

# Calculate Your Own Shared Parking Factor!

1. Choose 3 proposed uses from the list below and fill them out in Table 1.

- Residential
- Lodging
- Office
- Retail
- Food service
- Entertainment/recreation
- Schools
- Parks/Churches
- Manufacturing/Industrial

Decide on the square footage or number of units for each use and fill that out also in Table 1.

Table 1

	Use	Square Footage and/or # of Dwelling Units
1		
2		
3		

2. Calculate the required parking according to the requirements listed below and fill in Table 2 with that information

**Single-family, mobile/manufactured home, duplexes, and triplexes:** Two (2) spaces for each dwelling unit.

**Business or professional offices, medical or dental clinics:** One (1) space for each 250 square feet of gross floor area.

**Church, mortuary, funeral home:** One (1) space for each six (6) seats in the chapel or nave.

**Bowling alleys:** Two (2) spaces for each lane.

**Dance hall, place of assembly and exhibition halls without fixed seats:** One (1) space for each 100 square feet of gross floor area.

**Guest cottage or accessory living quarters:** One (1) space.

**Food stores, drug stores, and neighborhood shopping centers:** If gross floor area is less than 3,000 square feet, one (1) space for each 300 square feet of gross floor area; if gross floor area is 3,000 square feet or more, one (1) space for each 300 square feet of gross floor area.

**Country inns, hotels and motels:** One (1) space for each room or suite plus required spaces for any restaurant, assembly rooms or other associated uses.

**Hospitals, sanitariums, convalescent homes, nursing homes and rest homes:** One (1) space for every three (3) patient beds.

**Furniture, appliance, hardware stores, household equipment, personal service, clothing, and other retail stores:** One (1) space for each 400 square feet of gross floor area and a minimum of four (4) spaces.

**Eating and drinking establishments serving both inside and outside the building:** One (1) space for each 150 square feet of gross floor area.

**Bed and breakfast room and inns:** Two (2) spaces plus one (1) space per guest room.

**Skating rinks and other commercial recreation uses:** One (1) space for each 150 square feet of gross floor area.

**Wholesale stores, warehouses, storage buildings, motor vehicles, or machinery sales:** One (1) space for each employee with a minimum of four (4) spaces.

**Mixed-use:** The sum of the requirements for the various uses computed separately.

**Multifamily and fourplexes:** One and one-half (1.5) spaces per dwelling unit.

**Entertainment:** One (1) space for each 300 square feet of gross floor area.

**Light manufacturing:** One (1) space for each 1,000 square feet of gross floor area.

**Schools:** This rule does not apply to schools of less than thirty-six (36) students. Schools, except high schools, shall provide a number of parking spaces at least equal to twenty-five (25) percent of the school's student capacity. High schools shall provide a number of parking spaces at least equal to fifty (50) percent of the school's student capacity. Schools are limited to a maximum amount of parking spaces equal to 110 percent of the minimum parking required for the school.

Table 2

	Use	# of Required Parking Spaces
1		
2		
3		

3. Find the Shared Parking Factor between Use 1 and Use 2 using the chart below. Then find the Shared Parking Factor for Use 1 and Use 3 using the same chart below.

SHARED PARKING FACTOR		USE 2 / USE 3 (Calc Separately)								
		Residential	Lodging	Office	Retail	Food Service	Entertainment/ Recreation	Schools	Parks / Churches	Manufacturing/ Industrial
USE 1	Residential	1	1.1	1.4	1.2	1	1	1.4	1.4	1.4
	Lodging	1.1	1	1.7	1.3	1	1	1.4	1.4	1.4
	Office	1.4	1.7	1	1.2	1.2	1.2	1	1.7	1
	Retail	1.2	1.3	1.2	1	1.2	1.2	1.2	1.2	1.2
	Food Service	1	1	1.2	1.2	1	1	1.2	1.3	1.2
	Entertainment/ Recreation	1	1	1.2	1.2	1	1	1.2	1.3	1.2
	Schools	1.4	1.4	1	1.2	1.2	1.2	1	1.7	1
	Parks / Churches	1.4	1.4	1.7	1.2	1.3	1.3	1.7	1	1.7
	Manufacturing/ Industrial	1.4	1.4	1	1.2	1.2	1.2	1	1.7	1

Shared Parking Factor Between Use 1 and Use 2: \_\_\_\_\_

Shared Parking Factor Between Use 1 and Use 3: \_\_\_\_\_

4. Add the number of required parking spaces (from Table 2) for Use 1 and Use 2 together.

<b>Use 1 Required Parking</b>		<b>Use 2 Required Parking</b>		<b>Answer for Step 4</b>
_____	+	_____	=	_____

5. Take your answer from the above calculation and divide it by the Shared Parking Factor between Use 1 and Use 2 (answer from Step 3 above).

