

To In Lieu or Not to In Lieu

Discussion and Direction
Regarding the In Lieu of Parking Policy/Program



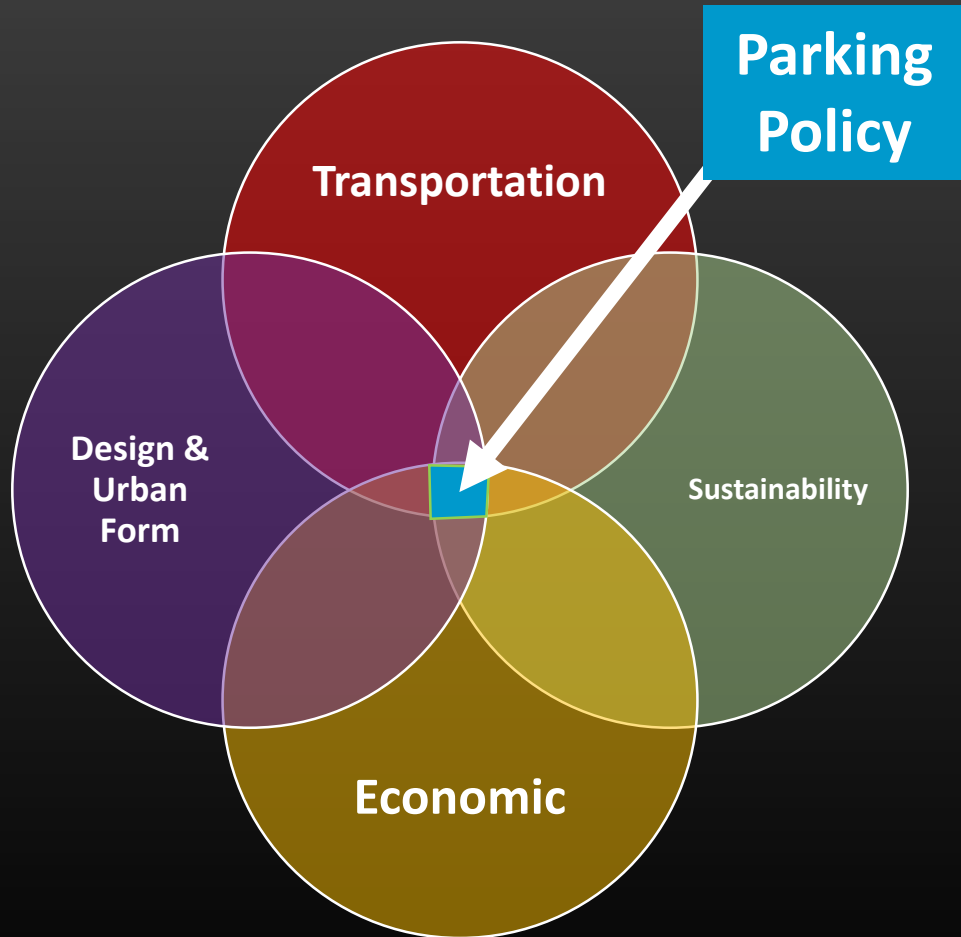
In Lieu of Parking

- Parking Policy
- Required Parking Options
- In Lieu of Parking
 - Purpose and Intent
 - History
 - Areas/Pricing
 - Projects Approved
 - Downtown Parking
 - Options & Impacts
- Recommendation



Parking Policy

Parking is a policy choice; not a technical issue.



- Location (context)
- Mix of uses
- Environmental/sustainability impacts
- Cost of land; cost per space
- Walkability
- Transit access/availability
- Policy (max vs min; adaptive reuse)

