Overview

- Background
- Literature Review
- Recommendations
- Potential Barriers
- Mitigation Techniques
Vision and Goals

- Current parking regulations outdated
- Parking reform would allow for Minnetonka to more fully realize its vision

Goals
- Create efficient land uses
- Facilitate mixed-use and higher density development
- Decrease impervious surface and reduce stormwater run-off
- Encourage conservation design techniques in site planning
Current Urban Form

- Suburban, low-density pattern
- 28 square miles
- 1,787 people per square mile
- Auto-reliant with sprawling parking lots

Photo from Google Maps
Current Parking Policies

- Based upon land use type and peak demand
  - Many categories
- Must be paved with asphalt, concrete, or equivalent material
- City council can reduce parking requirements if warranted by “unique” characteristics or reduced demand has been demonstrated elsewhere
Need for Change

- Many large parking lots
  - Likely underutilized and larger than necessary
  - Wasted land, loss of economic value, abundance of runoff

- Ordinances are complicated yet vague
  - Many different land types
    - Hinder development
  - Vague statements
    - “unique characteristics”
Literature Review

- Parking planning process
- Benefits and costs of parking
- Policies and tools used to address parking concerns
Parking Planning Process

- Define the land use
- Choose basis on which to set requirements
- Specify number of parking spaces
Benefits and Costs of Parking

- **Benefits**
  - Sufficient parking for customers and employees

- **Costs**
  - People primarily drive alone
  - Inducing trips
  - Environmental impacts
  - Economic impacts
Policies and Tools to Address Parking Issues

- Reduce parking minimums
- Incentivize transit
- Parking pricing
- Parking impact fees
- Shared parking
- Travel demand management
- Parking maximums
Recommendations

- Simplify parking requirements
- Reduce minimum parking regulations
- Implement a development impact fee
- Provide incentives for structure parking
Provide incentives for structured parking
Recommendations

- Simplify parking requirements
- Reduce minimum parking regulations
- Implement a development impact fee
- Provide incentives for structure parking
- Reduced parking requirements for sites with alternative transportation options
- Encourage shared parking
Encourage shared parking
Recommendations

- Allow for off-site parking
- Improve pedestrian amenities within parking lots
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Recommendations

- Allow for off-site parking
- Improve pedestrian amenities within parking lots
- Zone for additional mixed-use development
- Encourage infill development or alternative use of excessive parking
Encourage infill development or alternative use of excessive parking

Photo from Metro Transit

Recommendations

- Allow for off-site parking
- Improve pedestrian amenities within parking lots
- Zone for additional mixed-use development
- Encourage infill development or alternative use of excessive parking
- Provide incentives for permeable pavers
Potential Barriers

- Developer resistance
  - Impact fees
  - Reduced parking
- Commercial landowner resistance
  - Overflow parking
Mitigation Techniques

- Implement on a trial period
- Monitor performance
- Transparency and communication
Conclusion

- Minnetonka’s parking regulations are outdated and in need of reform
- Recommendations
- Implementation
- Parking reform will instrumental in Minnetonka achieving the vision for the city
Questions?