An aerial photograph of a city grid, showing a dense pattern of streets and buildings. The image is darkened to serve as a background for the text.

# 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



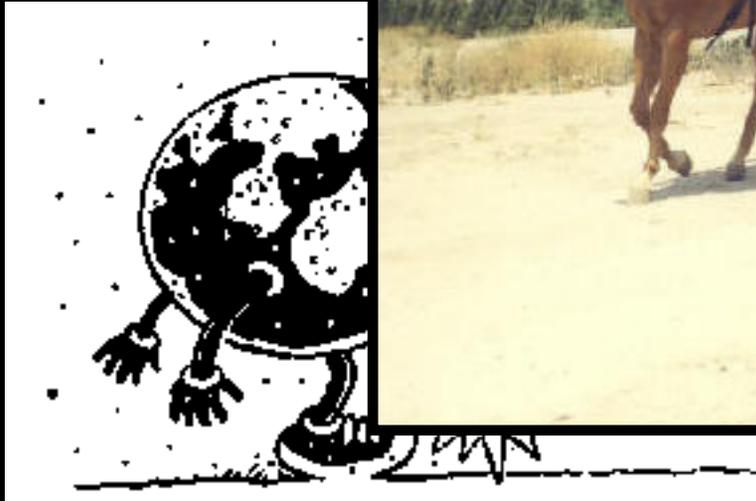
## Conventional Form

- 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?



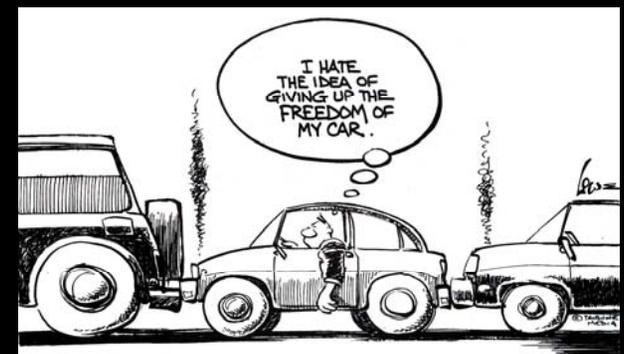
**Reality:** *Smart Growth planners are seeking greater balance between people, cars, and quality of life through responsible City Planning*