Required Parking Options

Land Development Regulations

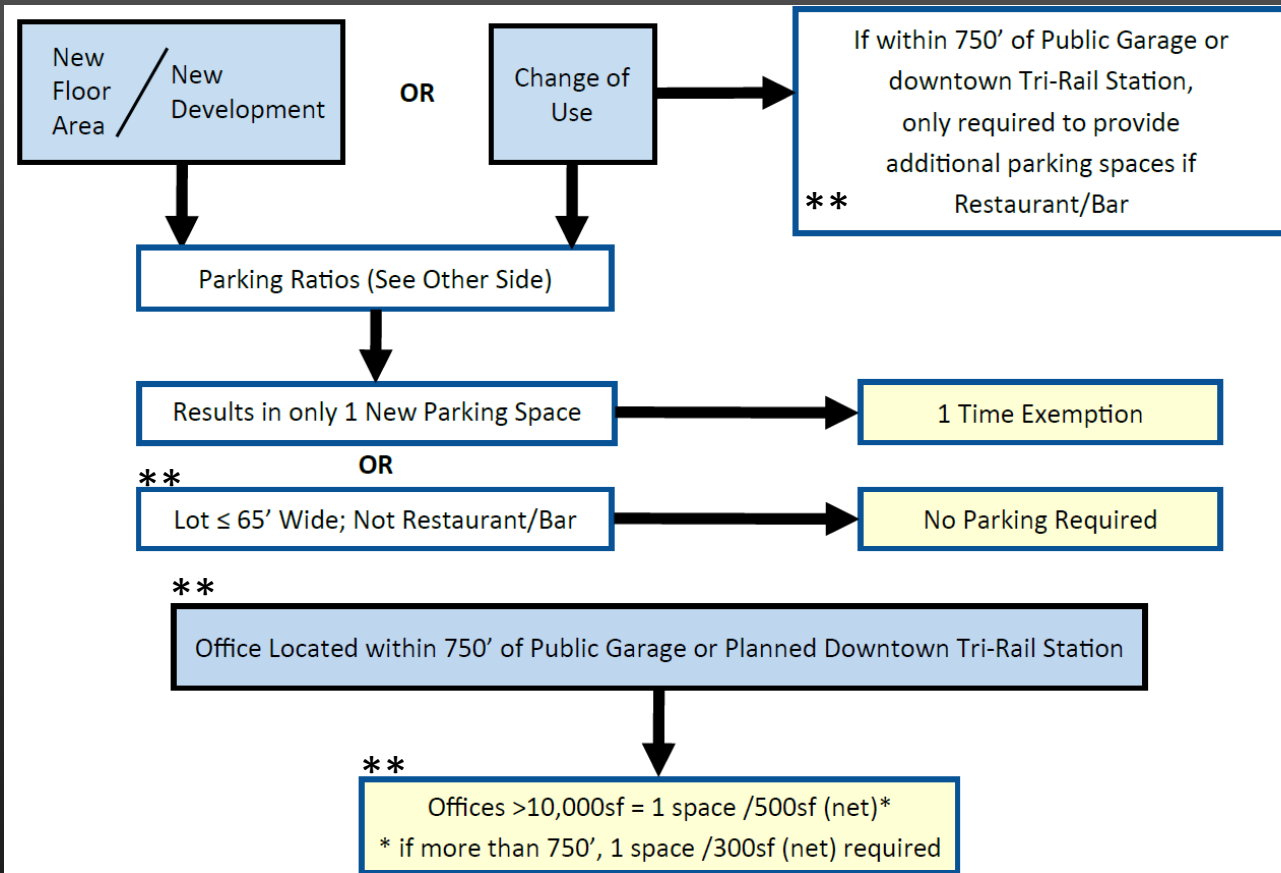
Off-Street Parking: 4.6.9

Central Business District: 4.4.13

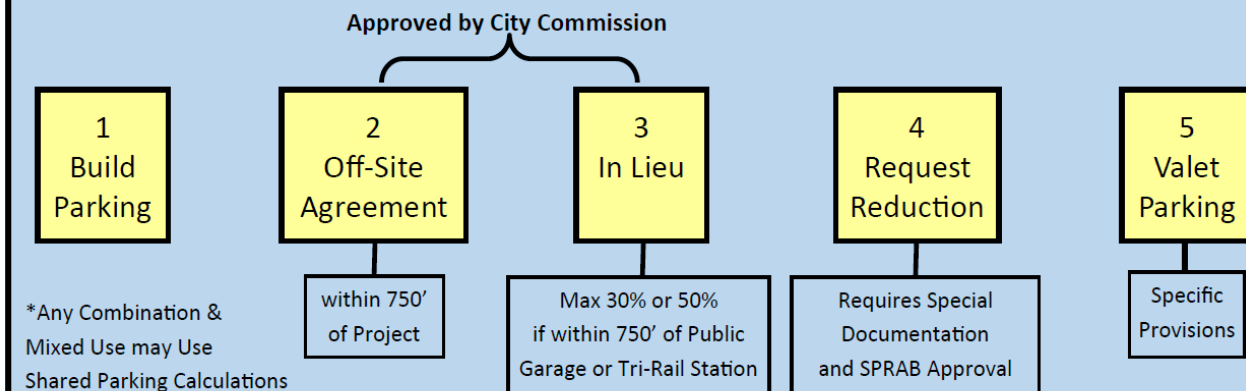
OSSHAD: 4.4.24

*In Lieu option is not available for residential uses (after 2011)

**Not applicable to OSSHAD



Parking Compliance Options*



In Lieu of Parking – Purpose/Intent

- *Option* – Alternative to satisfy required parking (*adaptive reuse or new*)
- *Better Urban Design* – reduces “dead gaps” in street frontage
- *Shared Parking* – Allows shared parking of public spaces
- *Historic preservation* – allows adaptive reuse of historic buildings



In Lieu of Parking - Disadvantages

- *Lack of on-site parking* – reduces attractiveness to tenants and customers
- *Fees \neq Costs* – in lieu fees lower than the cost of providing public parking spaces
- *No guarantees* – of when and where parking will be provided
- *Fewer parking spaces* – unless spaces provided 1 to 1




In Lieu - History

- Themes, 30 years ago:
 - Is there sufficient parking downtown?
 - Should the in lieu option be eliminated?
 - Eliminate on-site parking obligations within downtown?
 - Increase/decrease in lieu fee?
 - Disposition of funds?

CITY COMMISSION WORK SESSION DOCUMENTATION

SUBJECT: CBD PARKING ISSUES

MEETING DATE: JUNE 18, 1991

PREPARED BY: DAVID J. KOVACS, DIRECTOR OF PLANNING 

BACKGROUND:

Issues: There have been several issues which have arisen with regard to the subject of parking in the Central Business District. These include:

- * the continuing question of "is there a downtown parking problem?"
- * possible elimination of on-site parking obligations within the "downtown";
- * possible revocation of the in-lieu parking option;
- * either increasing or decreasing the amount of the in-lieu fee
- * revisiting the disposition of funds received through the in-lieu option;
- * revisiting the broad application of the 1/300 parking requirement throughout the expanded CBD (10/1/91);
- * revisiting the application of on-site parking requirements as they pertain to change of use within the CBD Zone District;
- * creation of a mechanism (financial and/or organizational) which would be able to proceed with undertaking a significant CBD parking facility or facilities.

