

MINUTES
(Recording is available)
PLANNING COMMISSION
AUGUST 3, 2017
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM

REGULAR MEETING
7:00 P.M.
AUDITORIUM

The meeting was called to order at 7:00 p.m.

1. Roll Call

MEMBERS PRESENT

Kyle Baker
Glenn Coyne
William Gaydos, Vice Chairman
Monica Jordan
Louis McMahon, Chairman

OTHERS PRESENT

Bryce Sylvester, Director, Planning and Development
Leah Rutz, Planning Intern

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **EXCUSE** the absence of Patrick Metzger and Mark Papke. All of the members voting yea, the motion passed,

2. Approve the Minutes of the July 6, 2017 meeting

A motion was made by Mr. Baker, seconded by Mr. Coyne to **APPROVE** the minutes of the July 6, 2017 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks into record.

NEW BUSINESS
COMMUNICATION

4. **Docket No. 08-15-17**

Update to the 2010 Downtown Lakewood Parking Study as Presented by Leah Rutz, Planning Intern

Leah Rutz, Planning Intern will present an update to the Downtown Lakewood Parking Study which was last updated in 2010. It includes her findings on the efficiency of downtown parking usage and recommendations for the future. (Page 2)

Mr. Sylvester provided an introduction.

Leah Rutz, Planning intern explained the update with the aid of a PowerPoint presentation and handout (both made part of record).

Some of the comments/inquiries/suggestions the Commission members made were:

- Would there be a seasonality change in the number of parking?

- Was there a fee for the INA deck in 2010?
- Signage on the parking lot kiosks that defined parking fee hours/days and the 30 minutes of free parking.
- Downtown traffic flow is terrible, especially the Detroit Avenue/Warren Road intersection and between Detroit Avenue and Andrews Avenue.
- What about accommodation of driverless cars, buses, generational populations?
- How and who would handle the logistics of shared parking?
- With completion of the downtown development project, the downtown area would expand to the east.

Ms. Rutz was commended for her diligent work and comprehensive presentation.


A motion was made by Mr. Gaydos, seconded by Mr. Baker to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Coyne, seconded by Mr. Mr. McMahon to **ADJOURN** the meeting at 7:55 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
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9. _____	_____
10. _____	_____
11. _____	_____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, August 3, 2017



The City of Lakewood
Department of Planning
and Development
www.onelakewood.com



City of Lakewood
Michael P. Summers

City Council
David W. Anderson (Ward 1)
Sam O'Leary (Ward 2)
John Litten (Ward 3)
Dan O'Malley (Ward 4)
Thomas Bullock (At-Large)
Cindy Marx (At-Large)
Ryan Nowlin (At-Large)
Clerk of Council
Mary Hagan

Planning Commission
Kyle Baker
Glenn Coyne
Vice-Chairman William Gaydos
Monica Jordan
Chairman Louis McMahon
Mark Papke
Patrick Metzger

Project Team
Bryce Sylvester, Planning Director
Alex Harnocz, Planner I
Katelyn Milius, Planner II
Leah Rutz, Planning Intern

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2007 & 2010 Recommendations Summary

Introduction

The 2017 Parking Study updates the 2010 and the 2007 Parking Studies. The 2017 study acknowledges the recommendations of the 2010 and 2007 reports, and seeks to provide a means for re-evaluating actual parking supply and demand in the district as recommendations from the 2010 and 2007 studies have implemented and parking conditions have changed. The 2010 study established a methodology for consistently measuring parking load in Lakewood's discreet districts, which was mimicked in the 2017 study.

Since 2010, a new parking code was adopted by Planning Commission and City Council, a parking study was conducted by the City and approved by Planning Commission in the Uptown Madison neighborhood, and real estate development has been brisk across the entire city. The 2017 study will allow the community to thoroughly understand parking use in the downtown district, where significant private investment is underway and planned with the construction of the Cleveland Clinic Family Health Center, the major renovation of Lakewood Center North, the final phase of the Westerly renovation commencing, and looking towards to redevelopment of the former Lakewood Hospital site. Additionally, the city is forecasting major shifts in the transportation industry over the next decade with the introduction of technological advancements in the industry such as driverless cars, as well as lifestyle demand changes with the rise of ride sharing services.