**PARKING PLACEMENT** can either be the Glue that keeps a good environment healthy OR it can Blow It Apart

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

**Location and Treatment of PARKING**



# Different Parking Considerations for Different Areas

Neighborhood General



Urban Core



# Neighborhood General

- On-Site Parking



Rear-Loaded Single Family w/ Out-Building



Front-Loaded Single Family



*What to Avoid:* Front-Loaded Single Family

# Neighborhood General

- On-Street *Parallel* Parking



*“God is in the Details”*

Mies van der Rohe

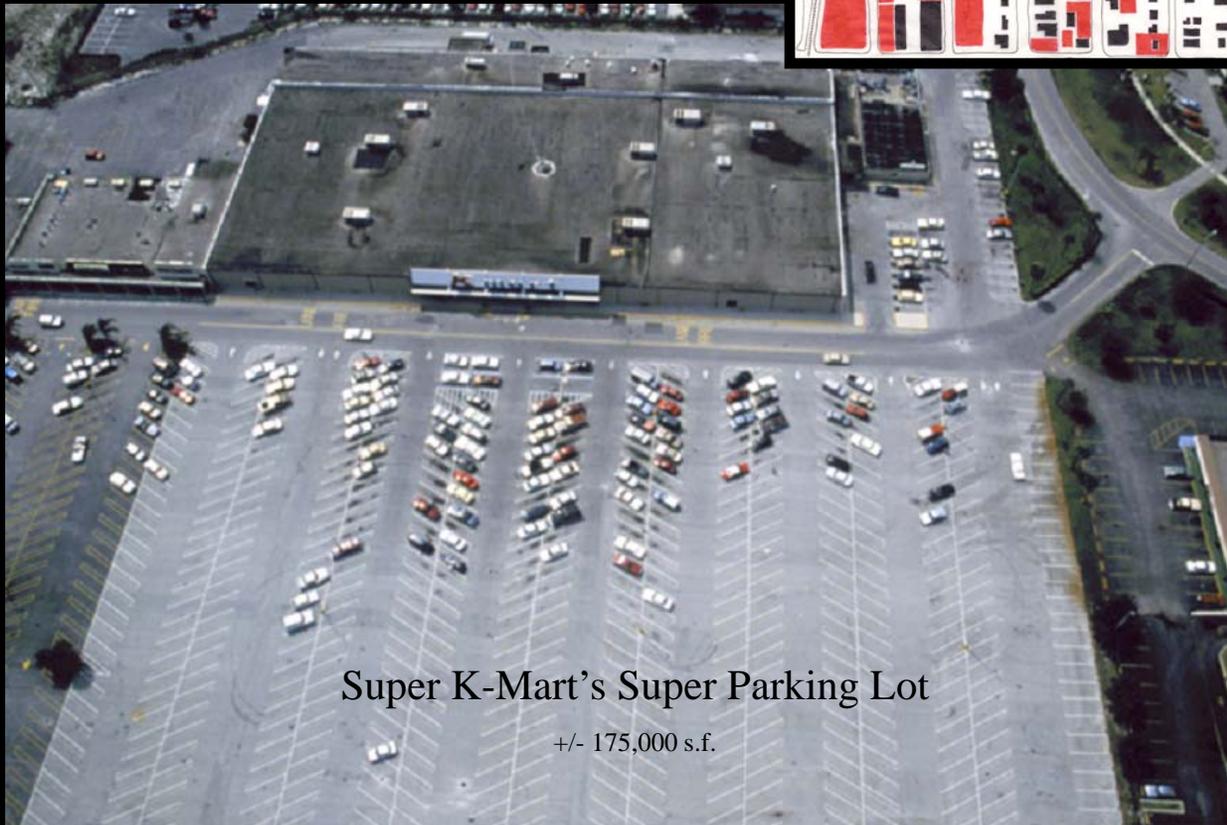
# Urban Core

- Surface Lots

*What to avoid*



Asphalt-to-Building Comparison



Super K-Mart's Super Parking Lot

+/- 175,000 s.f.