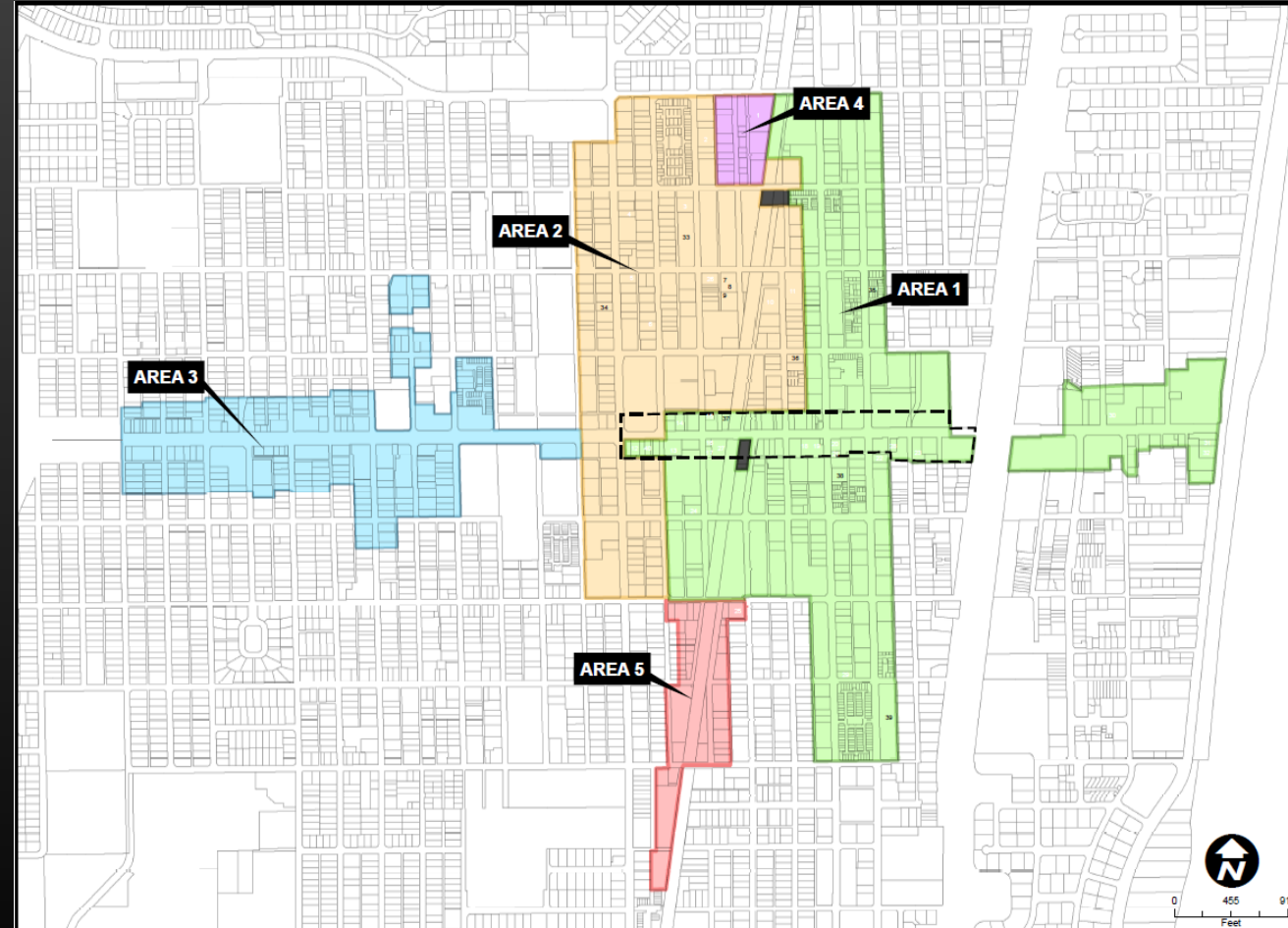
In Lieu of Parking – Areas/Pricing

Year	Area 1	Area 2	Area 3	Area 4	Area 5
1993	\$2,500 \$6,000	--	--	--	--
1999	\$14,000	\$12,000	\$6,000	\$4,000	--
2006	\$18,200	\$15,600	\$7,800	\$4,000	--
2014	\$23,660	\$10,140	\$4,600*	\$4,600	\$4,600*

Price per space

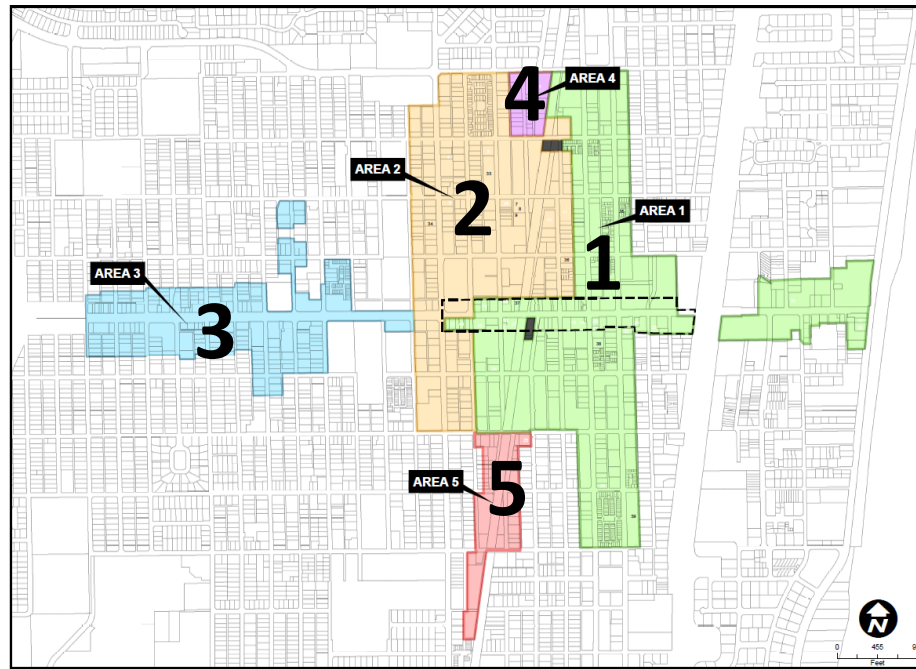
*Recently “suspended” for 3-year period to support economic development through adaptive reuse

