

Understanding Hurdles to Better Site Designs

What's the Stall? ~and~ Assessing the Accessibility of Sidewalks and Pathways

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Desired Results of Meetings

- 🔥 Discuss Potential Conflicts
- 🔥 Define Underlying Issues to Those Conflicts
- 🔥 Brainstorm Potential Solutions
- 🔥 Determine Stakeholders to be Involved in Local Level Decisions

Today's Agenda

- Reducing Parking Ratios
- Reducing the Parking Footprint
- Using Structured Soils to Better Incorporate Trees in Parking Areas and Planting Strips
- Sidewalks, Walkways and ADA Requirements

Reducing Parking Ratios



- Require fewer parking spaces, especially near transit.
- Provide landscape reserves.

Reducing the Parking Footprint

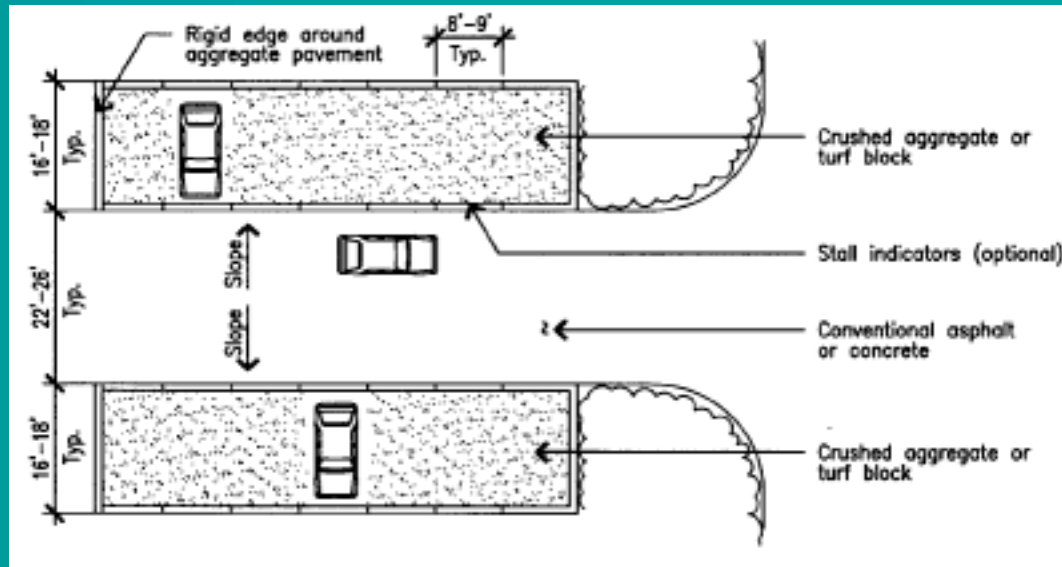
Parking Garage, Oakland, CA



courtesy: CDM

- 💧 Parking Structures
- 💧 Shared Parking
- 💧 Permeable Parking
- 💧 Reduced Width/
Compact Parking
Spaces
- 💧 Tuck Under Parking