2007:

- Address the perception that parking is at capacity
- Address future parking demand as use changes
- Improve parking enforcement roles and responsibilities
- Make parking meters hours and charges consistent citywide
- Promote shared parking
- Market available parking (design standards incorporated)
 - Increase parking permit fees, encourage turnover and consider residential permitting

2010:

- Change zoning code to better reflect parking requirements
- Encourage parking operators to maintain all available parking areas, open all days of the week to the public
- Encourage shared parking arrangements
- Improve connectivity of parking to adjacent parking areas to accommodate traffic flow shifts throughout the day
- Continue to improve signage and wayfinding in the Downtown District



Detroit and Arthur Intersection, West End Boundary



Detroit and Belle Intersection, East End Boundary



Detroit and Belle Intersection, East End Boundary



Detroit and Arthur Intersection, West End Boundary

2017 Observations and Recommendations

Introduction

Following over 100 hours of surveying the district the department has made some observations and recommendations about parking in the district.

Observation #1: 59% of lots and on-street parking have the highest occupancy at 2 pm.

Recommendation: Encourage shared parking between the lots least used (such as Burger King, Dollar General, Churches) and adjacent businesses.

Recommendation: Educate the public on five minute walking radius.

Observation #2: A key contributor to the common misperception that there is not enough parking is inadequate signage.

Recommendation: Expand upon wayfinding signage plan: improve instructions at kiosks in public lots, remove towing signs when appropriate.

Observation #3: An analysis of business use and occupied square footage illustrated that Lakewood's Downtown District has a surplus of parking according to the new zoning code.

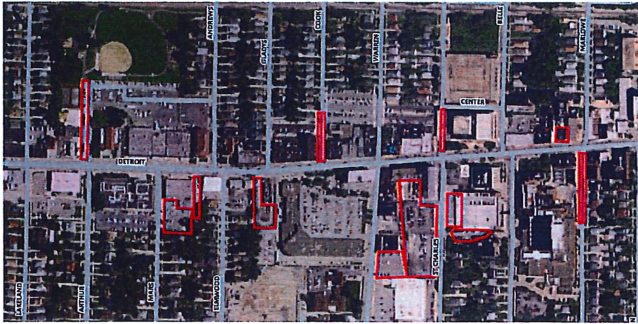
Recommendation: Consider how parking lots and structures can be repurposed when planning for a future with less parking demand. The city is forecasting major shifts in the transportation industry over the next decade with the introduction of technological advancements in the industry such as driverless cars, as well as lifestyle demand changes with the rise of ride sharing services. Incorporate additional surface storm water management, and re-developing underutilized lots.

Observation #4: Bike racks are not evenly distributed and are underutilized

Recommendation: Continue to add bike racks and bike shelters to the downtown district.

Observation #5: The public continues to have a false perception that parking is at capacity.

Recommendation: Encourage use of the Downtown Lakewood Parking Map at onelakewood.com/parkingmap.