Current In Lieu Funds (to date): \$1,918,545



In Lieu of Parking – By “Program” Year

Area 1 Area 2 Area 3 Area 4 Area 5



0
1990-1993

12
1
1993-1998

31
109
1998-2013

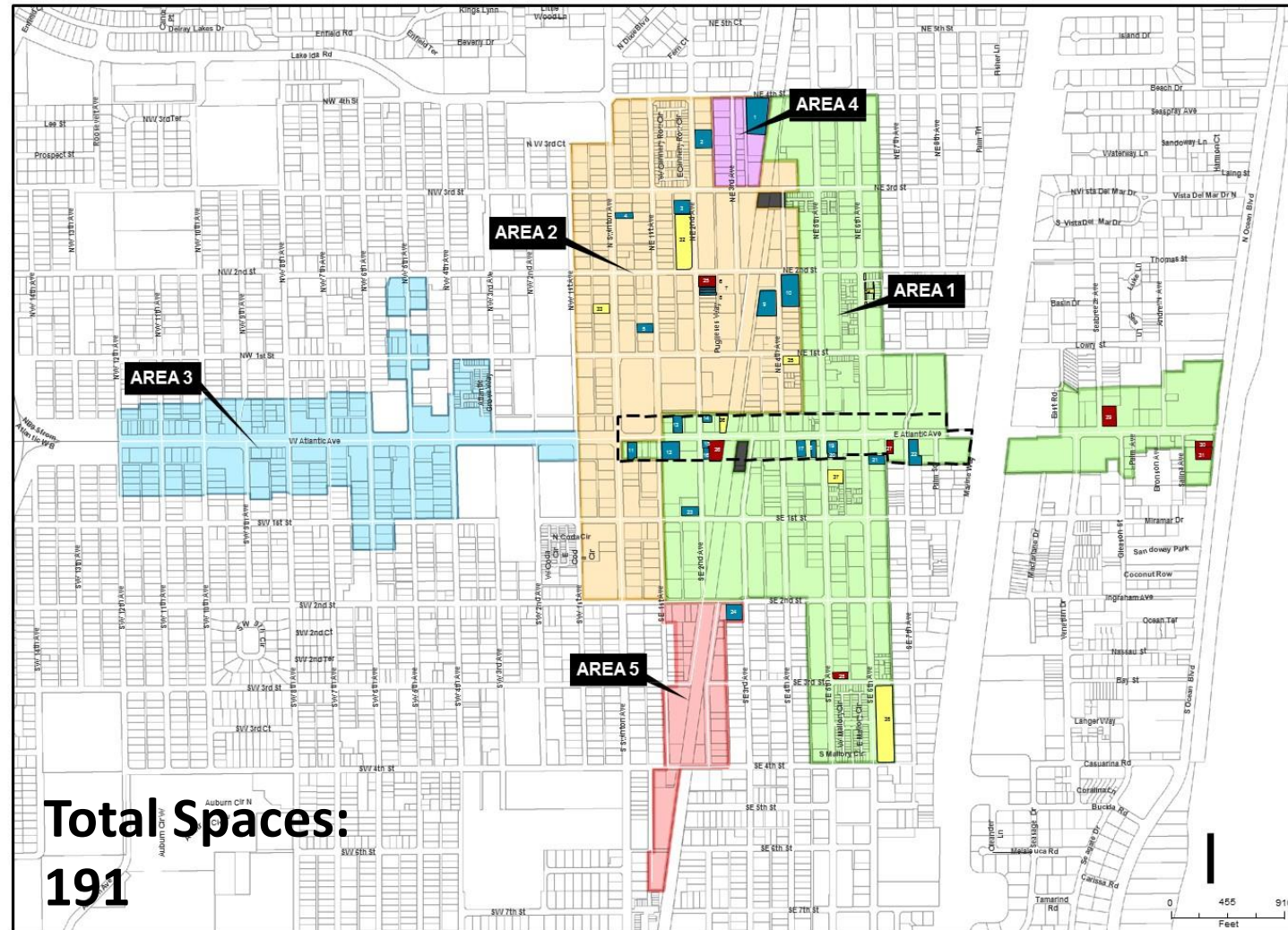
5
4
2014-2015

9
20
2015 - PRESENT

In Lieu of Parking – Projects Approved



NO.	PROJECT	SPACES
1	ARTIST RESIDENCE	24
2	ARTIST RESIDENCE	24
3	ARTIST RESIDENCE	24
4	ARTIST RESIDENCE	24
5	ARTIST RESIDENCE	24
6	ARTIST RESIDENCE	24
7	ARTIST RESIDENCE	24
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99	ARTIST RESIDENCE	24
100	ARTIST RESIDENCE	24



Document Path: S:\Planning & Zoning\GIS\GIS Projects\2018\2018_0912_InLieu_Parking\01_Mxd\In Lieu Parking Inventory Final.mxd

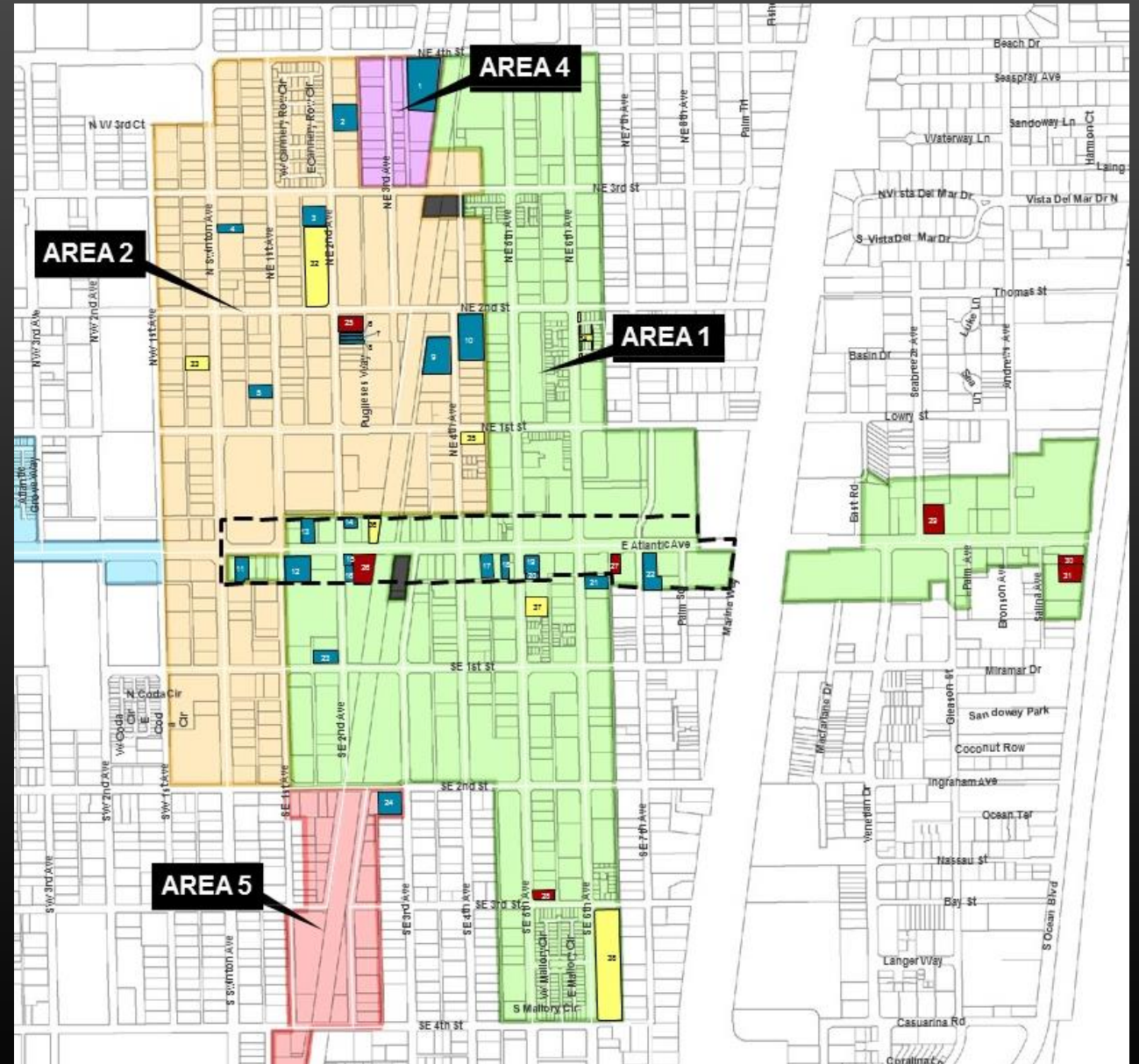
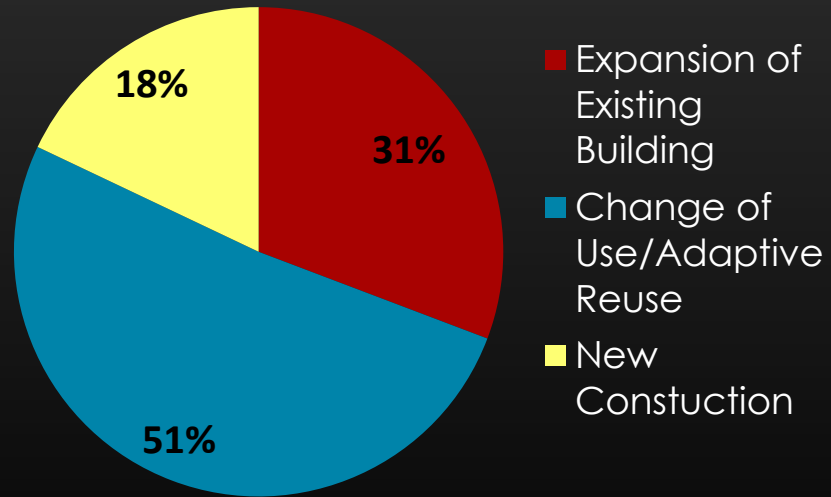
Adaptive Reuse