<b>Answer for Step 4</b>		<b>Shared Parking Factor for Use 1 and Use 2</b>		<b>Answer for Step 5</b>
_____	÷	_____	=	_____

6. Take the number of required parking spaces (from Table 2) for Use 3 and divide it by the Shared Parking Factor for Use 3 (answer from Step 3 above).

<b>Use 3 Required Parking</b>		<b>Shared Parking Factor for Use 3</b>		<b>Answer for Step 6</b>
_____	÷	_____	=	_____

7. Add the answers from Steps 5 and 6 together.

<b>Answer from Step 5</b>		<b>Answer from Step 6</b>		<b>FINAL ANSWER</b>
_____	÷	_____	=	_____

## Parking and Circulation Questions

Should Freeland have a limit on the maximum number of allowed parking stalls for a development?

If yes, should the maximum be based a percentage of the minimum required?

For instance, a business might be required to provide a minimum of 10 parking spaces, but could provide more if they wanted.

If they provided more, they would not be allowed to exceed say 150% of the minimum; so in this instance they would be limited to 15 parking spaces.

Currently, the draft code requires off-site parking to be provided within 300ft of the closest public entrance. Since block sizes are proposed to be 400ft and many blocks in Freeland are around 500ft, should this distance requirement for off-site parking be increased? Perhaps to 400ft?

It is clear the community does not want to penalize businesses for providing Electrical Vehicle Charging Stations (EV Stations), but do you think we should incentivize the provision of EV Stations?

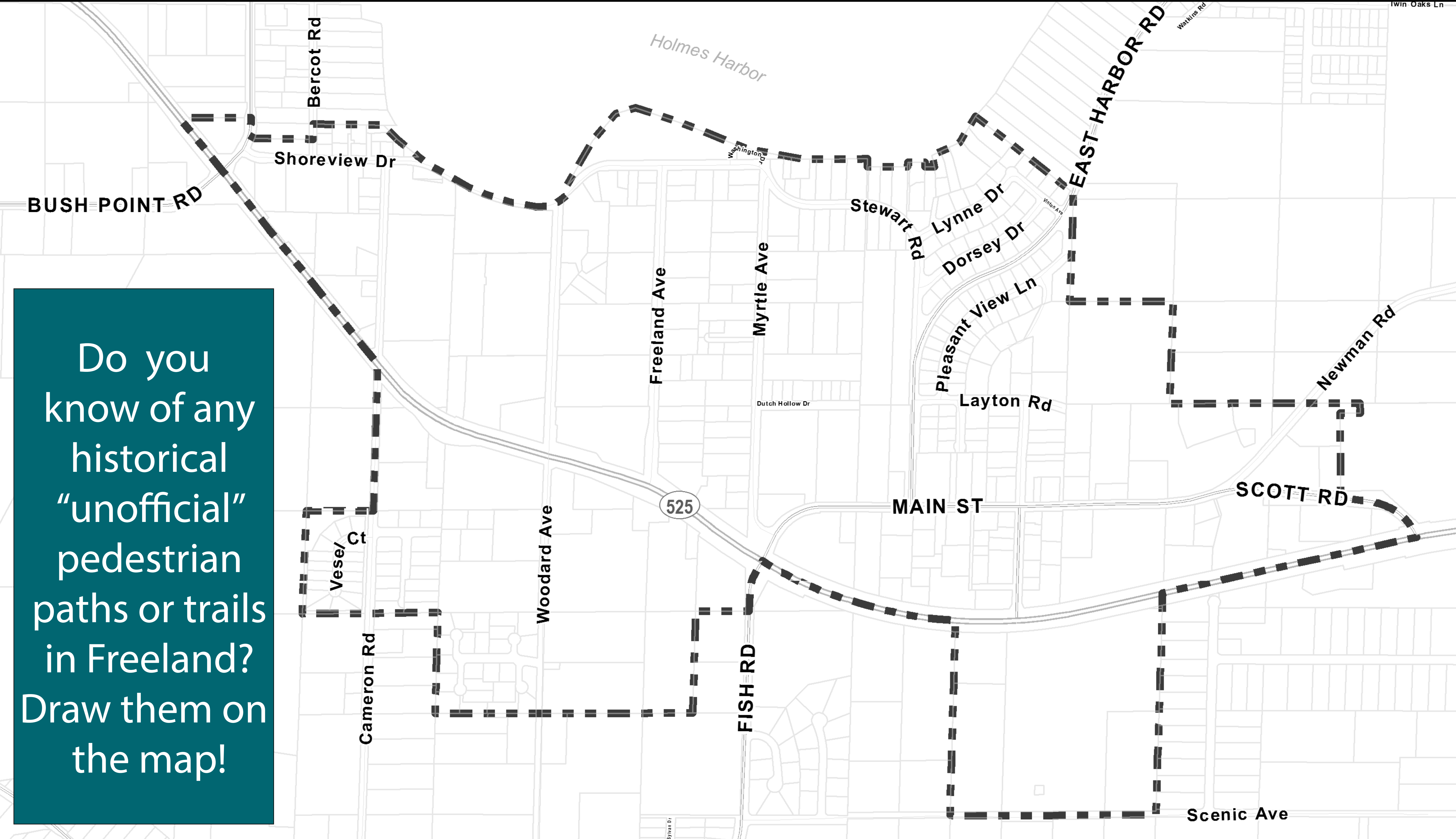
If yes, here is an example of how the code could potentially incentivize EV stations:

- If  $\geq 10$  parking spaces required, the installation of EV stations can count towards your minimum parking requirements, as long as they don't exceed 10% of your minimum required spaces
- EV stations not counted as part of max parking requirements, as long as they don't exceed 10% of your total parking spaces

What do you think?



# PEDESTRIAN PATHWAYS



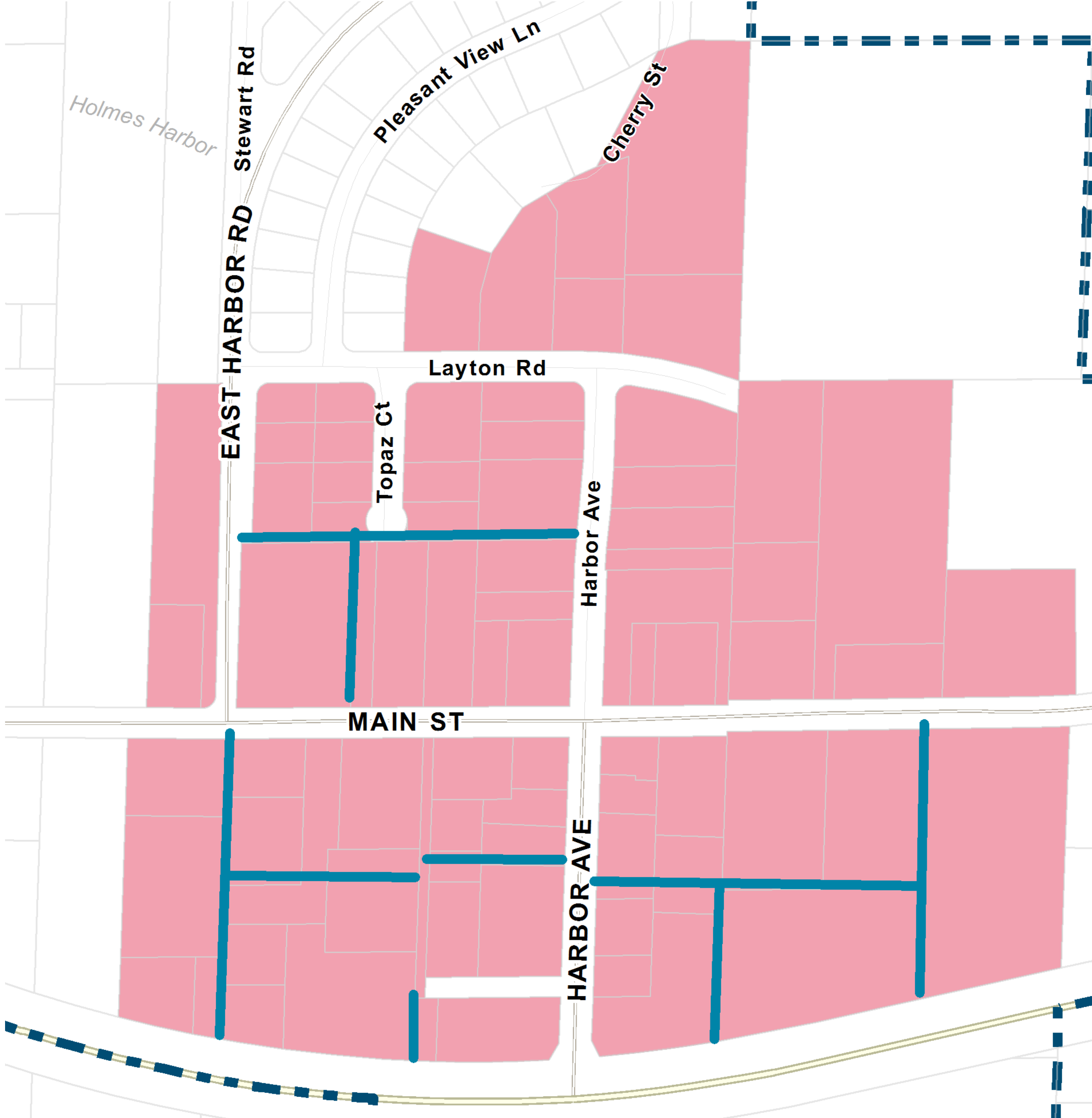


Potential pedestrain connections in the Business Village Zone

What do you think of this proposal?

