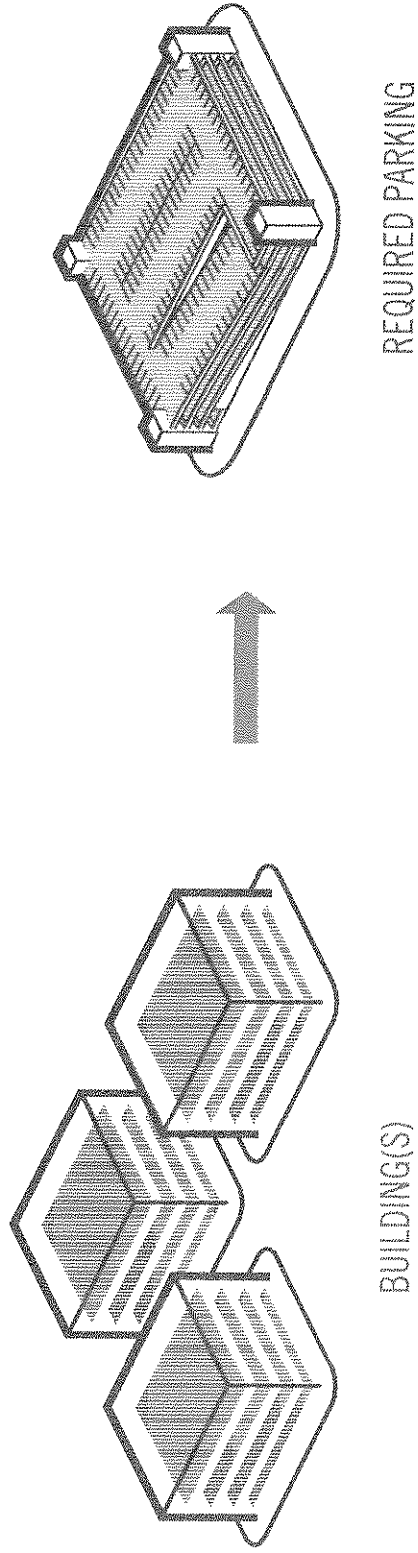


INNOVATION SQUARE PARKING STRATEGY

At Innovation Square, live, work and play activities are concentrated. Shorter trip distances and transit options decrease the parking required for each building. Shared parking decks will serve the increased parking need of new development.