Expansion

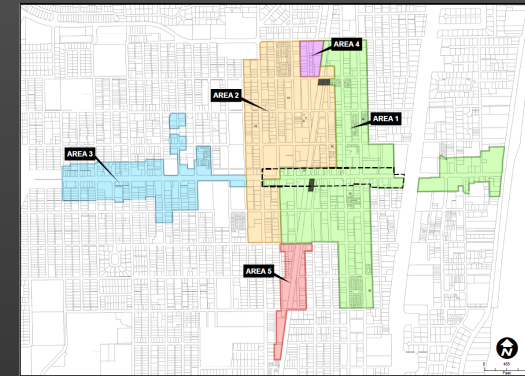
New Construction

In Lieu of Parking – Projects Approved

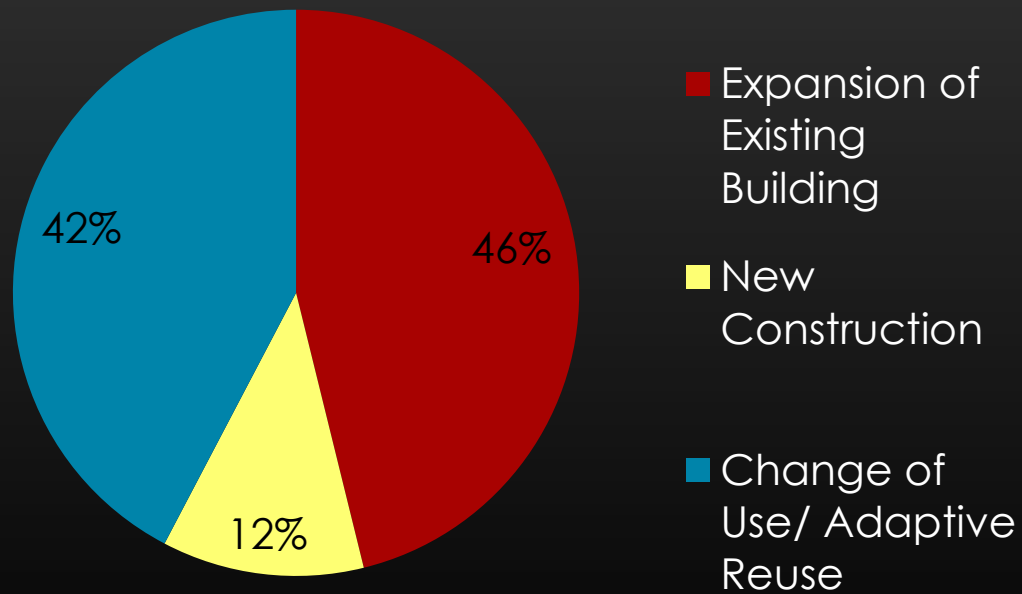
In Lieu Parking Inventory
New Construction, Change of
Use/Adaptive Reuse, or Expansion
of Existing Building



