



Implementing the Housing Action Plan

Reducing Minimum Parking Requirements to Accommodate More Housing

Housing Action Plan – Strategy 3

Goal: Expand the overall housing supply by making it easier to build all types of housing

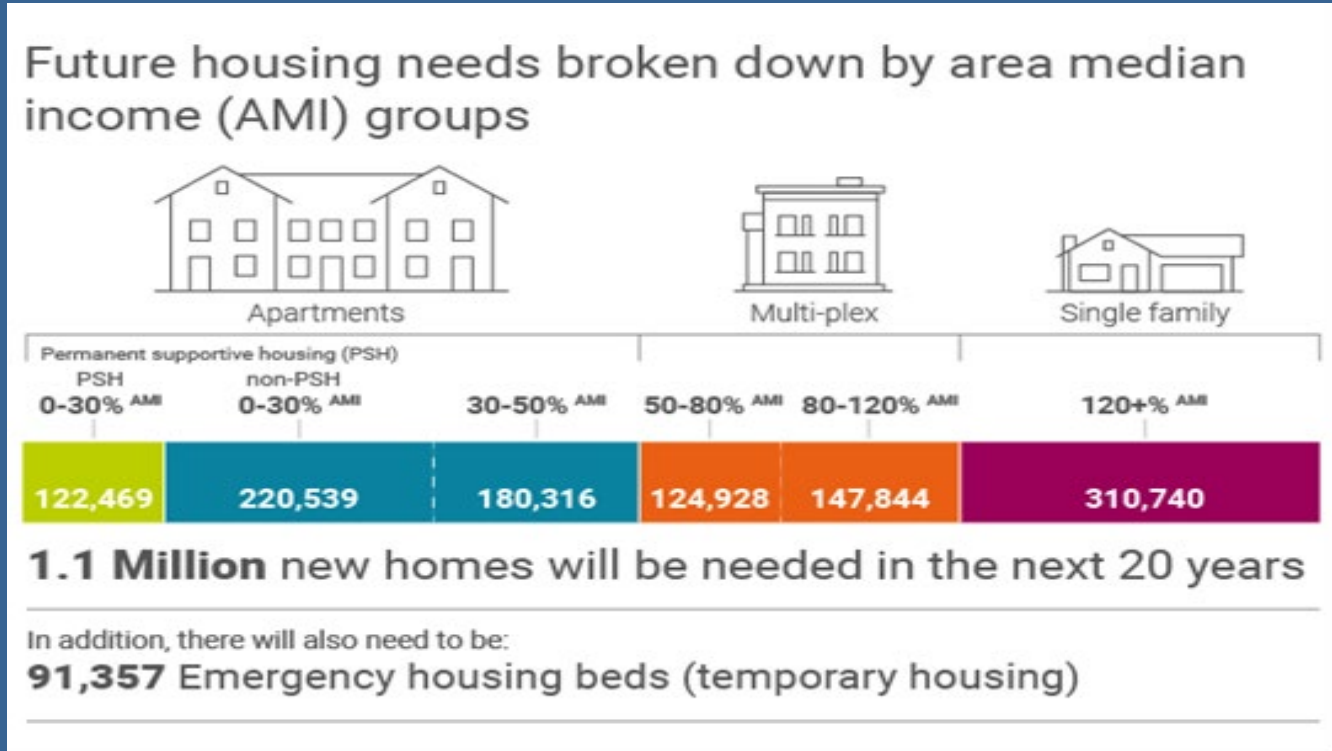
Action 3i: Reduce parking requirements for residential uses, including for multi-family developments near frequent transit routes.



Why This Is Proposed

Help Increase Supply

- Housing Shortage
- Estimate Olympia will need 14,000 new housing units by 2045
- Most parking is “surface” parking
- Parking is expensive and uses a lot of land