Parking areas used least on weekends and weekdays

7

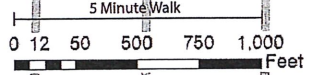
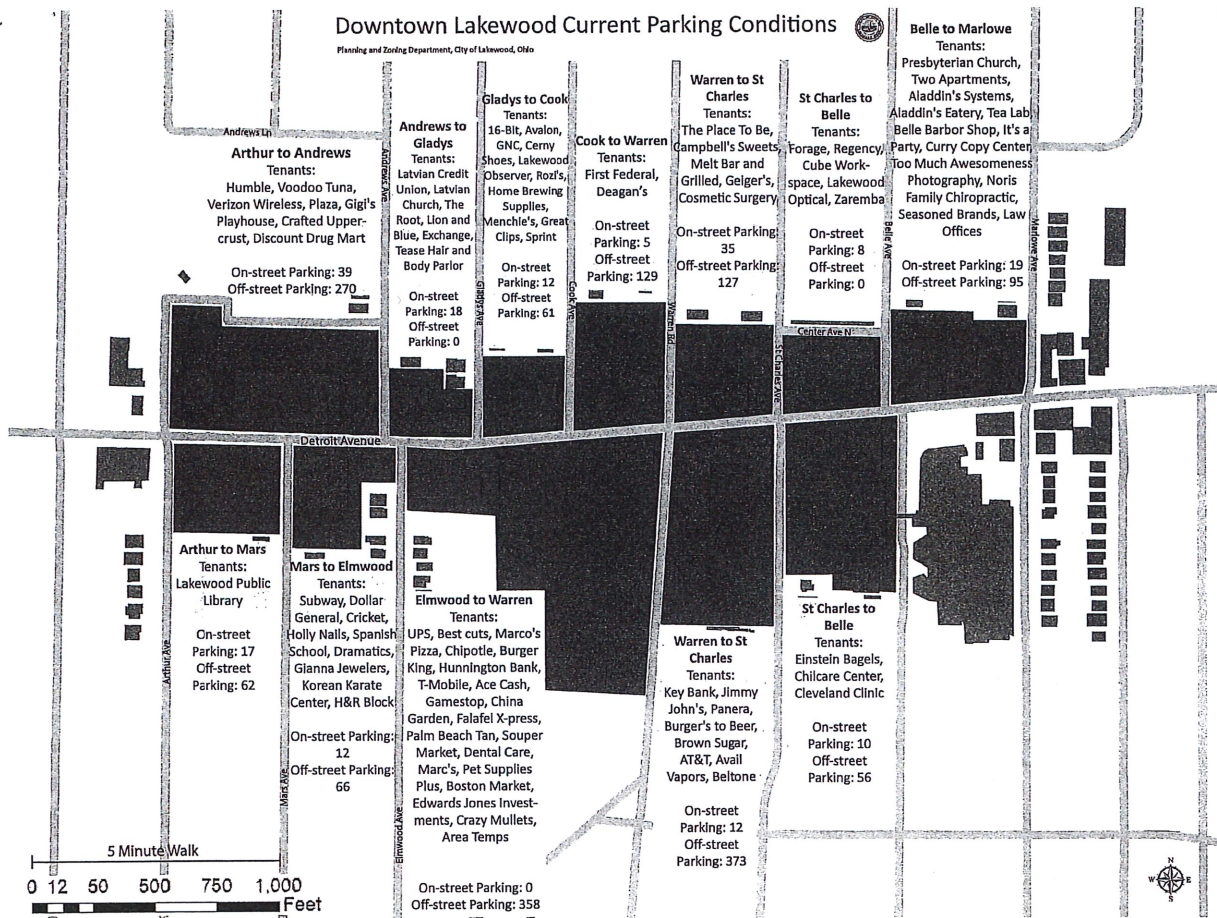
Section Two