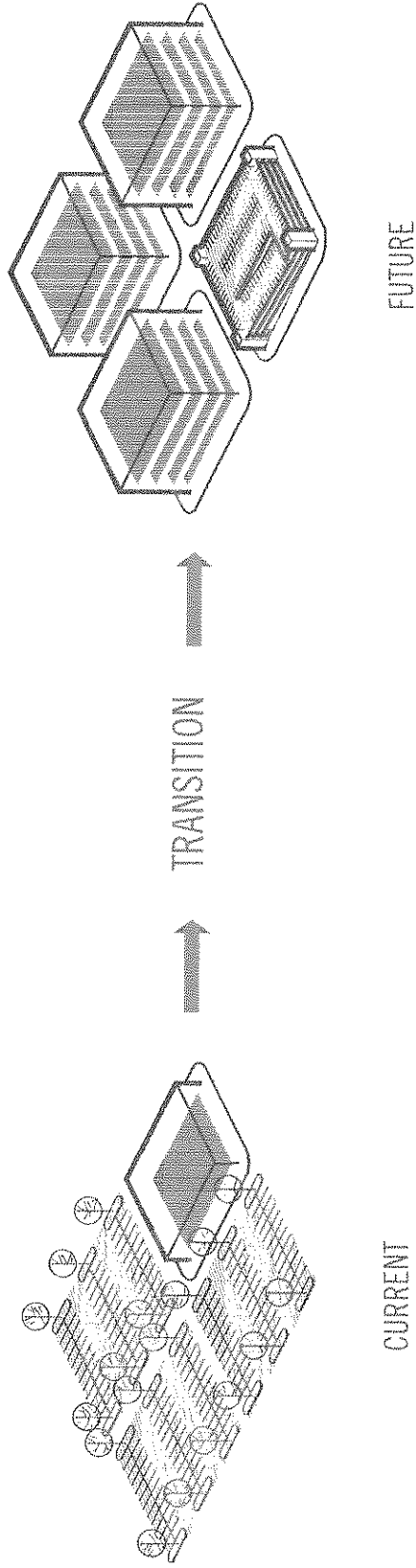


INNOVATION SQUARE PARKING STRATEGY



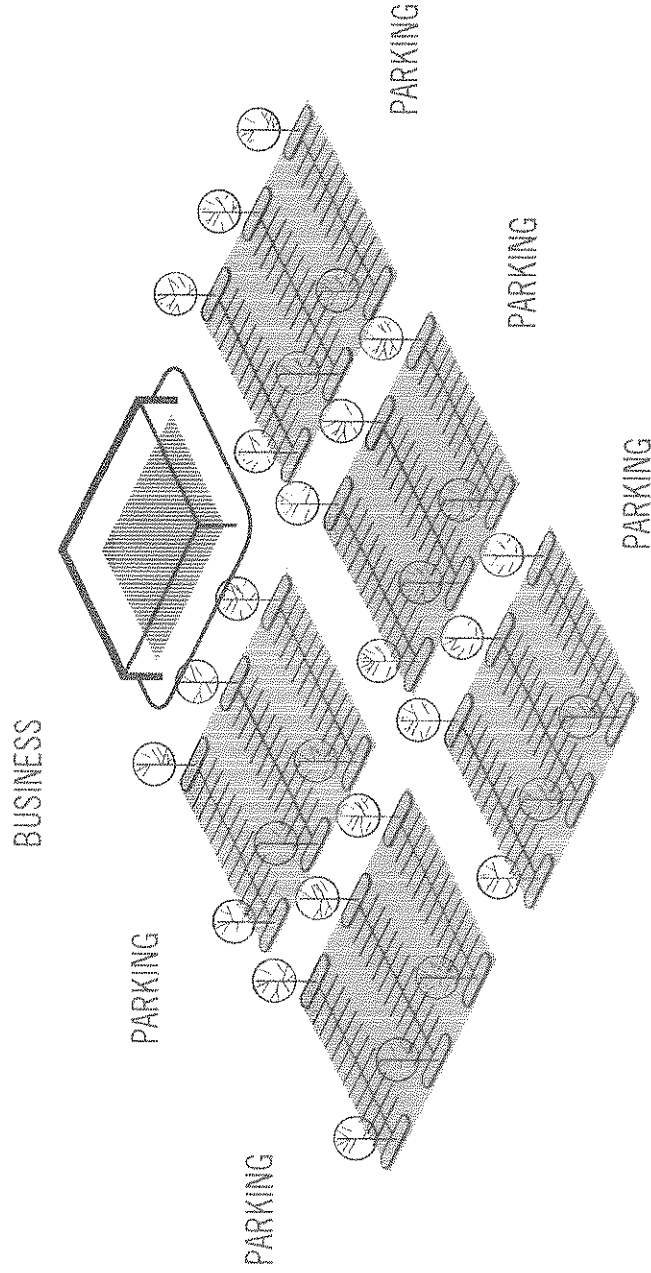
The shared parking decks are developed independently from buildings. This allows parking capacity to be controlled and not result in too little or too much parking.