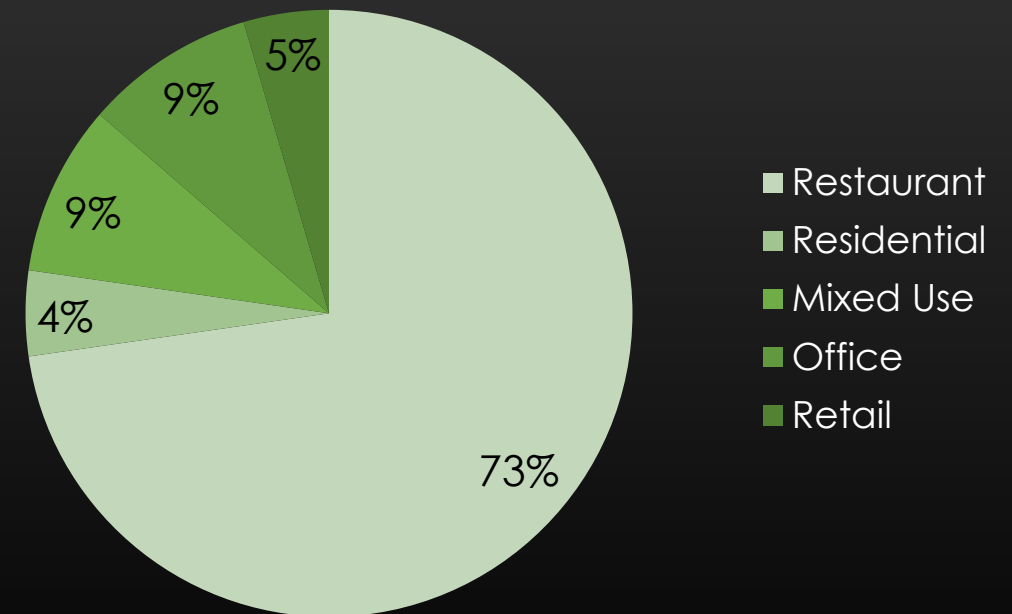
In Lieu of Parking – Area 1



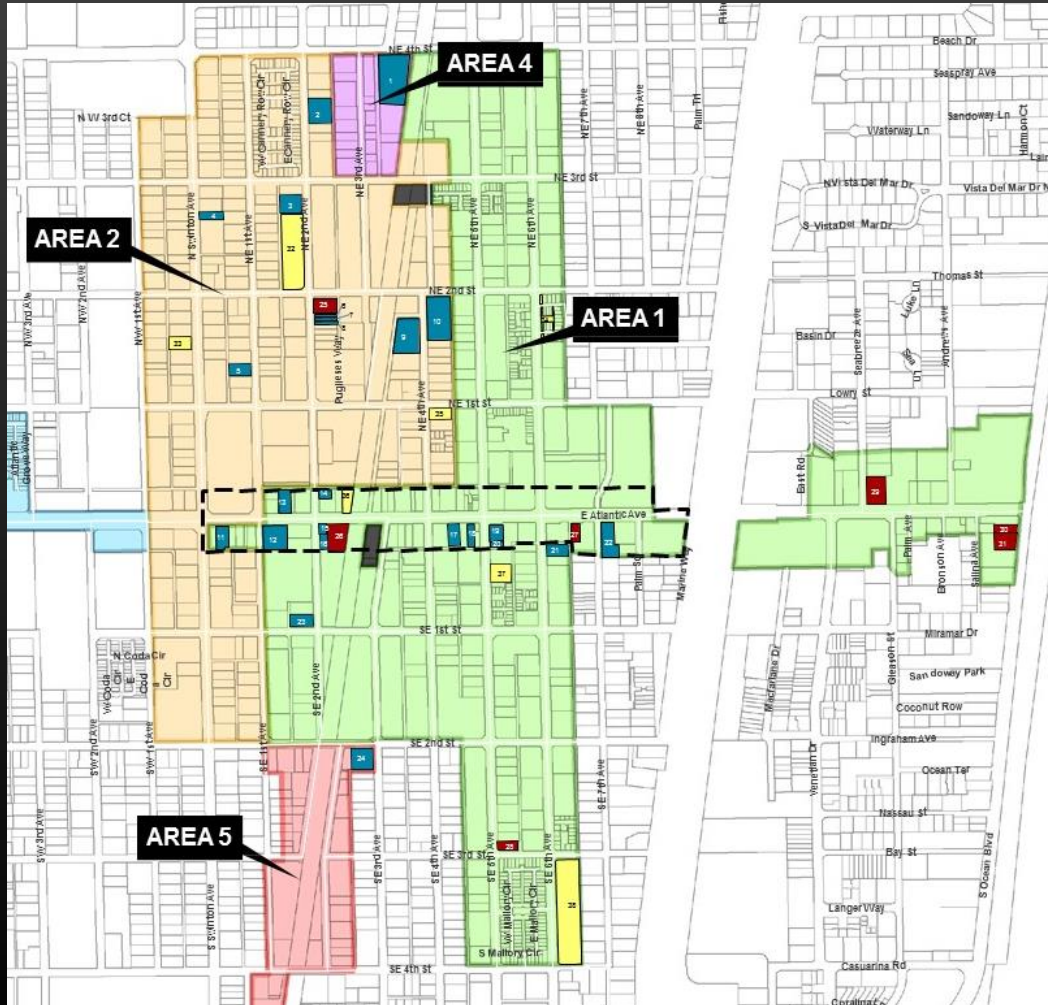
Type of Project



Area 1:
Type of Use

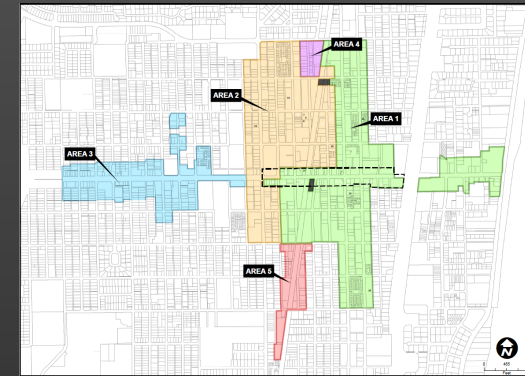


Area 1 – Capital Investment

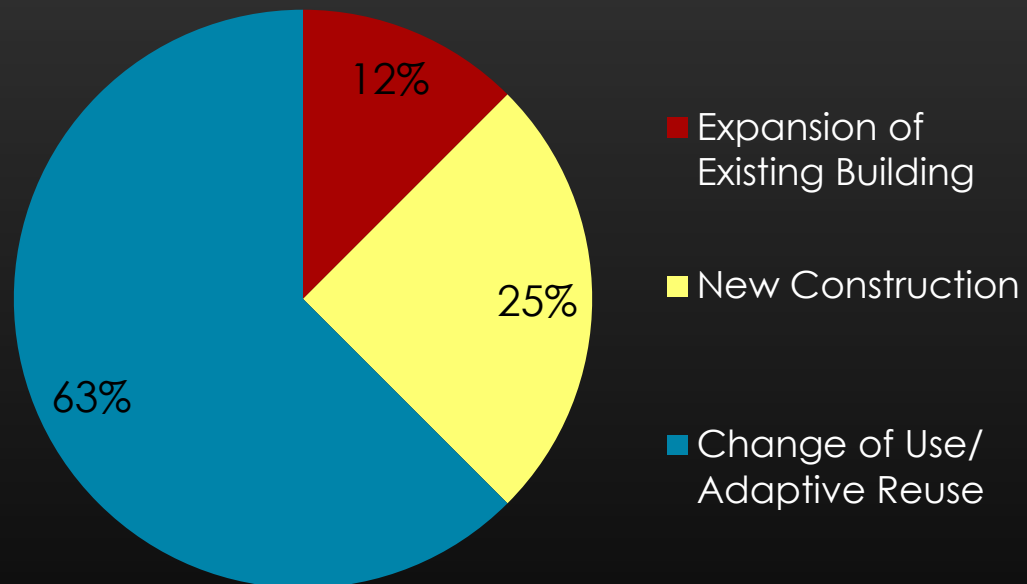


Business Name	Map #	In Lieu Spaces
110 Building	12	10
Sloan's Ice Cream	13	9
El Camino	14	6
Farmhouse (Fat Rooster)	15	4
RACKS Fish House & Oyster Bar	16	8
Lemongrass	17	5
432 Cut Steakhouse	18	9
504 Office Suite/Starbucks	19	5