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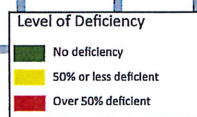
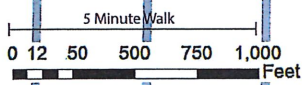
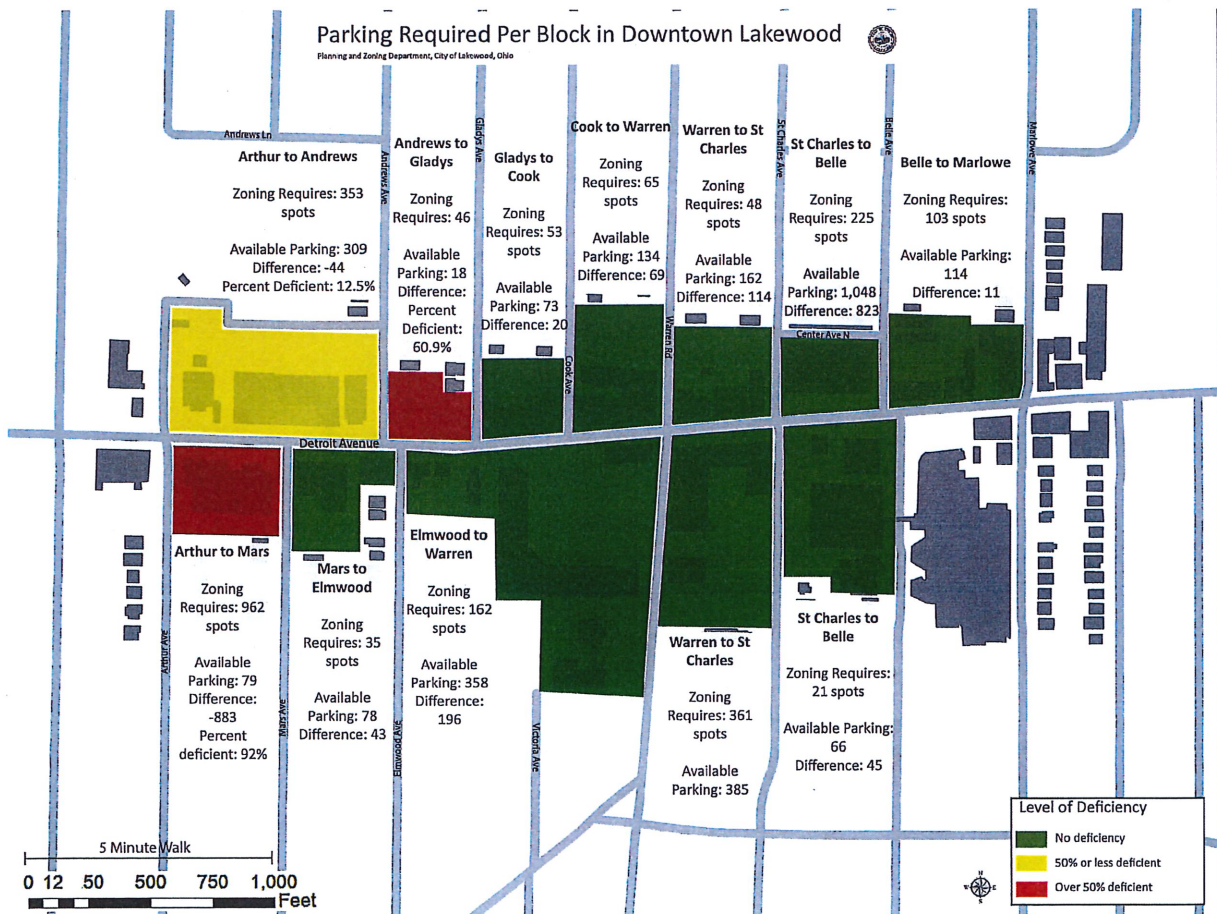
Downtown Lakewood Current Parking Conditions

