

Amendment #1 to Council Bill (CB) 117430

YELLOW

Sponsor: Licata

Planning, Land Use and Sustainability (PLUS) Committee – June 13, 2012

(Note: This amendment was originally presented at the May 23, 2012, PLUS Committee Meeting as Amendment #5. No action was taken.)

Retain existing parking requirements for Major Institution hospitals that are located in Urban Centers and Station Area Overlay Districts

CB 117430 would eliminate minimum parking requirements for Major Institutions in Urban Centers and Station Area Overlay Districts. This amendment would revise the legislation to retain existing minimum parking requirements for hospitals that are located in those areas.

The specific changes this amendment would make to CB 117430 are shown below in double underline and ~~double strikethrough~~. The baseline text is taken from Version 24 of CB 117430.

Section 20. Section 23.54.015 of the Seattle Municipal Code, which section was last amended by Ordinance 123649, is amended as follows:

23.54.015 Required parking

Table A for ((Section)) 23.54.015 PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS			
Use			Minimum parking required
I. General Nonresidential Uses (other than institutions)			
A.	AGRICULTURAL USES		1 space for each 2,000 square feet
B.	COMMERCIAL USES		
	B.1.	Animal shelters and kennels	1 space for each 2,000 square feet
	B.2.	Eating and drinking establishments	1 space for each 250 square feet
	B.3.	Entertainment Uses, general, except as noted below (1)	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats
		B.3.a	Adult cabarets
		B.3.b	Sports and recreation uses
	B.4.	Food processing and craft work	1 space for each 2,000 square feet
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms

**Table A for ((Section)) 23.54.015
PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS**

Use		Minimum parking required
B.7.	Medical services	1 space for each 500 square feet
B.8.	Offices	1 space for each 1,000 square feet
B.9.	Sales and services, automotive	1 space for each 2,000 square feet
B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
	B.10.a. Pet Daycare Centers (2)	1 space for each 10 animals or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 animals.
B.11.	Sales and services, heavy	1 space for each 2,000 square feet
B.12.	Sales and services, marine	1 space for each 2,000 square feet
C.	HIGH IMPACT USES	1 space for each 2,000 square feet
D.	LIVE-WORK UNITS	0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
E.	MANUFACTURING USES	1 space for each 2,000 square feet
F.	STORAGE USES	1 space for each 2,000 square feet
G.	TRANSPORTATION FACILITIES	
G.1.	Cargo terminals	1 space for each 2,000 square feet
G.2.	Parking and moorage	
	G.2.a. Principal use parking	None
	G.2.b. Towing services	None
	G.2.c. Boat moorage	1 space for each 2 berths
	G.2.d. Dry storage of boats	1 space for each 2,000 square feet
G.3.	Passenger terminals	1 space for each 100 square feet of waiting area
G.4.	Rail transit facilities	None
G.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area
G.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet
H.	UTILITIES	1 space for each 2,000 square feet
II. Nonresidential Use Requirements ((with Locational Criteria)) For Specific Areas		
I.	Nonresidential uses, <u>except hospitals, ((other than institutions))</u> in urban centers or the Station Area Overlay District (3)	No minimum requirement
J.	<u>Nonresidential uses in urban villages that are not within an urban center or a Station Area Overlay</u>	<u>No minimum requirement</u>

**Table A for ((Section)) 23.54.015
PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS**

	Use	Minimum parking required
	<u>District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the nonresidential use. (3)</u>	
((J-))K.	Nonresidential uses (other than institutions) permitted ((in on the ground floor)) in MR and HR zones pursuant to Section 23.45.504.	No minimum requirement

Footnotes for Table A for ((Section)) 23.54.015

(1) Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

(2) The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

(3) The general requirements of lines A through H of Table A for ((Section)) 23.54.015 is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a nonresidential use fits within more than one line in Table A for ((Section)) 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of nonresidential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

