



Land Use

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Docket DC-17-0002: Amendments to the Boulder County Land Use Code for Parking-related Uses and Regulations

Request: Review of draft Land Use Code Text amendments regarding a Multimodal Parking Facility use definition and an accessory Parking use definition. (Staff planner: Amy Oeth)

Dear Stakeholder/Interested Party,

On August 22, 2017, the Board of County Commissioners authorized Land Use staff to pursue text amendments to the Boulder County Land Use Code specific to parking-related uses and regulations.

Why: Staff identified a need for a use definition that allows for offsite parking in areas where onsite parking is constrained and where the allowance of offsite parking facilities would help maintain the character and function of the area.

This is the initial referral draft of the proposed regulations to garner feedback and make necessary changes to the draft before it starts the public hearing process. We value your comments and ideas for improvement. In this draft, staff proposes to replace the existing *Park and Ride* use with an expanded definition of a *Multimodal Parking Facility*. Staff also proposes removing provisions for *Parking* in Article 4-500 and replacing it with an accessory *Parking* use in Article 5-516.

A draft of the proposed text amendments is attached to this letter for your review. You may also view the proposed draft text amendments and future revisions in our office or online at: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-17-0002/>

The docket review process for the proposed amendments will include a public hearing before the Boulder County Planning Commission, tentatively scheduled for November 15, 2017, and a public hearing before the Boulder County Board of County Commissioners, to be scheduled within a month after Planning Commission. Public comments will be taken at both hearings. Confirmation of hearing dates and times will be published online at the link above and in local newspapers.

The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter or email with your comments. All comments will be made part of the public record. If you have any questions regarding this docket, please contact us at (303) 441-3930 or aoeth@bouldercounty.org.

Please return responses to the above address by October 18, 2017. Late responses will be reviewed as the process permits.

_____ We have reviewed the proposal and have no conflicts.

_____ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____

Attachment: DC-17-0002 - Proposed Boulder County Land Use Code changes in relation to parking.

Notes:

- Proposed changes are located in Articles 4-513 and 4-516
- Underlined text delineates proposed new language.
- Text proposed for removal is delineated through a strikethrough.

Article 4-513 Transportation Uses

Delete existing use

~~D. Park and Ride Facility~~

- ~~1. Definition: A parking area and transit facility the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.~~
- ~~2. Districts Permitted: By Special Review in all districts~~
- ~~3. Parking Requirements: To be determined through Special Review~~
- ~~4. Loading requirements: none~~
- ~~5. Additional Provisions: none~~

Replace with new use

D. ~~Park and Ride~~ Multimodal Parking Facility

1. Definitions: A public parking area and transit facility the purpose of which is to allow the parking of motor automotive vehicles and non-automotive modes to connect with a connection to mass transit, shuttle services, or rideshare programs; or a public parking area to allow the parking of automotive and non-automotive modes to service an area of public significance such as existing townsites, open space, and areas which have cultural, environmental, or historical value, where provision of on-site parking is constrained and allowing off-site parking facilities would help maintain the character and function of the area or district served.
2. Districts Permitted: In all districts, by Limited Impact Special Review for lots with 15 or less spaces or by Special Review for lots with more than 15 spaces.
3. Loading requirements: none To be determined through Special Review or Limited Impact Special Review
4. Additional Provisions: none
 - a. This use is not required to be located on a building lot or comply with the minimum lot size requirement for the district in which it is located.
 - b. Parking for uses on open space parcels controlled by a government entity shall not require further review under this section if the parking lot is in accordance with an open space management plan approved by the Board of County Commissioners.
 - c. The parking facility must meet the provisions of Article 5 of the Boulder County Multimodal Transportation Standards.