# Urban Core

- Surface Lots

*What to strive for*



The Breakers



Publix at CityPlace



Worth Avenue

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

# Urban Core

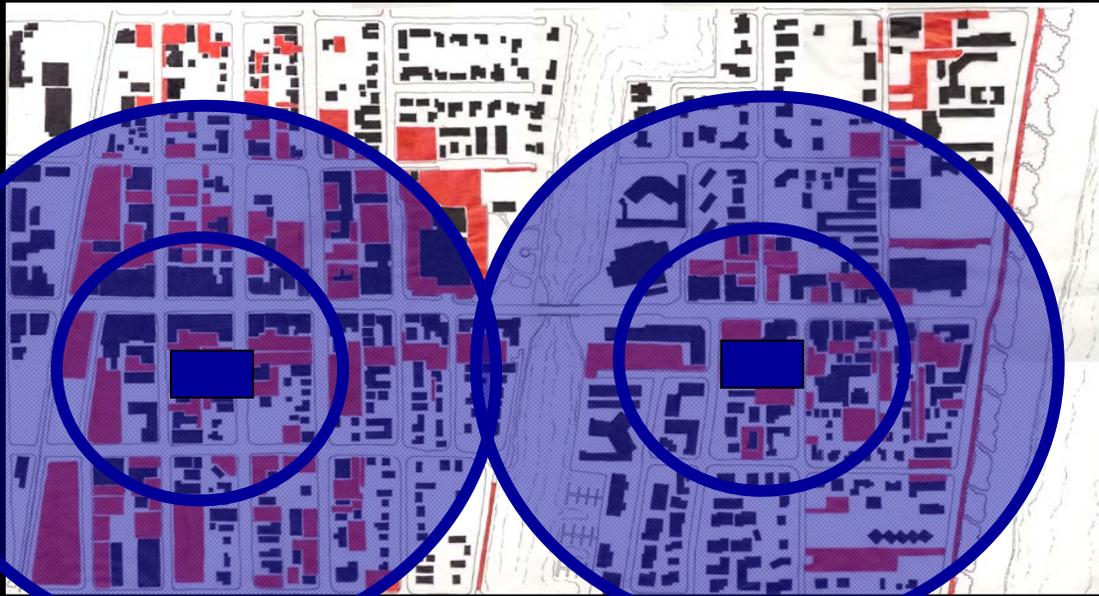
- Structured Parking



# Regulating Successful Parking

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

(free the small business owner from carrying the burden)



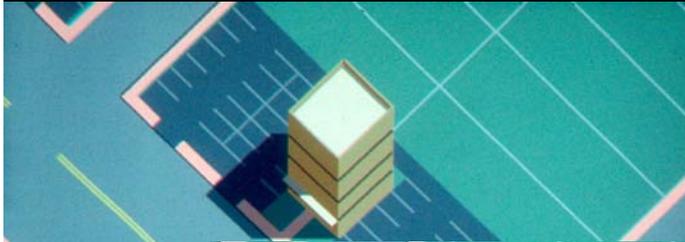
Building Continuity



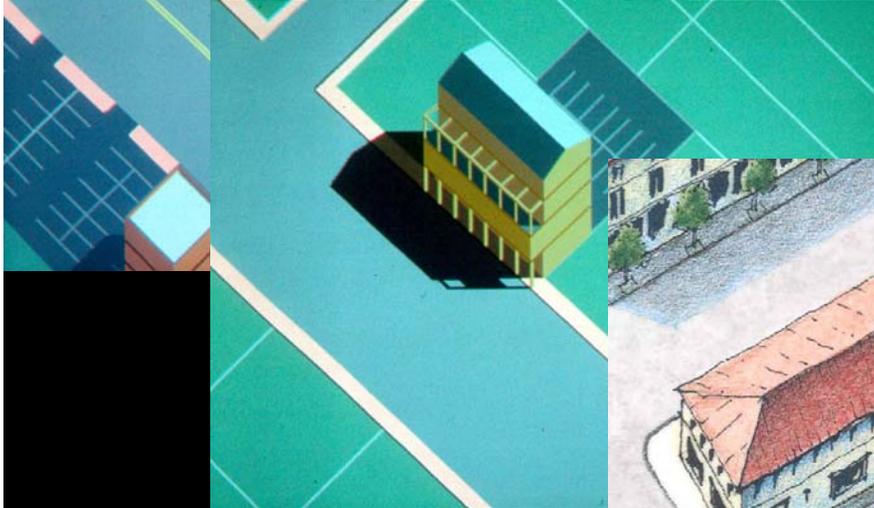
Prevent Dead Zones

- 1 - Shared Parking Program/Pkg Reqmnts
- 2 – Identify location/s for parking structures (350’-500’ radii)
- 3 – Prevent “Dead Zones” through Building Continuity