Source: WA State Dept of Commerce, 2023

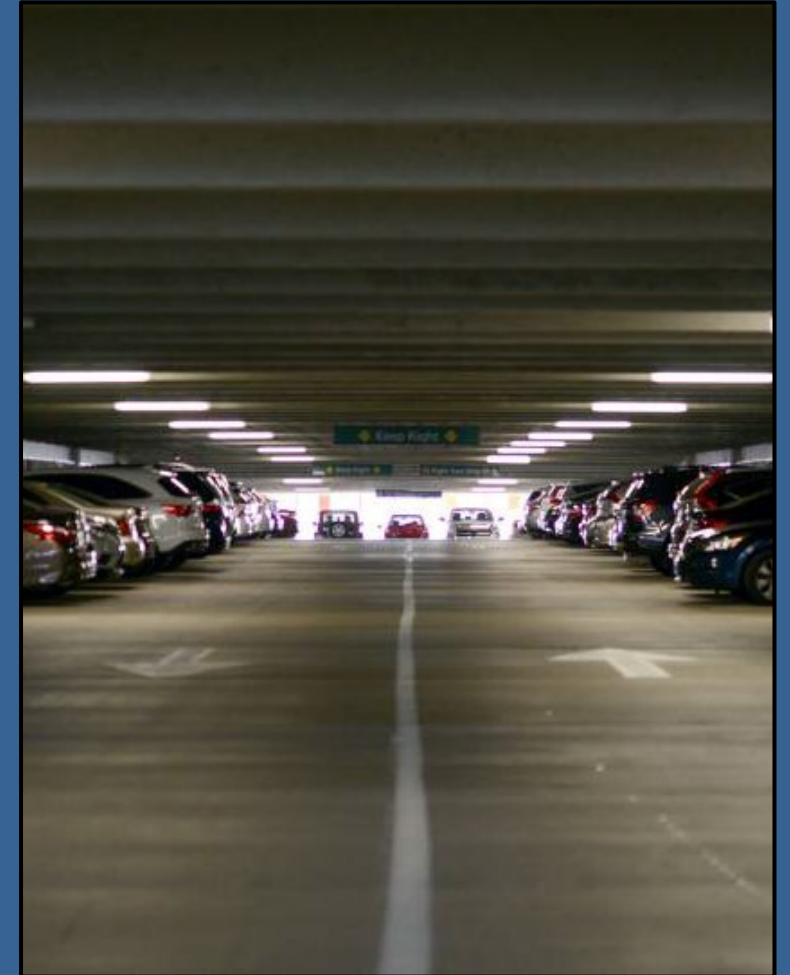
To Facilitate More Housing

Parking is expensive

- A 2020 survey by the City of Lacey showed the following average costs for parking:
 - Surface parking: \$6,000 per stall
 - Structured parking (elevated): \$20,000 to \$25,000 per stall
 - Underground Parking: \$30,000 - \$50,000 per stall
 - Parking for a 30-unit market rate apartment with structured parking could cost as much as \$1,350,000.
- A 2022 white paper from the Victoria Policy Institute estimates that status quo parking practices add 10-15% to the cost of development.

To Facilitate More Housing

- Parking takes up a *lot* of space:
 - Approx. 330 square feet per space, including aisles
 - A 30-unit apartment project would be required to provide 45 parking spaces, totaling approximately 13,000 square feet
- Parking can consume more space than the development it serves
- Space for parking could be used for more housing units



