Outline

1. Problems with Parking
2. Goals of Minnetonka
3. Discussion of Ideas
4. Recommendations for Minnetonka
5. Conclusion and Questions
Problems with Parking

• **Equity**: non-drivers are paying a premium for a service they don't utilize

• **Environmental**: storm water runoff, urban heat island effect, loss of open space, non-impervious surfacing

• **Financial**: cost of parking spaces is being reflected in the cost of consumer goods

• **Social**: the overabundance of parking encourages automobile use as the primary mode of transportation
Goals of Minnetonka

• Create efficient land uses

• Facilitate higher density development

• Encourage conservation techniques

• Reduce stormwater runoff
Ideas from literature

• Shared parking
• Surface parking tax
• Variable priced parking
• No minimum parking requirement
• Charging for on-street parking
Parking lots change hydrology

**Before Development**

- In a natural, undisturbed watershed, most rain and snowmelt are absorbed into the ground.
- Natural cleaning of water through soil
- Groundwater Recharge
- High quality water flows from undisturbed land

**After Development**

- Rooftops and pavement cause most rain and snowmelt to run off the surface.
- Erosion from cleared vacant lot
- Man-made contaminants collect on pavement
- No Groundwater Recharge
- Storm drains and roadside ditches carry polluted water to Lake Tahoe
- Rapid flow of runoff
Polluted stormwater often flows directly to a River
Goals for managing stormwater:

- Infiltrate to reduce amount
- Slow down velocity
- Prevent and filter pollution
- Protect existing natural areas
- Mimic nature/work with the landscape
Runoff Rate Control Summary

- Developed Conditions, No Rate Control
- Native Conditions
- Developed Conditions, With Rate Control BMPs

Flow (cfs) vs Time (minutes)
BMPs start with construction

Construction reviewers periodically inspect construction sites to ensure that contractors have installed and maintained their erosion and sediment controls properly (Source: University of Connecticut Cooperative Extension System, 2000)
Pervious Pavers

BODPAVE®85 Pavers with Grass or Gravel

TYPAR 3401 Geotextile

Sand: Soil Rootzone or Gravel Bedding

Sub-base
Rain Garden Schematic

- **mulch layer**: 3 inches
- **ponding depth**: 3 to 6 inches
- **plants that fit soil conditions**
- **runoff from roof and/or driveway**
- **overflow**
- **rain garden soil mix**

Graphic by Abigail Fernance-Wu, City of Durham
Examples from Neighboring Communities

**Hopkins**
- Similar regulations to Minnetonka
- Offers shared parking for businesses
- Offers limited lot permits

**Golden Valley**
- Residential parking regulations

**Wayzata**
- Regulation of Parking devices
Recommendations
I. Do away with the minimum parking ordinance

- Do not require businesses and households to provide a certain number of parking spots

- This would reflect in the cost of consumer goods and housing value

- Businesses could adapt with an alternative payment method that would filter money back into the community
II. Offer Alternative Infrastructure

- Business should be encouraged to offer accommodations for all types of modes of transportation such as bike racks or pedestrian trails.
- Can act as an alternative to parking spaces.
- Limit surface areas parking.
III. Mixed-use & high-density development in conjunction with light rail stations

• By coordinating land uses of residential developments and transportation, this can promote the use of public transit

• Offer incentives to non-drivers
IV. Minimal Impact Design Standards

- Focus on water retention for each individual site

- Adaptive management techniques

- Allows developers to have some flexibility
V. Maintain Aesthetic Regulations
VI. Conservation Design
VII. Utilize Shared Parking

• Current regulations don't discourage this

• Stronger incentives in ordinance

• Businesses with different peak hours

• Promote mix use of parking
VIII. Developer and Public Outreach

• Develop can better understand needs/wants of community

• Community can better understand changes and development in area

• Allow easier transition for development

• Create high level of standards for area
Thank You