



Memorandum Department of Planning & Development Services

To: Planning and Public Works Committee

From: Jessica Henry, Assistant City Planner *jh*
Andrew Stanislav, Planner

Date: August 23, 2018

RE: Mixed-Use Parking Analysis

*Forward to
PPW. met
8/17/2018*

Staff recently provided the Planning and Public Works Committee with information on parking requirements for mixed-use developments per the direction of the City Council. Below is information on two additional examples of larger mixed-use developments as requested by the Committee. These developments were selected based on the variety and horizontal and vertical integration of uses, the high quality of design, and their location in a thriving urban area that is highly attractive to developers seeking to engage in the quality and caliber of development demanded by Chesterfield.

Example: The Domain (Austin, Texas)

The Domain is a large scale mixed-use development encompassing over 300 acres just north of Downtown Austin, Texas. This development has expanded over multiple phases by different development groups, beginning with Simon Properties in 2007 with The Domain Phase I. While each phase has unique features, there is a commonality of a mix of residential, retail, office, and hotel uses with public spaces as depicted in the images below.

The Domain (Austin, Texas)



The full build out of The Domain area is anticipated to consist of the following land uses over a 300-plus acre site:

The Domain (per site plan at full build out)	Austin, TX Parking Calculations (from City Code)	Chesterfield Parking Calculations (from UDC)
1,857,000 SF Retail	1 per 275 SF = 6,752 spaces	5 per 1,000 SF (reg.retail) = 9,285 spaces
1,509,055 SF Office	1 per 275 SF = 5,487 spaces	3.3 per 1,000 SF = 4,979 spaces
2,448 Apartment Units	1.5 per dwelling unit = 3,672 spaces	1.75 per dwelling unit = 4,284 spaces
769 Hotel Rooms	1.1 per room = 845 spaces	1.2 per room = 922 spaces
TOTAL	16,756	19,470

Example: Avalon (Alpharetta, Georgia)

Avalon is a multi-phase mixed-use development consisting of street-level retail, apartments, offices, single- and multi-family homes, and public gathering spaces outside Atlanta in Alpharetta, Georgia. The development is mostly centralized along Avalon Boulevard, which features pockets of public spaces while buildings increase in density from the single-family residences to the west up to the 12-story Avalon Hotel and Convention Center at the east end.



Avalon’s fully built out site consists of the following land uses over an 86 acre site:

Avalon (per site plan at full build out)	Alpharetta, GA Parking Calculations (from City Code)	Chesterfield Parking Calculations (from UDC)
590,000 SF Retail	1 per 285 SF = 2,070 spaces	5 per 1,000 SF (reg.retail) = 2,950 spaces
3,000 Seat Theater	1 per 4 seats+ = 1,050 spaces	1 per 4 seats = 750 spaces
655,000 SF Office	1 per 250 SF = 2,620 spaces	3.3 per 1,000 SF = 2,161 spaces
526 Apartment Units	2 per dwelling unit+ = 1,077 spaces	1.75 per dwelling unit = 920 spaces
101 For-Sale Units	2 per dwelling unit = 202 spaces	2 per dwelling unit = 202 spaces
325 Hotel Rooms	1 per room+ = 431 spaces	1.2 per room+ = 740 spaces
TOTAL	7,450	7,723

Both developments are large in scale and feature a variety of uses and densities. Each project also has valet services available as well as on-street, surface, and garage parking capabilities. The City of Chesterfield’s parking requirements closely align with those of Alpharetta, Georgia, and the Avalon development is built on an 86 acre site, which is similar to tracts of land within Chesterfield’s Urban Core that might develop or redevelop as a mixed use development. On the other hand, the Domain in Austin, Texas is a much larger development spread across a 300 acre site and this, along with the thriving urban nature of Austin, may explain the difference in the two City’s code requirements.

However, it’s important to note that neither the Domain nor the Avalon is actually parked at the rate generated from the respective code calculations. Rather, parking reductions have been applied in both cases based on parking demand studies and peak parking hours. For example, the required number of parking spaces at Avalon was reduced by 25 percent as a result of a shared parking program, and the development also has private gated parking for residents. As mentioned in the previous memo, parking codes, including the UDC, typically include a process for reviewing parking demand studies based on unique characteristics of the development that focus on

the mix of uses, size of the development, and its location within the broader context of the community. Both Avalon and The Domain are located within larger urban regions outside major cities and serve as destinations, contributing to the overall patronage of each development and levels of demand. A master plan for each of these developments is attached for the Committee's reference.

Recommendation

After reviewing this additional information in conjunction with the City of Chesterfield's current requirements, Staff continues to recommend that no changes be made to the UDC at this time.



LEGEND

 SINGLE FAMILY RESIDENTIAL	 RETAIL/RESTAURANT	 THEATER	 HOTEL/CONFERENCE CENTER
 RESIDENTIAL OVER RETAIL	 OFFICE LOFTS OVER RETAIL	 MID-RISE OFFICE	

Existing		Future	
Retail	632,000 sf	Residential	687 Units
Residential	1003 Units	Office	1,500,000 sf
Office	1,341,000 sf	Park	1 ac + 1.5 Mi
Hotel	311 rooms		Hike & Bike Trail

Existing	
Residential	595 units
Park	9 Acres + 0.5 Mi
	Hike & Bike Trail

Future	
Residential	1,200 Units



Existing	
Retail	525,000 sf
Residential	425 Units
Office	75,500 sf
Hotel	128 rooms

Totals (272 Acres)

Existing	
Retail	1,800,000 sf
Residential	2,820 Units
Office	1,958,000 sf
Hotel	775 rooms (4 Hotels)
Park	9 Ac + 0.5 Mi
	Hike & Bike Trail

Total Projected at Full Build Out

Retail	1,800,000 sf
Residential	5,000 Units
Office	3,000,000 sf
Hotel	775 rooms
Park	10 Ac + 2.0 Mi
	Hike & Bike Trails

Existing	
Retail	700,000 sf
Residential	425 Units
Office	92,555 sf
Hotel	330 rooms

The Domain Master Plan