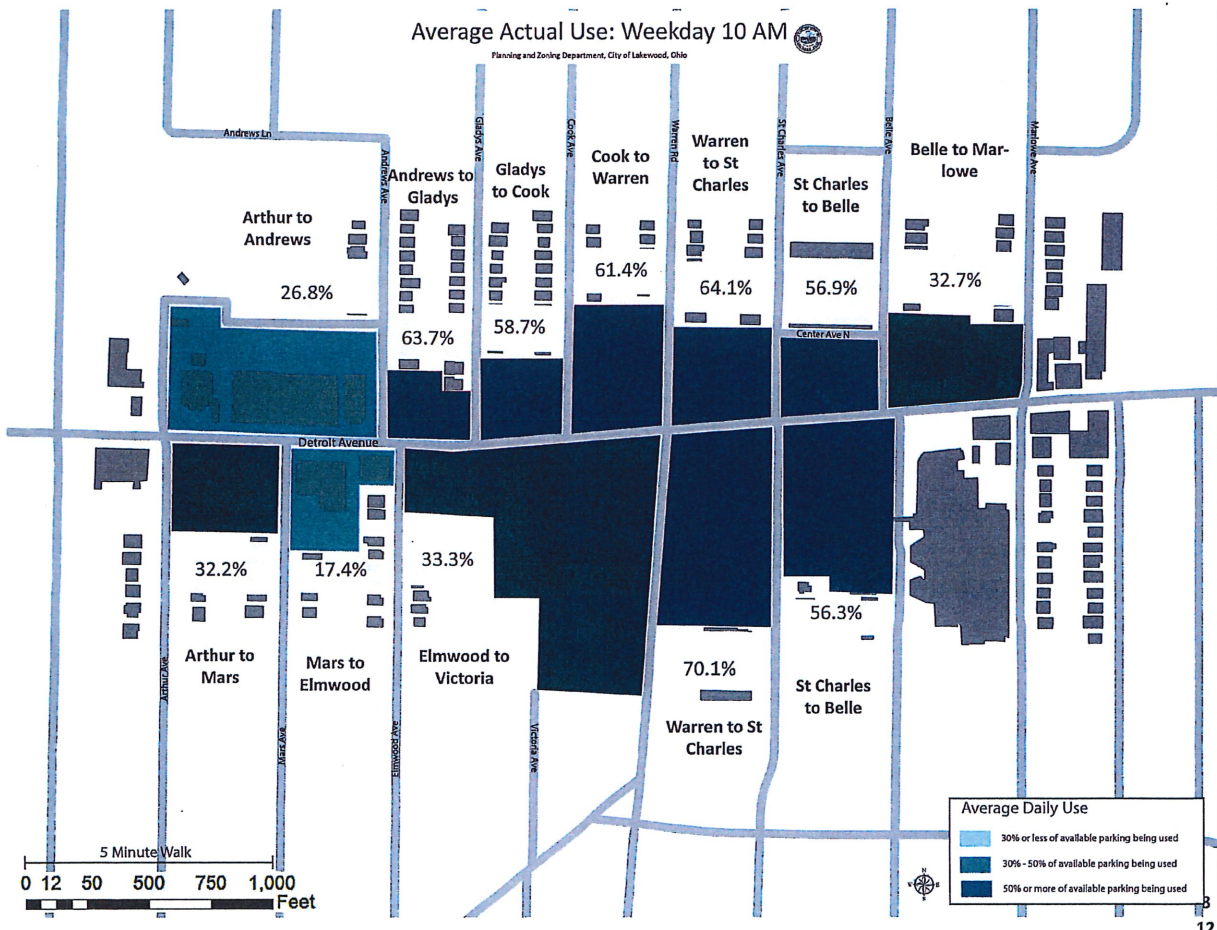
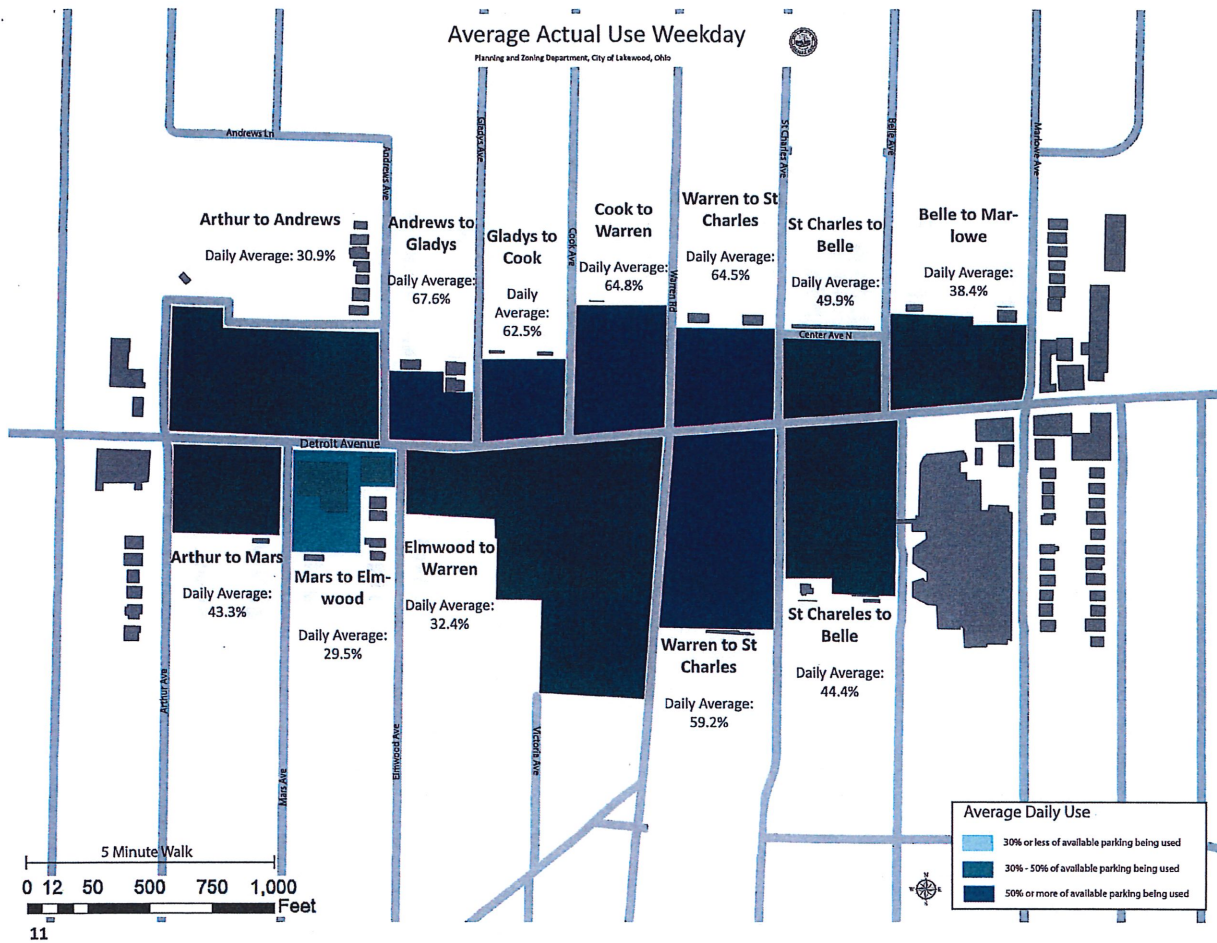