Permeable Parking: Hybrid Parking Lot

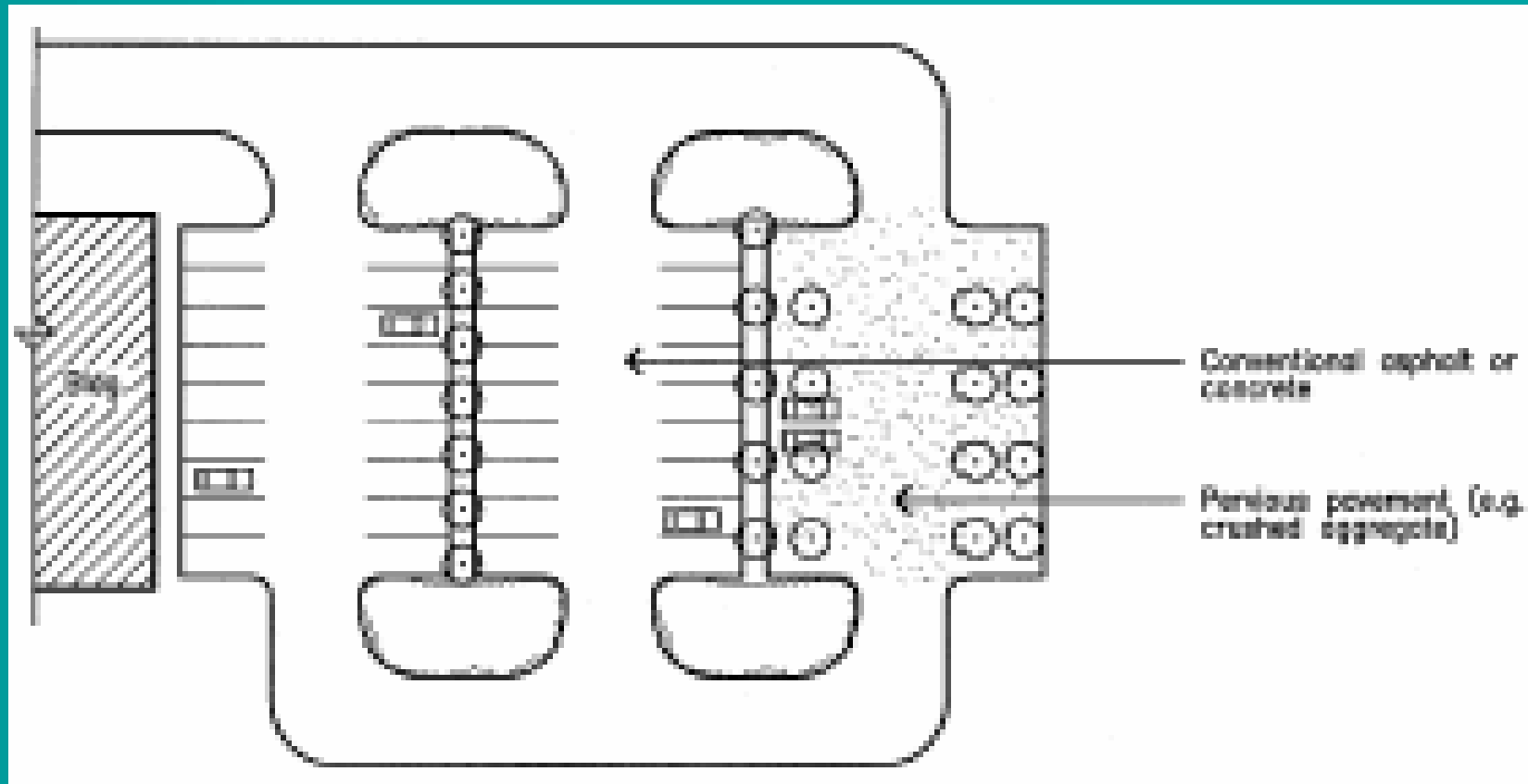


Source:

BASMAA, SAS, 1999

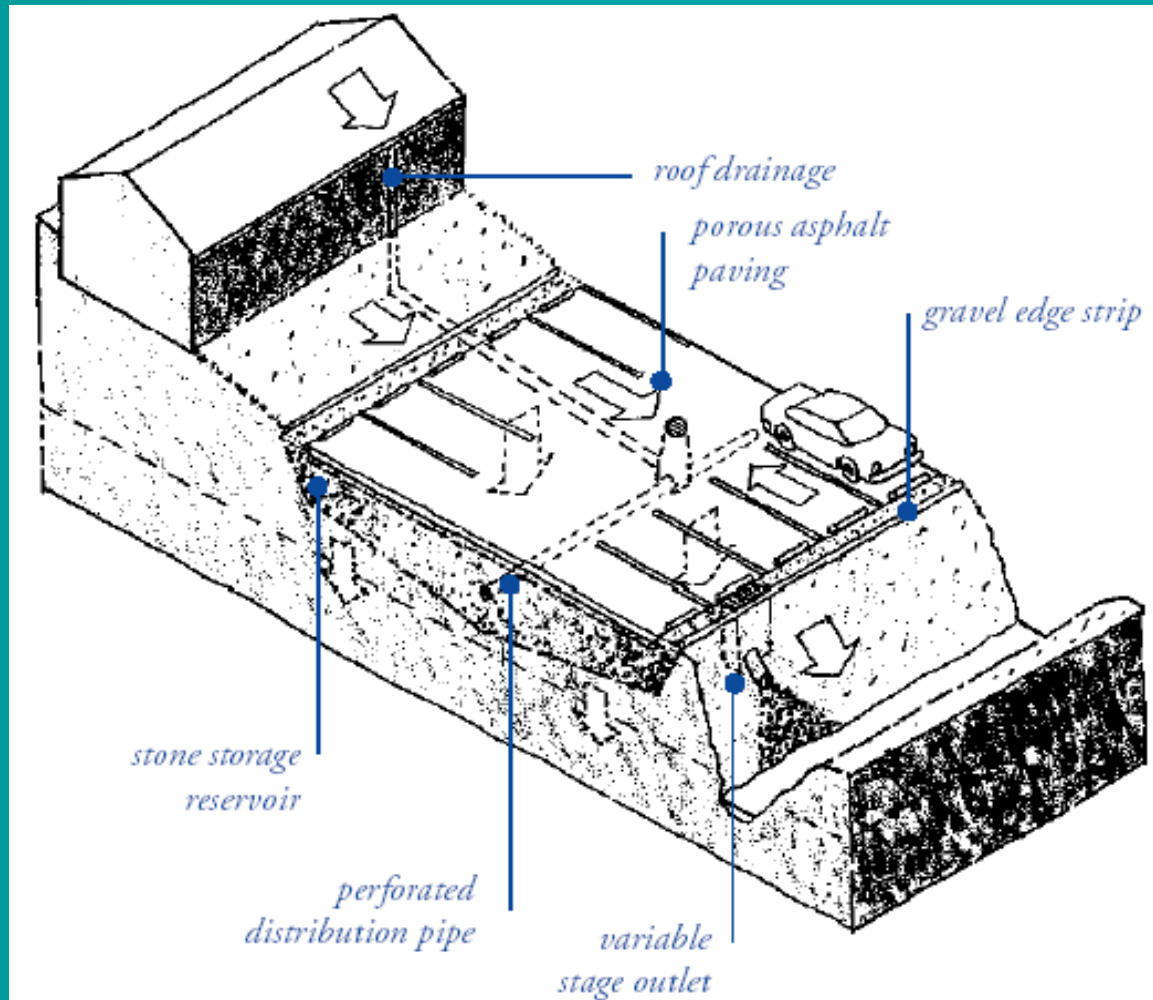


Permeable Parking: Overflow Parking



Source: BASMAA, SAS, 1999

Permeable Parking: Porous Pavement Recharge Bed



Source:

BASMAA,

SAS, 1999

Tuck Under Parking



Structured Soils

- A mix of topsoil and jagged rocks forming a latticework of support that supports pavement.
- Encourage Trees
 - Parking Areas
 - Along Streets

Walkways and ADA

- Reducing impervious surface area for sidewalks
- ADA Requirements
- Increased access for pedestrians, bicyclists, and alternate transportation

Today's Speakers

Dave Dockter, Planning Arborist,
City of Palo Alto

Crisand Giles, Homebuilders Association of
Northern California and LUS chair

Jonel Jackson, First Horizon Home Loans

Jenny Nusbaum, City of San Jose

Cynthia D. Waddell, JD, International Center
for Disability Resources on the Internet

Questions?



Reducing Parking Ratios

- Have there been any problems locally with getting fiscal lenders to fund projects that include innovative site designs?
- How do lending agencies determine the risk with respect to the amount of parking spaces needed for a site? Are there any allowances in the calculations for mass transit, city requirements, etc.?

Reducing Parking Ratios

- What would be needed to occur and at what level to change the lending agencies' risk analysis calculations to allow for innovative ideas?
- What was the City of San Jose's experience instituting maximum parking requirements?

Reducing Parking Ratios

- Did the City of San Jose feel it lost a competitive edge with surrounding communities that did not have the requirements?
- What was the 3Com and Intel experience with parking reserves?
- Will businesses or cities lose profits as a result of reduced parking ratios? What amount of parking needs to be available?