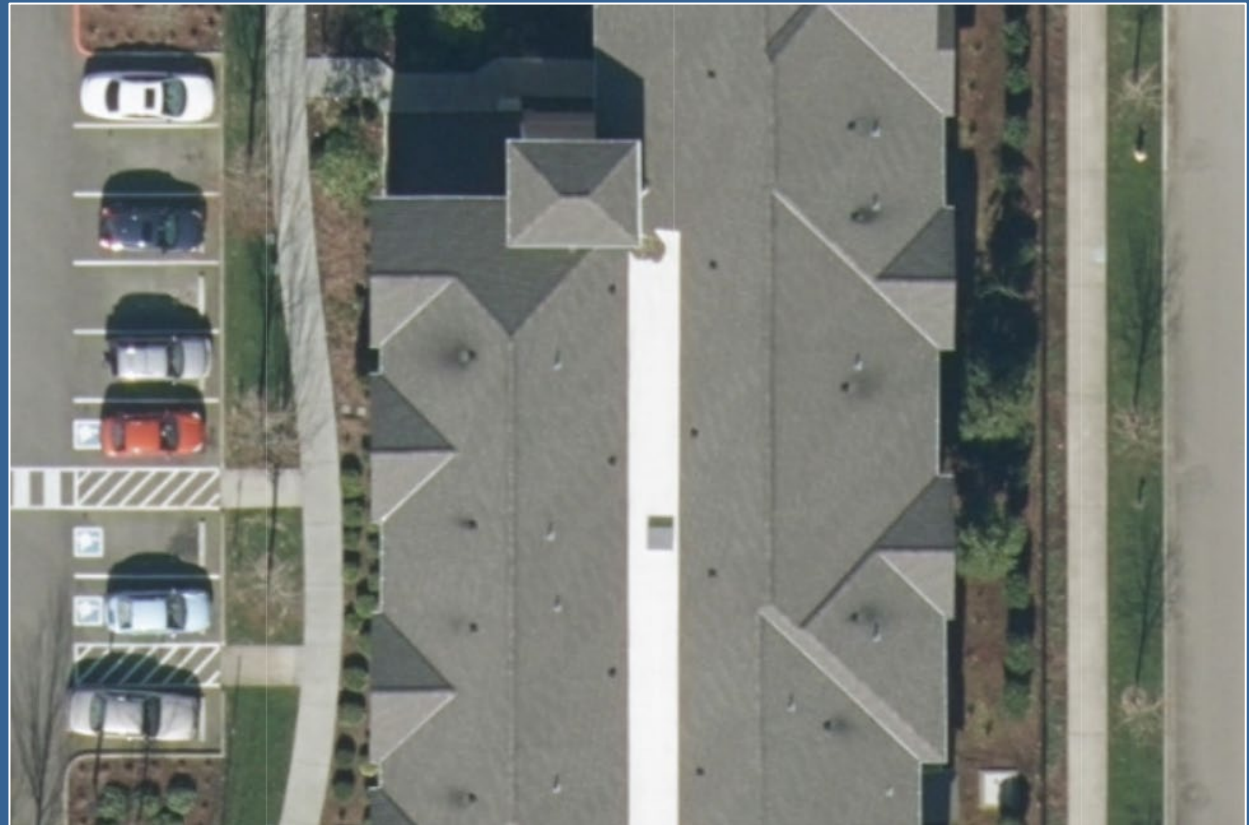
Highlights of Proposed Changes

- Eliminate minimum parking requirements for residential uses
- For apartments (3+ units) –reduce maximum from 1.5 to 1.25 spaces/unit
- Reorganize residential section of Table 38.01



Correction

- Accessible Parking is not required unless there is at least one parking space provided



When Parking Is Not Required

- When not required, developers build the amount of parking they believe the “market” supports
- In the Downtown developers are providing an average of 0.7-0.8 spaces per unit
- The amount of parking provided would vary by development type and location and in consideration of what other transportation options are available at that location



Comparison – Automobile Parking

Use	Current Required Spaces/Unit	Proposed Required Spaces/Unit
Single Family, Duplex, Townhouse	2	0
<i>In CSH, RMH, RMU, UR zones</i>	1	0
<i>Townhouse in HDC 1, HDC 2 and UR</i>	1.5	0
Multifamily Dwellings/Apartments	1.5	0 - 1.25
<i>Downtown</i>	0	0
<i>Market-Rate</i>	0.75*	0 - 1.25
<i>In HDC 1, HDC 2, or UR zones</i>	1	0 - 1.25
<i>Studio Apartments</i>	1	0 - 1.25 + Long Term Bicycle Parking
<i>Very- or Extremely- Low Income</i>	0.75**	0 - 1.25

* When located within ¼ mile of a transit stop with transit service at least four times per hour for 12 or more hours per day

** When located within ¼ mile of a transit stop with transit service at least two times per hour for 12 or more hours per day

Administrative Modifications

Modifications of up to 40% can be requested. These requests are not common.

	Current Required Spaces/Unit	Current Total	Proposed Required Spaces/Unit	Proposed Total
100 Units	1.5 <i>(+/- 10%)</i>	150 spaces <i>(135-165)</i>	0 - 1.25 <i>(+/- 10%)</i>	0-125 spaces <i>(0-138)</i>
<i>20% increase</i>		$150 + 20\% = \mathbf{180}$		$125 + 20\% = \mathbf{150}$
<i>20% decrease</i>		$150 - 20\% = \mathbf{120}$		n/a
<i>40% increase</i>		$150 + 40\% = \mathbf{210}$		$125 + 40\% = \mathbf{175}$
<i>40% decrease</i>		$150 - 40\% = \mathbf{90}$		n/a

Outreach Overview

Webpage – May 2022

Enews - June & October 2022, February & March 2023

Engage Olympia Questionnaire – Oct/Nov 2022

Council of Neighborhoods Association - Sept 2022, March 2023

Land Use & Environment Committee – March & October 2022, & Tonight

Planning Commission – Sept 2022, Feb, March & April 2023

Email Parties of Record - February and March 2023

Route first draft to Recognized Neighborhood Associations (RNA) and Council of Neighborhoods Association (CNA) – February 27, 2023

Route public hearing notice and draft to RNAs and CNA – March 10, 2023

Draft Motion

The Planning Commission recommended approval of the proposed amendments.

Draft Motion: Move to accept the Planning Commission recommendation to revise the residential parking requirements, as proposed, and forward this to City Council for a decision.





Thank you

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