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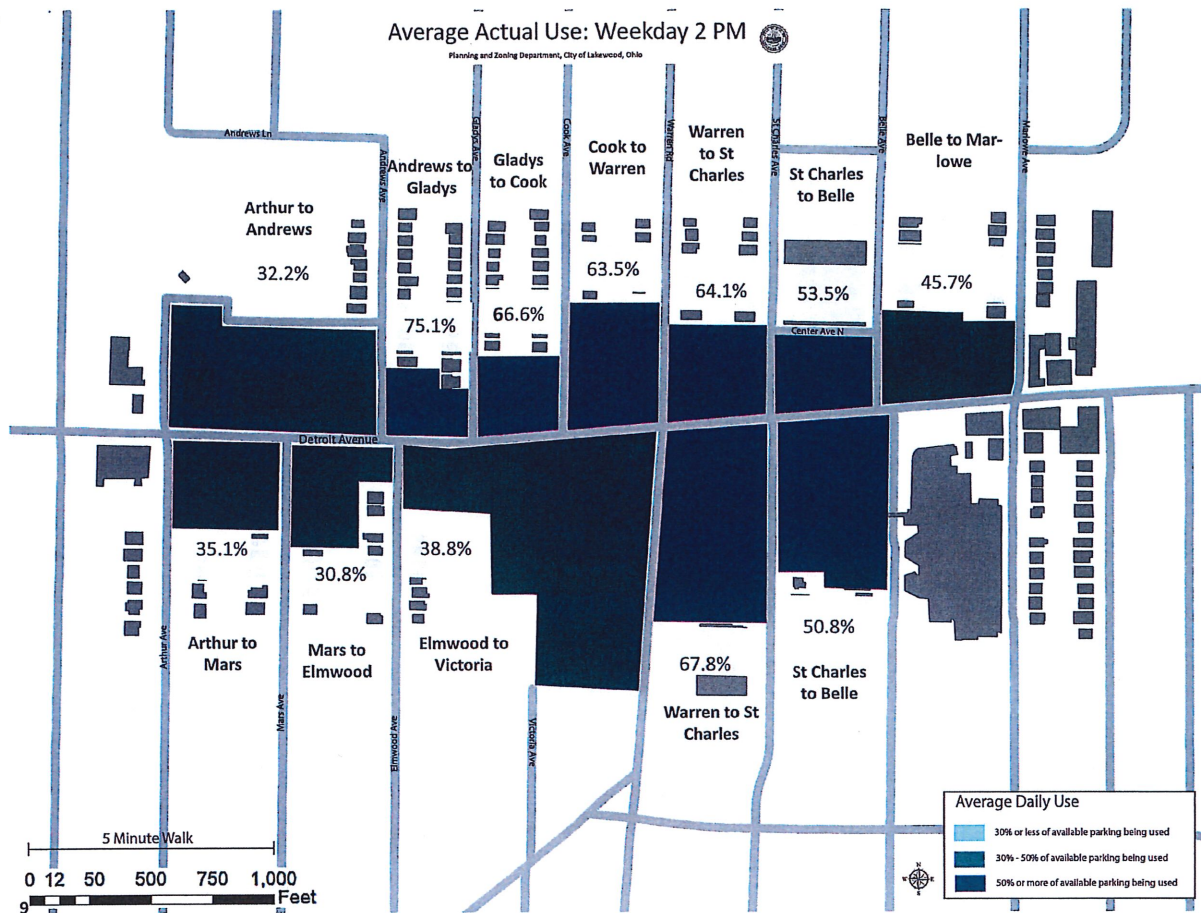