- d. Electric vehicle service equipment (“EVSE”), also referred to as a charging station, must be provided for parking lots with 15 or more automotive vehicle spaces.
 - (i) On-site installation may not be required if a more suitable location is available. Factors to be considered in determining suitability are land use impacts, proximity to employment areas, townsites or historical areas, existing or planned EVSE infrastructure in the area, electric infrastructure on-site and nearby, and location in relation to arterial roadways. In cases where on-site installation is not required, the applicant shall be subject to the *Electric Vehicle Charging Fund* standards.
 - (ii) A Level 2 or Level 3 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required for the first 15 parking spaces. For each additional 25 parking spaces, one additional Level 2 or Level 3 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required.
 - (iii) For ease of use, parking spaces with an EVSE shall be designated for electric vehicle charging, and stations are required connect to an electric vehicle charging information network.
- e. Multimodal traffic circulation systems shall be designed to mitigate conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian paths or sidewalks will connect to transit or shuttle stops, and the public area served. When an area of public significance is served, pedestrian walkways or sidewalks on the parcel will connect to existing or planned walkways to the area being served.
- f. If nighttime use is expected at the facility, lighting may be required for security and safety purposes. Lighting shall comply with Article 7-1600 Outdoor Lighting of the Boulder County Land Use Code. Additional restrictions on quantity of lights, hours of operation and lighting locations may be determined through the applicable review process.
- g. A stormwater management plan is required.
- h. Rideshare requirements will be determined during special review. Depending on the location and use of the multimodal parking facility, designated parking spots for rideshare vehicles may be required.

Article 4-516 Accessory Uses

Remove Parking from Article 4-500

4-500

V. Parking

1. ~~The quantity and location of vehicle parking shall be appropriate for the site and use characteristics. A deviation in the number of required parking spaces as described in each use classification may be appropriate based on the specific circumstances of the proposal including but not limited to available on-street parking, seasonal or temporary needs for parking, shared parking agreements, reliance on alternative modes or other transportation demand management strategies.~~
2. ~~A parking area may be shared to meet the parking requirements provided a signed agreement of sufficient length of time is provided. Revocation of the agreement will result in the loss of the dependent use until that use has provided adequate parking through other means.~~
3. ~~For multiuse facilities, the parking for the most intensive use as defined in by the Land Use Department shall control.~~

Replace with new accessory use

4-500516

W. Parking

1. Definition: A parking area
2. Districts Permitted: By right in all districts, subject to the additional provisions below and any specific provisions associated with the property's principal use.
3. Parking Requirements
 - a. The quantity and location of vehicle parking shall be appropriate for the use and site and use characteristics. A deviation in ~~Deviating from~~ the number of required parking spaces as described in each use classification may be appropriate based on the specific circumstances of ~~the a~~ proposal including without limitation but not limited to available on-street parking, seasonal or temporary needs for parking, shared parking agreements, reliance on alternative modes or other transportation demand management strategies.
 - b. A parking area may be shared to meet the parking requirements, ~~provided a~~ A signed sufficient, binding agreement for the duration the parking area that will be shared is required. of sufficient length of time is provided. Revocation of the agreement will result in the loss of the dependent use until that use has provided adequate parking through other means.
 - c. For multiuse facilities, the parking for the most intensive use as defined in ~~by~~ the Land Use Department shall control.
4. Loading requirements: ~~none~~ As needed for primary use requirements
5. Additional Provisions:

- a. Parking for uses on open space parcels controlled by a government entity shall not require further review under this code if the parking lot is in accordance with an open space management plan approved by the Board of County Commissioners.
- b. The parking facility must meet the provisions of Article 5 of the Boulder County Multimodal Transportation Standards.
- c. Electric vehicle service equipment (“EVSE”), also referred to as a charging station, must be provided for parking lots with 15 or more automotive vehicle spaces.
 - (i) On-site installation may not be required if a more suitable location is available. Factors to be considered in determining suitability are land use impacts, proximity to employment areas, townsites or historical areas, existing or planned EVSE infrastructure in the area, electric infrastructure on-site and nearby, and location in relation to arterial roadways. In cases where on-site installation is not required, the applicant shall be subject to the *Electric Vehicle Charging Fund* standards.
 - (ii) A Level 2 or Level 3 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required for the first 15 parking spaces. For each additional 25 parking spaces, one additional Level 2 or Level 3 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required. A deviation in the number of required plugs may be appropriate based on site-specific circumstances.
 - (iii) For ease of use, parking spaces with an EVSE shall be designated for electric vehicle charging, and stations are required connect to an electric vehicle charging information network.
- d. Multimodal circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian paths or sidewalks will connect to the area being served.
- e. If nighttime use is expected at the facility, lighting may be required for security and safety purposes. Lighting shall comply with Article 7-1600 Outdoor Lighting of the Boulder County Land Use Code. Additional restrictions on quantity of lights, hours of operation and lighting locations may be determined through the applicable review process.
- f. A stormwater management plan is required.
- g. For uses applying Transportation Demand Management strategies, areas reserved for rideshare vehicles shall have markings and signs indicating that the space is reserved for a rideshare vehicle.