PARKING TRANSITION STRATEGY



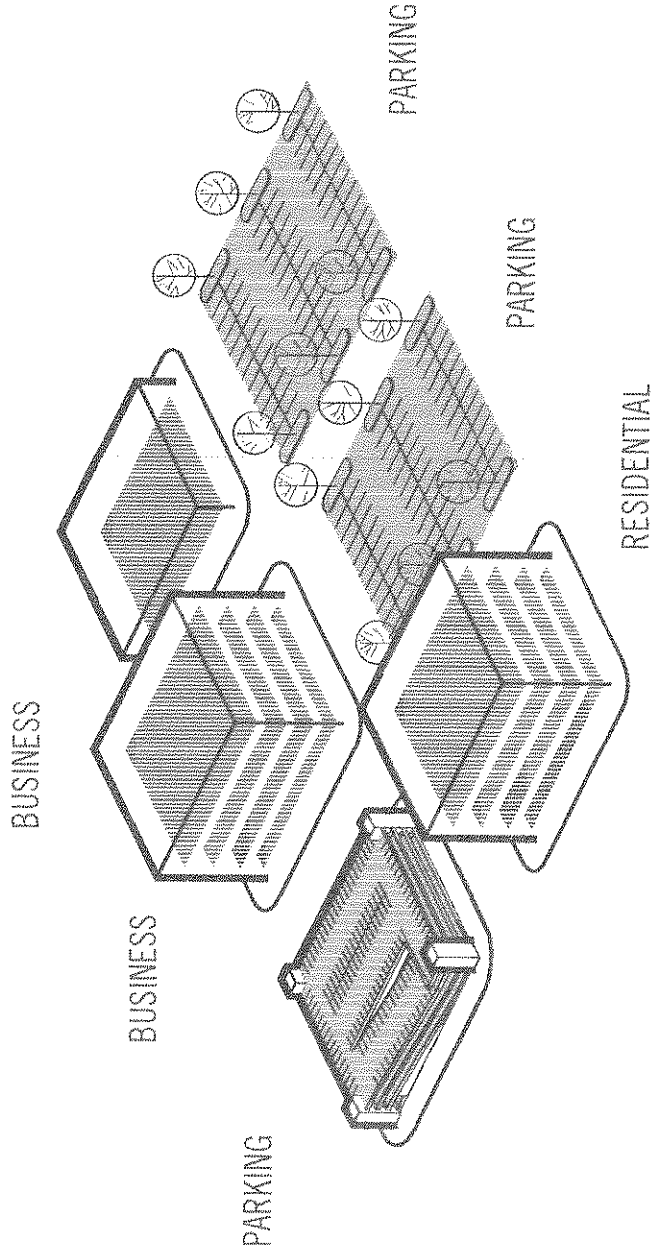
This change will not happen over night. Developing and the construction of parking decks will happen gradually over time. A transitional strategy that utilizes existing surface lots will be necessary.

PHASE 1. CURRENT



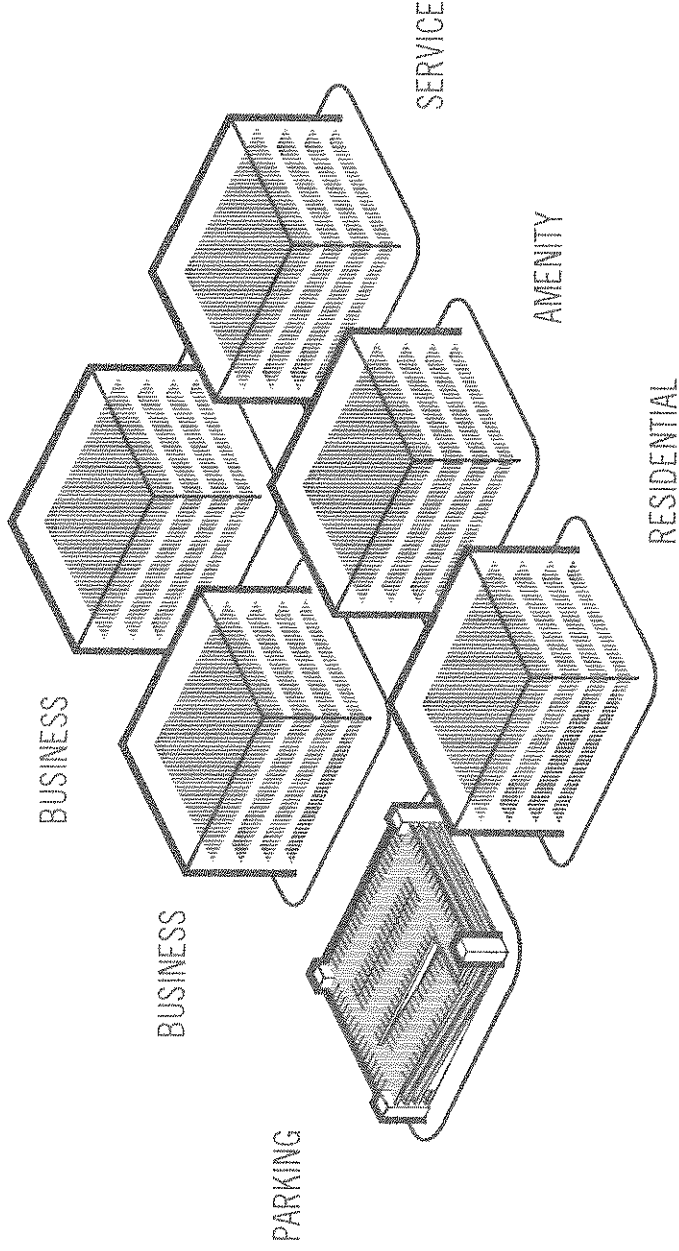
In order to replace excessive surface parking with a vibrant urban form, UMU-2 zoning requires new parking to be structured only.

