

East Franklinton - Special Parking Area

Purpose:

The creation of a Special Parking Area (SPA) is one recommendation of the Strategic Parking Plan in an effort to preserve parking and facilitate future development in East Franklinton. The goal of the SPA is to create consistent, predictable parking requirements that are appropriate for East Franklinton while also creating a funding mechanism for parking and mobility improvements. The SPA parking standards will support a dense, urban neighborhood, preservation of East Franklinton's character, and a variety of transportation options, such as walking and transit, as recommended by the East Franklinton Creative Community District Plan (EFCCD).

When presented with the idea of a SPA, the East Franklinton Review Board (EFRB) was supportive of the recommendation and the idea of removing the responsibility of parking variances away from the Board. The East Franklinton Zoning District (EFD) will also be updated in alignment with the SPA.

SPA Benefits:

- Consistent, predictable parking standards and process;
- Supports walkable, urban neighborhood with built-in parking reductions (compared to base zoning);
- Encourages preservation (additional parking reductions for historic structures);
- Creates a way to capture value of parking and invest in alternative transportation solutions;
- Eliminates parking variances.

Current Condition:

- EFD includes parking reductions for non-residential uses, but additional parking reductions are appropriate;
- EFRB has authority to grant additional parking variances through Certificate of Approval;
- EFRB has approved a variety of parking reductions, but has also requested more consistent process;
- Parking reductions facilitate reinvestment in the area (400 W Rich, Land Grant, Idea Foundry, River & Rich);

Zoning Code Changes:

- **Changes to 3323.09, EFD:**
 - o Additional parking reductions in support of historic preservation
- **Creation of 3312.053, EF SPA:**
 - o Boundaries: see map
 - o Parking requirements:
 - Non-residential: One-Half (1/2) of the off-street parking
 - Art Gallery/Artist Manufacturing/Artist Work or Sales Space - No off-street parking shall be required
 - Extended Stay Hotel - 1 space per unit
 - Retail Uses, 2,500 square feet or less - No off-street parking shall be required
 - Two-, Three-, and Multi-Unit Dwellings - 1 per unit
 - Single-Unit Dwellings - No off-street parking shall be required for single-unit dwellings when located as a single unit on its own parcel that was subdivided prior to the effective date of this ordinance. For single-unit dwellings that do not meet the requirements in the preceding sentence, 1 space per unit shall be required.
 - No other off-street parking reductions, including any provided by any commercial overlay, shall apply.
 - A minimum of two bicycle spaces shall be provided for the uses noted "Yes" in Tables 1—4 in Section 3312.49(C). Additional bicycle parking is required for uses with over 10 vehicle parking spaces at a rate of one bicycle parking space per 10 vehicle parking spaces up to a maximum of 40 bicycle parking spaces.

- **In-lieu fees:** Fees are a one-time payment due prior to zoning clearance
 - o Residential & Commercial: \$15,000 per space
 - o Bicycle: \$100 per space
- **Maximum amount of parking spaces eligible for in-lieu fees:**
 - o Residential: any parking deficiency greater than 25% of the total number of parking spaces required and greater than 15 spaces requires approval from Asst. Director of Parking.
 - o Commercial: any parking deficiency greater than 25% of the total number of parking spaces required and greater than 30 spaces requires approval from Asst. Director of Parking
 - o If deficiency is great than maximum allowed, applicant is required to get a written recommendation from the EFRB. Internal review committee will review all information and make a recommendation to the Asst. Director of Parking. The Asst. Director will determine fees that do not deviate from the fee schedule.
- **Use of Funds:** All monies generated stay in East Franklinton and may only be spent to address parking and mobility initiatives. Examples: shared parking agreements, manage existing parking inventory, enhanced mobility communication, parking technology improvements, and promoting alternative forms of transportation.
- **EF SPA Committee:** Committee will be formed consisting of the following organizations: EF Review Board, Franklinton Area Commission, Franklinton Arts District, Franklinton Board of Trade, Franklinton Special Improvement District, Franklinton Development Association, Dept. of Development and Parking Services.
- **Special Review:** Projects that are related to cultural, institutional or affordable housing uses, may request a special review. The Director has the ability to reduce or waive fees.
- **Appeals:** Appeals may be filed with the Director of Public Service. Her decision is final.

- **Outreach:** July/August
 - o Mayor's Office, City Council
 - o EFRB, Franklinton Area Commission
 - o Franklinton Trade Association, SID, and key Developers
 - o Development Commission
- **Council Hearing:** September
- **Legislation to Council:** September, early October