Reducing the Parking Footprint—Shared Parking

- What are the hurdles to implementing shared parking?
- How do you ensure that the land uses of the businesses do not change to non-compatible hours of use? What happens if they do?

Reducing the Parking Footprint—Parking Structures

- Are public safety concerns (e.g., personal assault, fire) higher for parking structures than surface parking?
- Are there aesthetic concerns related to parking structures?

Reducing the Parking Footprint—Permeable Surfaces

- What are the ADA requirements with respect to gravel or other permeable overflow parking lots?
- Can permeable pavements be used effectively on clay soils?

Reducing the Parking Footprint—Permeable Surfaces

- Are there additional maintenance concerns with permeable pavements for overflow areas or just different maintenance issues?
- Are there liability issues with permeable pavements? If so what are they?

Reducing the Parking Footprint—Parking Stall Size

- Without a maximum amount of parking space requirements, does the parking stall size have an impact on impervious surface reduction?
- What are the benefits to having compact and larger parking spaces as opposed to smaller uniform sizes?

Reducing the Parking Footprint

- Are there hurdles to requiring a certain amount of vanpool or carpool parking spots?
- Are there seismic or aesthetic concerns associated with tuck-under parking?

Using Structured Soils

- How can structured soils be used to improve the quality of biofilters or stormwater swales?
- How can structured soils be used to provide adequate habitat for trees in parking strips or parking lots?

Using Structured Soils

- Can soils be structured in a way to promote certain types of plants that would be more suitable for biofilters or swales?
- What goes into the process of installing and maintaining structured soils?

Using Structured Soils

- Are structured soils more costly or maintenance-prone over the long-term?
- Most of the rain in the Bay Area occurs in the winter months—are there good examples of evergreen street and parking lot trees that will maintain a canopy through the winter months? Can these withstand the drought and inundation requirements of a stormwater biofilter system?

Sidewalks, Walkways, and ADA Requirements

- What are the requirements for how wide sidewalks must be?
- Are there any ADA requirements for what type of pavement must be used for a walkway to allow access? (e.g. Are there gripping requirements?)
- If so, can permeable pavements/pathways meet these requirements?

Sidewalks, Walkways, and ADA Requirements

- Is wheelchair use hampered by the roughness or “cracks” in pervious paving alternatives?
- Are there hurdles to making or the use of all-terrain SUV-type wheelchairs that could better negotiate a wider variety of pavement and trail systems?

Sidewalks, Walkways, and ADA Requirements

- Are there other disabilities not related to wheelchairs that need to be addressed when designing pathways and sidewalks?
- Are there different ADA requirements for semi-rural and rural areas?
- Are there pedestrian concerns related to the use of permeable pavements/walkways?

Sidewalks, Walkways, and ADA Requirements

- What are the ADA and municipal requirements with respect to street trees (uplifting sidewalks), etc. Are these a disincentive to planting street trees?

Sidewalks, Walkways, and ADA Requirements

What are the hurdles to:

- removing fences or including pedestrian walkways that would lessen the distance pedestrians need to travel to access areas of interest (for example, removing fences through industrial areas to promote pedestrian access)
- providing stairways down hillsides so residents can walk to shopping areas/parks

Sidewalks, Walkways, and ADA Requirements

What are the hurdles to:

- providing pedestrian pathway between houses to link cul-de-sac to commercial areas outside the subdivision
- providing pedestrian gate to back of big-box stores such as grocery stores to pedestrians need not walk around a block to gain access.)?

Final Reminders

- Meeting Materials
 - E-mail
 - www.scvurpppp.org
- Overcoming Hurdles Workshop
 - Thursday January 29, 2004
- Next LUS Meeting
 - Wednesday, February 11, 2004
- Acknowledgements

Guidance on Site Design Techniques

- 🔥 BASMAA's *Start at the Source*, 1999
 - 💧 Under “new” at www.scvurppp.org
- 🔥 California Stormwater BMP Handbooks, 2003
New Development and Redevelopment
 - 💧 www.cabmphandbooks.com
- 🔥 Center for Watershed Protection
 - 💧 www.cwp.org