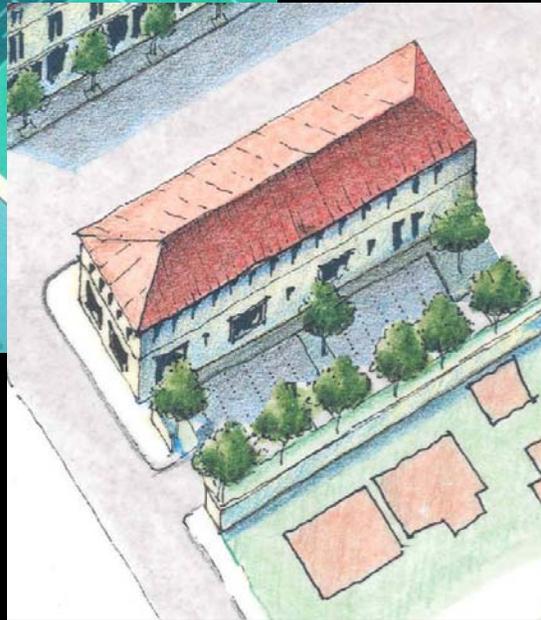
# Regulating Successful Parking



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

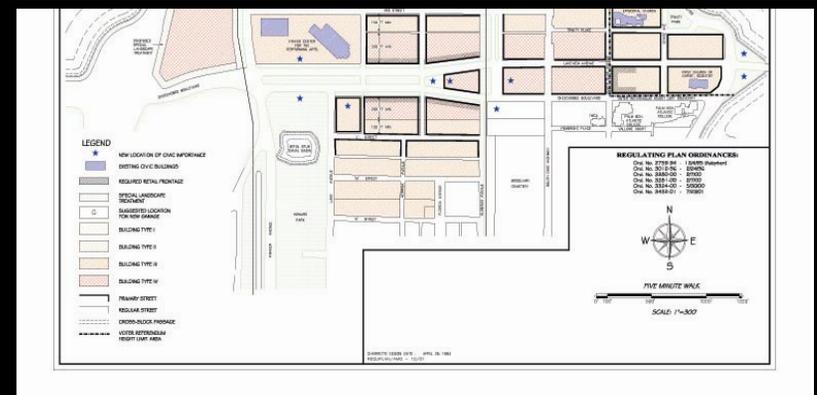
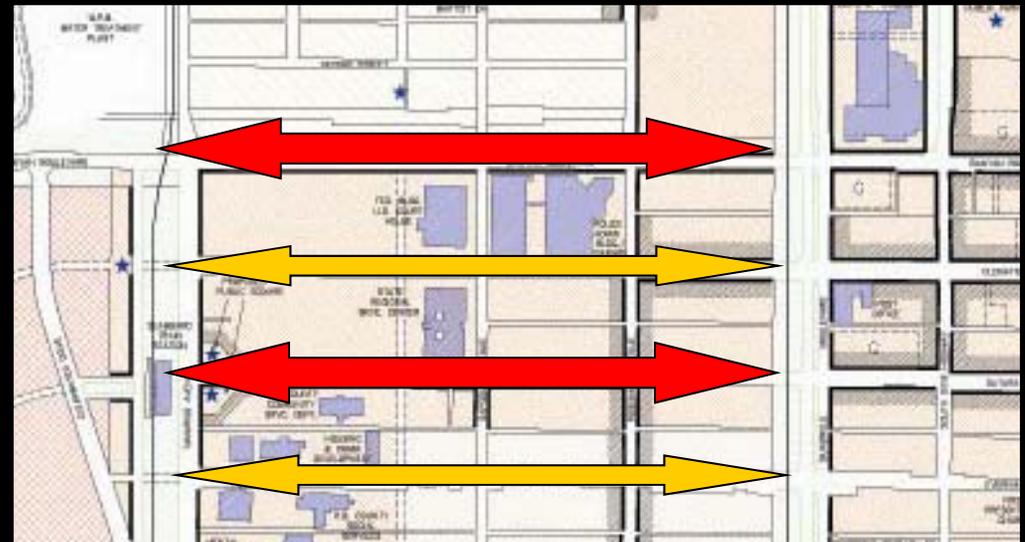
- Creating an “A”-”B” Street Network