Beg For More Izakaya	20	4
Mellow Mushroom	21	7
The Sanderson Building	22	5
206 SE 2 nd St.	23	9
Taverna Eros	26	5
Cena Modern Italian	27	1
Pediatrics By The Sea	28	3
Bank of America	29	1
BurgerFi	30	6
Caffè Luna Rosa	31	1
Renaissance Village Town Homes	34	1
Buddha Sky Bar	36	27
Lisa Building	37	4
The Meridian	38	4

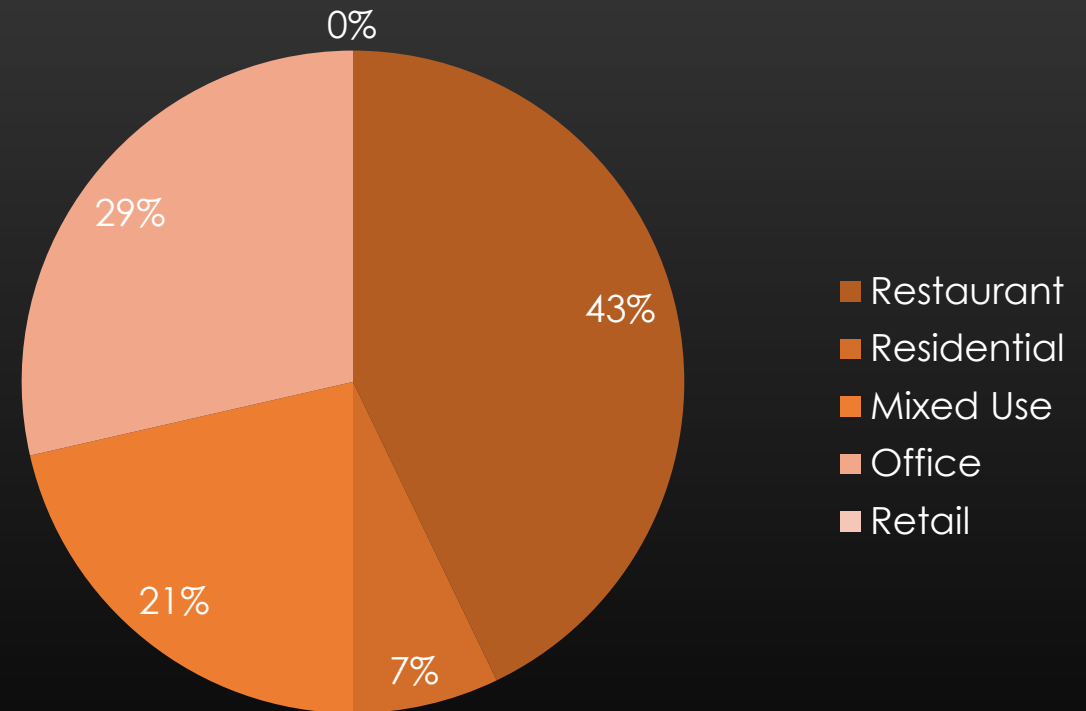
In Lieu of Parking – Area 2



Type of Project



Type of Use



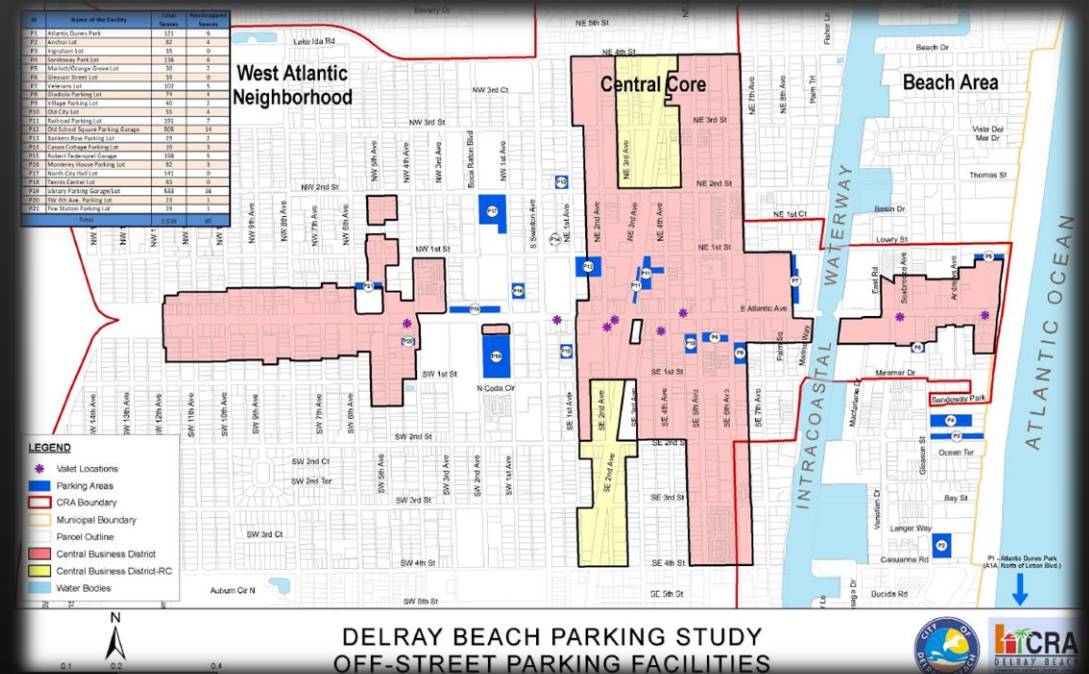
The map displays the following streets and landmarks:

- Streets:** NW 3rd St, NW 2nd St, NW 1st St, N 11th Ave, N 10th Ave, N 9th Ave, N 8th Ave, N 7th Ave, N 6th Ave, N 5th Ave, N 4th Ave, N 3rd Ave, N 2nd Ave, N 1st Ave, NE 1st St, NE 2nd St, NE 3rd St, NE 4th St, NE 5th St, NE 6th St, NE 7th St, NE 8th St, NE 9th St, NE 10th St, NE 11th St, SE 1st St, SE 2nd St, SE 3rd St, SE 4th St, SE 5th St, SE 6th St, SE 7th St, SE 8th St, SE 9th St, SE 10th St, SE 11th St, SE 12th St, SE 13th St, SE 14th St, SE 15th St, SE 16th St, SE 17th St, SE 18th St, SE 19th St, SE 20th St, SE 21st St, SE 22nd St, SE 23rd St, SE 24th St, SE 25th St, SE 26th St, SE 27th St, SE 28th St, SE 29th St, SE 30th St, SE 31st St, SE 32nd St, SE 33rd St, SE 34th St, SE 35th St, SE 36th St, SE 37th St, SE 38th St, SE 39th St, SE 40th St, SE 41st St, SE 42nd St, SE 43rd St, SE 44th St, SE 45th St, SE 46th St, SE 47th St, SE 48th St, SE 49th St, SE 50th St, SE 51st St, SE 52nd St, SE 53rd St, SE 54th St, SE 55th St, SE 56th St, SE 57th St, SE 58th St, SE 59th St, SE 60th St, SE 61st St, SE 62nd St, SE 63rd St, SE 64th St, SE 65th St, SE 66th St, SE 67th St, SE 68th St, SE 69th St, SE 70th St, SE 71st St, SE 72nd St, SE 73rd St, SE 74th St, SE 75th St, SE 76th St, SE 77th St, SE 78th St, SE 79th St, SE 80th St, SE 81st St, SE 82nd St, SE 83rd St, SE 84th St, SE 85th St, SE 86th St, SE 87th St, SE 88th St, SE 89th St, SE 90th St, SE 91st St, SE 92nd St, SE 93rd St, SE 94th St, SE 95th St, SE 96th St, SE 97th St, SE 98th St, SE 99th St, SE 100th St.
- Landmarks:** W. Gannery Rec. Ctr., Community Ctr., Pugh's Village, E. Atlantic Ave, E. 1st St, E. 2nd St, E. 3rd St, E. 4th St, E. 5th St, E. 6th St, E. 7th St, E. 8th St, E. 9th St, E. 10th St, E. 11th St, E. 12th St, E. 13th St, E. 14th St, E. 15th St, E. 16th St, E. 17th St, E. 18th St, E. 19th St, E. 20th St, E. 21st St, E. 22nd St, E. 23rd St, E. 24th St, E. 25th St, E. 26th St, E. 27th St, E. 28th St, E. 29th St, E. 30th St, E. 31st St, E. 32nd St, E. 33rd St, E. 34th St, E. 35th St, E. 36th St, E. 37th St, E. 38th St, E. 39th St, E. 40th St, E. 41st St, E. 42nd St, E. 43rd St, E. 44th St, E. 45th St, E. 46th St, E. 47th St, E. 48th St, E. 49th St, E. 50th St, E. 51st St, E. 52nd St, E. 53rd St, E. 54th St, E. 55th St, E. 56th St, E. 57th St, E. 58th St, E. 59th St, E. 60th St, E. 61st St, E. 62nd St, E. 63rd St, E. 64th St, E. 65th St, E. 66th St, E. 67th St, E. 68th St, E. 69th St, E. 70th St, E. 71st St, E. 72nd St, E. 73rd St, E. 74th St, E. 75th St, E. 76th St, E. 77th St, E. 78th St, E. 79th St, E. 80th St, E. 81st St, E. 82nd St, E. 83rd St, E. 84th St, E. 85th St, E. 86th St, E. 87th St, E. 88th St, E. 89th St, E. 90th St, E. 91st St, E. 92nd St, E. 93rd St, E. 94th St, E. 95th St, E. 96th St, E. 97th St, E. 98th St, E. 99th St, E. 100th St.

15

Downtown Parking “Inventory”

Type	Number of Spaces
Parking Garage	727
On-Street	941
Surface Lots	909
Beach/Barrier Island	700
TOTAL	3,277



Current Approved In Lieu Spaces = 6% of total public spaces

In Lieu of Parking – Options & Impacts

Option #1	Options #2	Option #3
No Change	Adjust In Lieu Fees/Areas	Eliminate In Lieu
Keep areas, fees and program as currently adopted	Analyze areas and fees for potential changes	Eliminate in lieu of parking
No change	<ul style="list-style-type: none"> • Maintains option; • Potentially adjusts areas, fees, and program to fit current development trends and community vision 	<ul style="list-style-type: none"> • Eliminates adaptive reuse where other parking options are not available • Reduces potential intensity of new development

In Lieu of Parking - Recommendation

Options #2
Adjust In Lieu Fees/Areas
Analyze areas and fees for potential changes
<ul style="list-style-type: none">• Maintains option;• Potentially adjusts areas, fees, and program to fit current development trends and community vision

- PMAB – 9/25
- DDA – 10/8

- Maintain program
- Evaluate fees and areas
- Develop a plan for use of the existing funds:
 - Improve existing parking areas
 - Improve wayfinding
 - Improve access to/from parking
 - Use for P3's to provide additional public parking
- Build a public parking structure; use in lieu fees to retire the debt
- Consider downtown transportation demand management program