PHASE 2. TRANSITIONAL



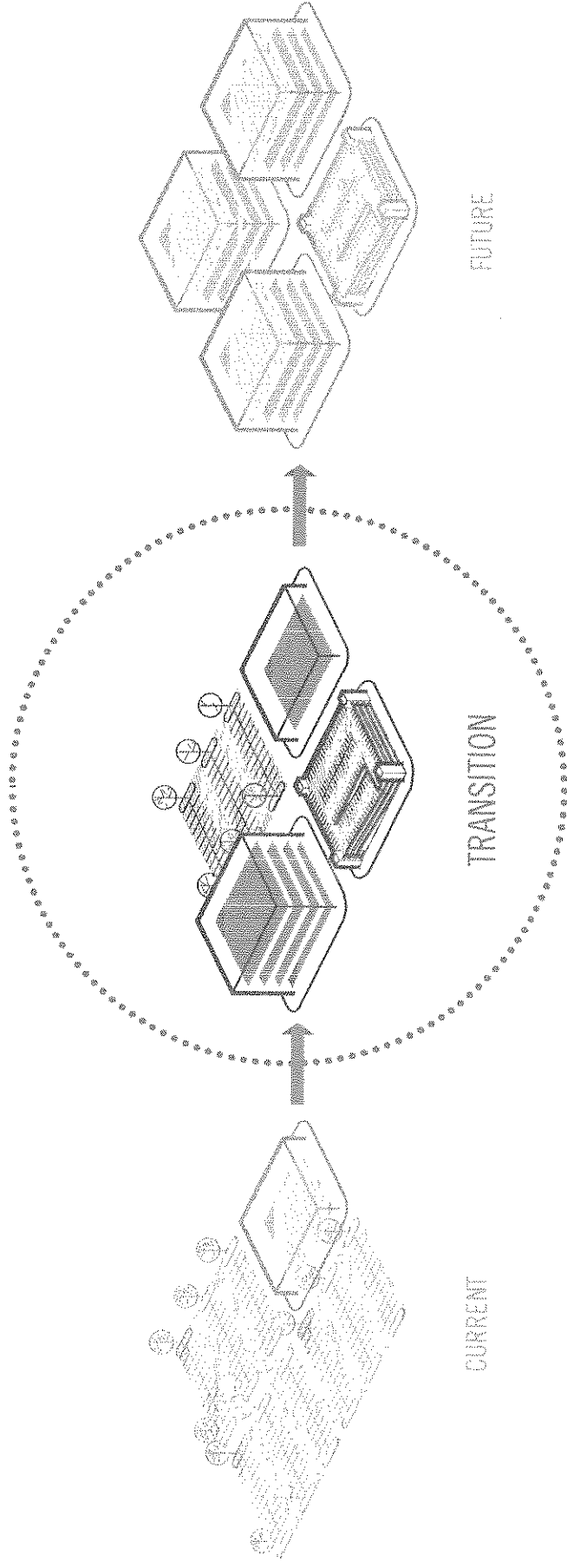
However, new buildings and urban form will emerge incrementally. Surface lots will be needed temporarily to serve existing and new buildings until development is completed.

PHASE 3. FUTURE



In the completed development, shared parking decks will replace all existing surface lots. The transitional parking strategy allows Innovation Square to achieve its urban form.

STRATEGY IMPLEMENTATION



To make this strategy work, UMU-2 must be amended...

(1) Permitted Uses by right are as follows:
Automobile parking: Structured parking only, and not within 100 feet of property designated for single-family use on the future land use map

...to allow surface parking as a permitted use by Special Use Permit. Surface parking shall be a temporary classification with a timeline for removal.

Legistar 08/17/08