**Table C for ((Section)) 23.54.015
PARKING FOR PUBLIC USES AND INSTITUTIONS**

Use		Minimum parking required
I. General Public Uses and Institutions		
A.	Adult care centers (1), (2)	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
B.	Child care centers (1), (2), (3)	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children
C.	Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) (1), (4)	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet
E.	Community clubs, and community centers not owned and operated by DOPAR (1), (5)	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
F.	Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees other than staff doctors; plus 1 space for each 6 beds
G.	Institutes for advanced study, except <u>in single family zones</u> ((as provided in line H below))	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
H.	Institutes for advanced study in single family zones (existing) (1)	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, whichever is greater
I.	Libraries (1) (6)	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
J.	Museums	1 space for each 80 square feet of all auditoria and

**Table C for ((Section)) 23.54.015
PARKING FOR PUBLIC USES AND INSTITUTIONS**

Use		Minimum parking required
		public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public
K.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
L.	Religious facilities (1)	1 space for each 80 square feet of all auditoria and public assembly rooms
M.	Schools, private elementary and secondary (1)	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
N.	Schools, public elementary and secondary (7) (8)	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
O.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate

II. General Public Uses and Institutions ((with Locational Criteria)) For Specific Areas

P.	General public uses, (and) institutions <u>and Major Institution uses, except hospitals,</u> in urban centers or the Station Area Overlay District (9)	No minimum requirement
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Footnotes for Table C for ((Section)) 23.54.015:

- (1) When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the Director of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.
- (2) The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.
- (3) A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.
- (4) When family support centers are located within community centers owned and operated by the Department of Parks and Recreation, the Director may lower the combined parking requirement by up to a maximum of 15

Table C for ((Section)) 23.54.015 PARKING FOR PUBLIC USES AND INSTITUTIONS	
Use	Minimum parking required
percent, pursuant to ((Section)) <u>subsection 23.54.020.I.</u>	
(5) Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement is one space for each 350 square feet.	
(6) When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements according to ((Section)) <u>subsection 23.44.022.L.</u>	
(7) For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table C for <u>23.54.015</u> for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.	
(8) Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.	
(9) The general requirement of lines A through O of Table C for ((Section)) 23.54.015 for general public uses, ((and)) institutions, <u>and requirements of subsection 23.54.016.B for Major Institution uses ((#s))</u> are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, <u>institution or Major ((#))Institution use</u> fits within more than one line in Table C for ((Section)) 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.	

Section 21. Section 23.54.016 of the Seattle Municipal Code, which section was last amended by Ordinance 122311, is amended as follows:

23.54.016 Major Institutions—Parking and transportation((,))

Major Institution uses are subject to the following transportation and parking requirements:

A. General Provisions.

1. Minimum requirements for parking quantity are established in subsection 23.54.016.B ((of this section)).

2. The maximum number of spaces provided for the Major Institution use shall not exceed ~~((one hundred thirty five ()))~~135((,)) percent of the minimum requirement, ~~((except))~~

unless additional spaces are approved through administrative or Council review as provided in subsection 23.54.016.C ((of this section)). For a Major Institution use in an urban center or the Station Area Overlay District, the maximum limit shall not exceed 135 percent of the minimum parking requirements calculated pursuant to subsection 23.54.016.B.2.

3. Parking requirements for Major Institutions with more than one ~~((4))~~ type of institutional use (for example, a hospital and a university), if applicable, shall be calculated for each use separately, and then added together to derive the total number of required spaces.

4. When a permit application is made for new development at an existing Major Institution and the new development ~~that~~ is not a hospital or located in an urban center or the Station Area Overlay District, parking requirements shall be calculated both for the entire Major Institution and for the proposed new development. If there is a parking deficit for the entire institution, the institution shall make up a portion of the deficit in addition to the quantity required for the new development, according to the provisions of subsection 23.54.016.B.3~~((5 of this section))~~. If there is a parking surplus~~((;))~~ above the maximum allowed number of spaces~~((;))~~ for the institution as a whole, ~~((requirements))~~ required amounts of parking for new development will first be applied to the surplus in the required ratio of long-term and short-term spaces. Additional parking shall be permitted only when no surplus remains.

5. When determining parking requirements, individuals fitting into more than one ~~((4))~~ category (for example, a student who is also an employee or a faculty member who is also a doctor) shall not be counted twice. The category requiring the greater number of parking spaces shall be used.

B. Parking Quantity Required.~~((The minimum number of parking spaces required for a Major Institution shall be as follows:))~~

1. In urban centers and the Station Area Overlay District, no parking is required for Major Institution uses, except for hospitals.