## “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

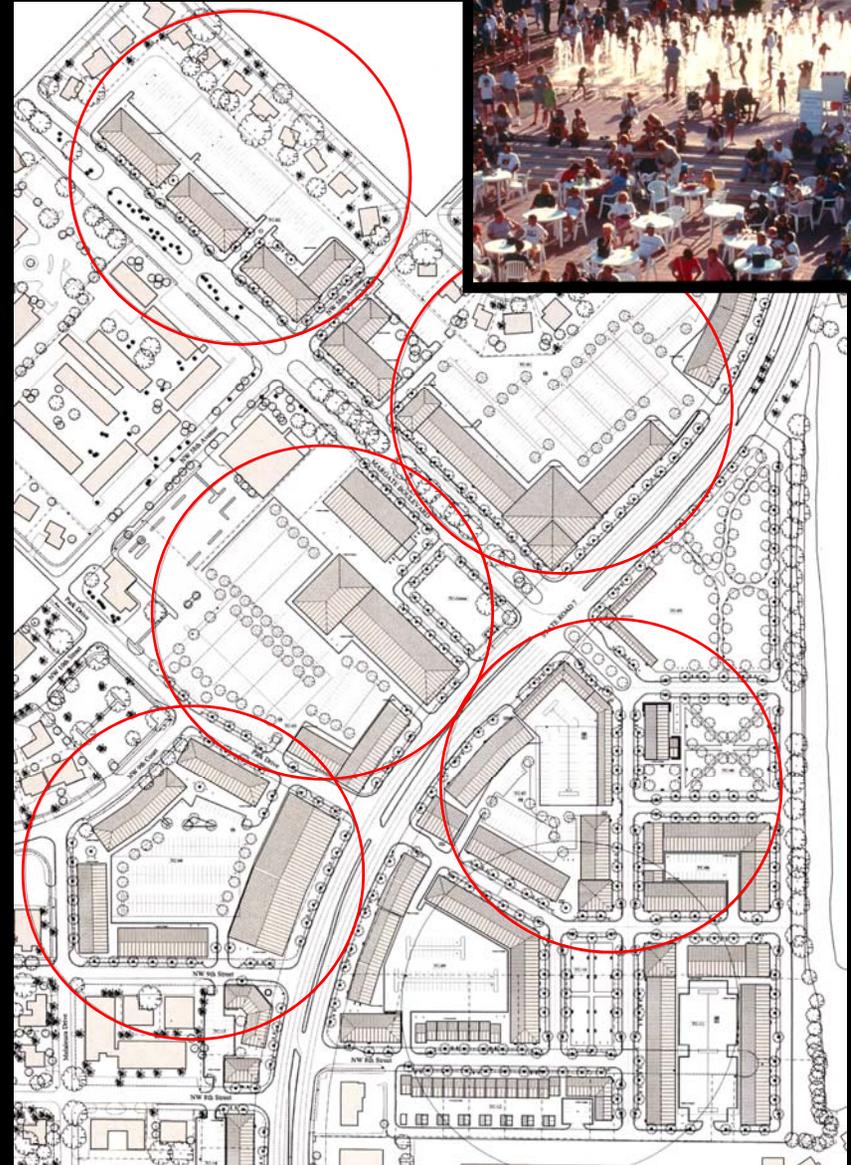
A “release valve” for less desirable conditions

# Regulating Successful Parking

## *A Question of Scale*



Gardens Mall



Parking District 350'-500' Walking Sheds

WATCH "RETURN TO TITANIC," NATIONAL GEOGRAPHIC CHANNEL, JUNE 7, 9 P.M. ET/PT

NATIONALGEOGRAPHIC.COM/MAGAZINE

JUNE 2004

# NATIONAL GEOGRAPHIC

Think gas is expensive now?  
Just wait.  
You've heard it before,  
but this time it's for real:  
We're at the beginning of