Should some be removed?

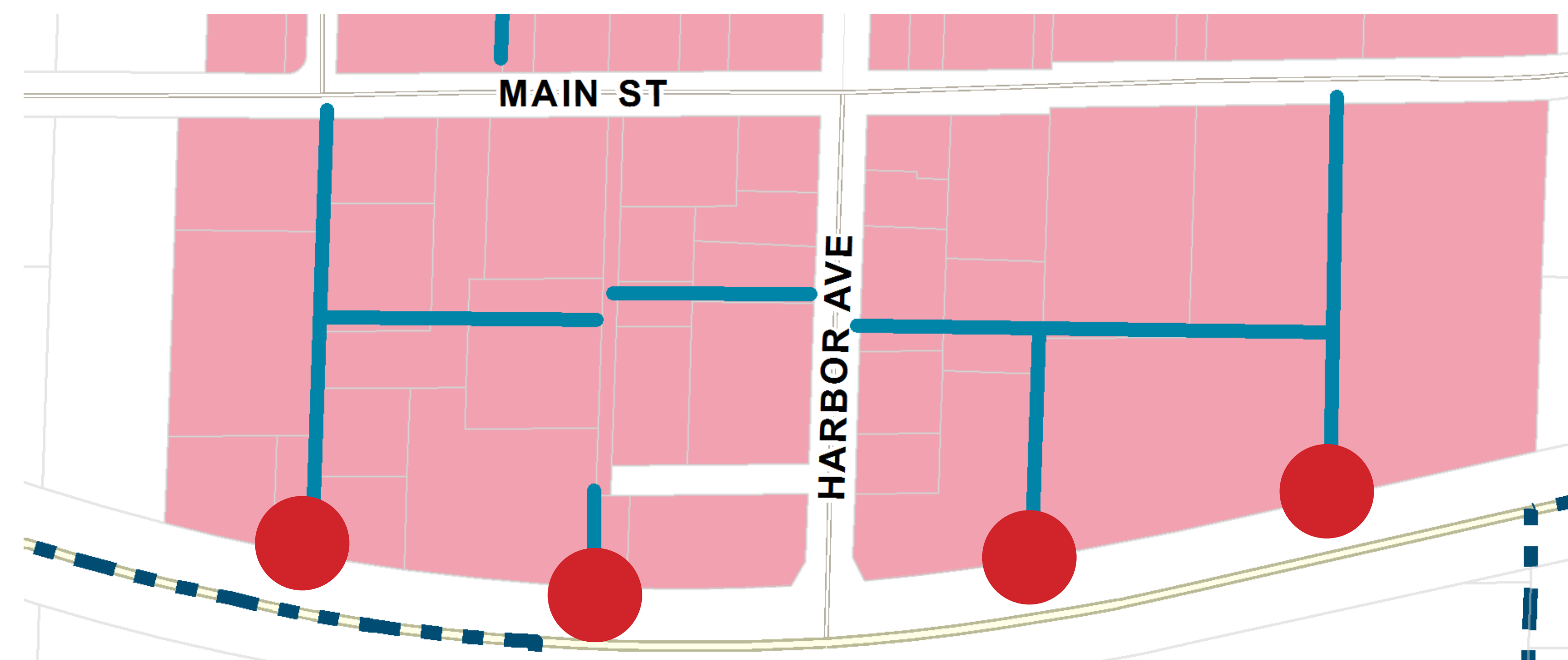
Should some be added?



Draw your ideas on the map!

## PEDESTRIAN CONNECTIONS TO HIGHWAY 525

- » Several pedestrian pathways are proposed to link people from Freeland to Highway 525:



*What do you think?*

- » Considerations for providing pedestrian connections include:
  - State Department of Transportation has started planning for upgrades all along Highway 525 in Freeland
  - Connections would provide improved access to the newly established trail along the highway
  - Allows for more convenient access for pedestrians to and from Freeland businesses; when connections are far apart, people are less likely to walk
- » Concerns have been raised about directing pedestrians to the highway.