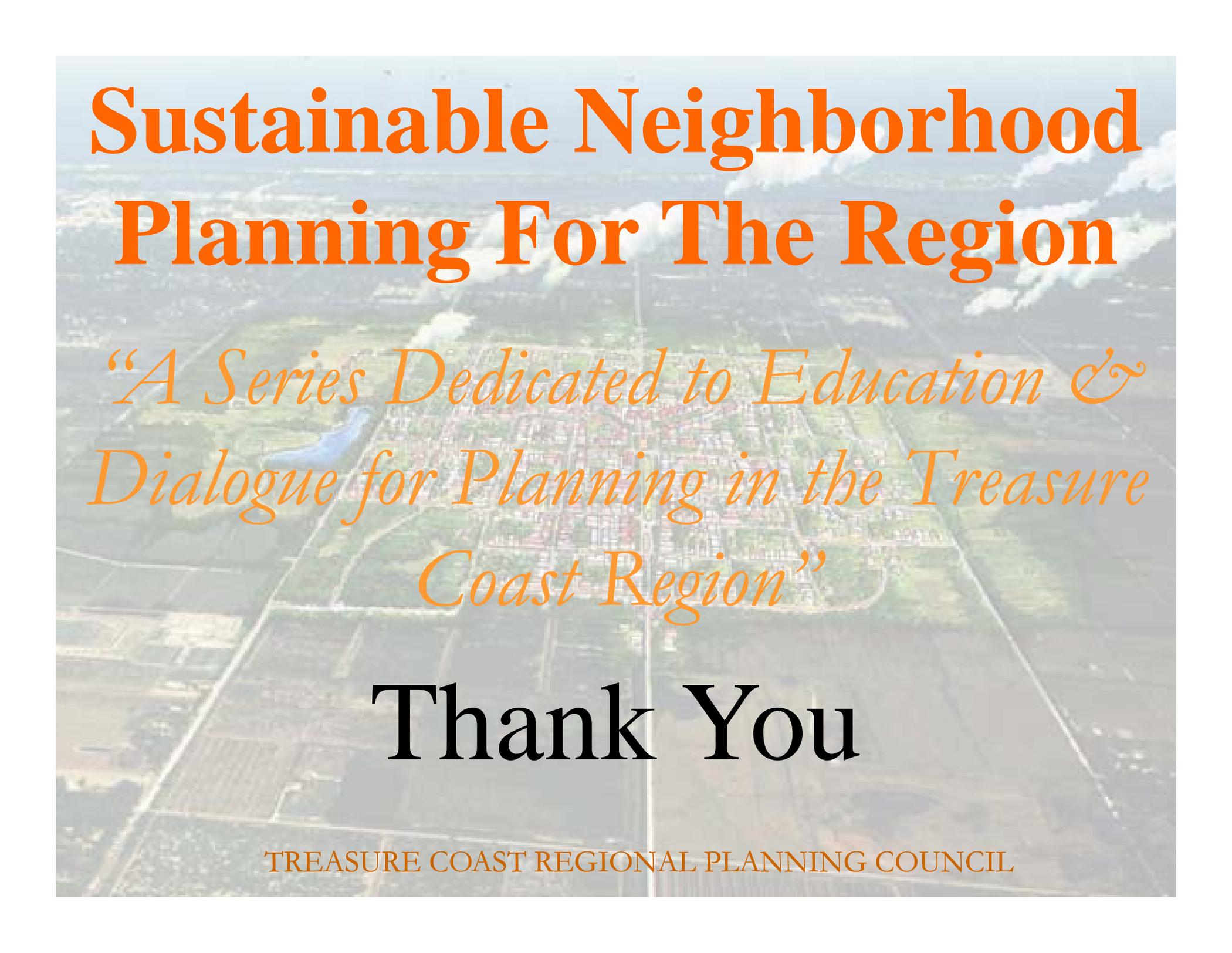
## THE END OF CHEAP Oil

Reduces Complete Auto  
Dependency for Every Activity

## 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



An aerial photograph of a coastal region, likely the Treasure Coast area, showing a river winding through a landscape of green fields and some urban development. The sky is blue with light clouds.

# Sustainable Neighborhood Planning For The Region

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

## Thank You

TREASURE COAST REGIONAL PLANNING COUNCIL