Parking Required Per Block in Downtown Lakewood

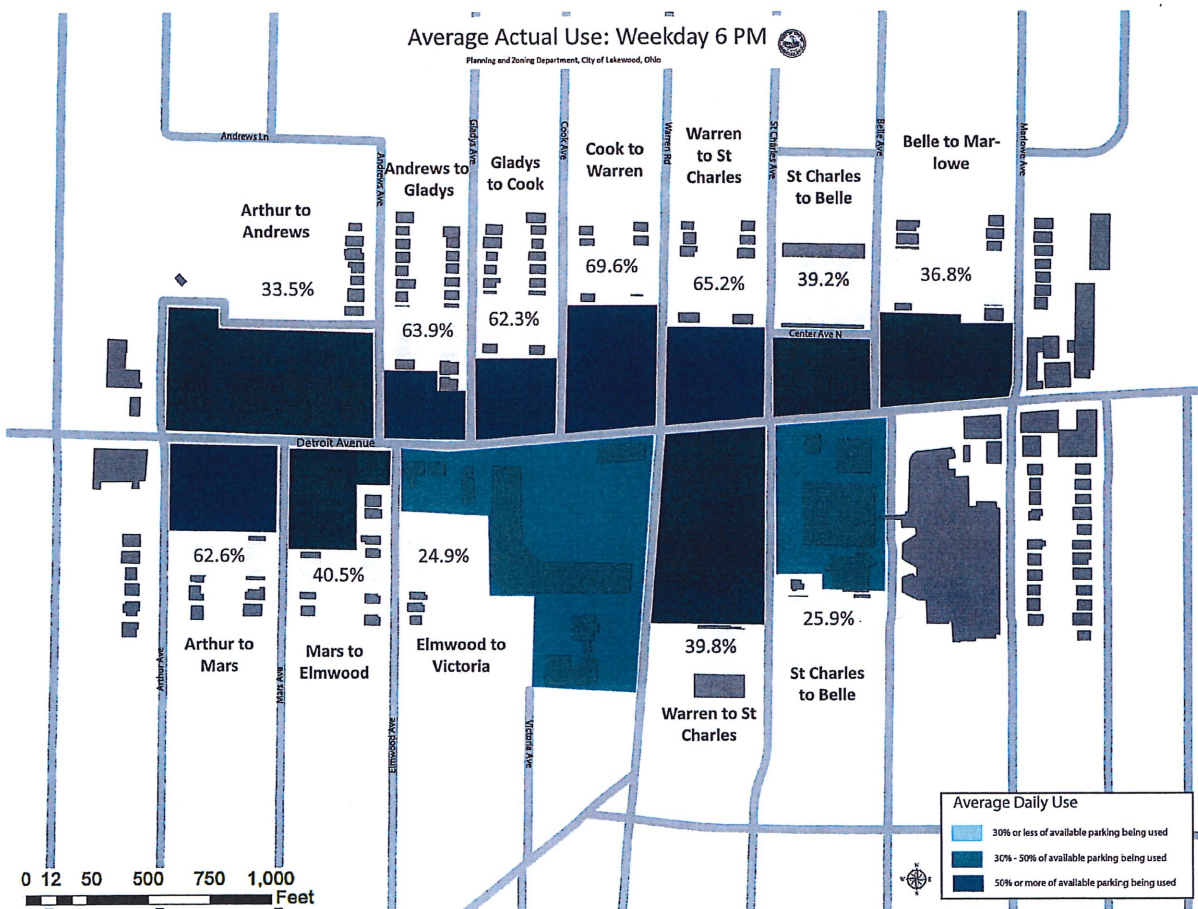
Planning and Zoning Department, City of Lakewood, Ohio







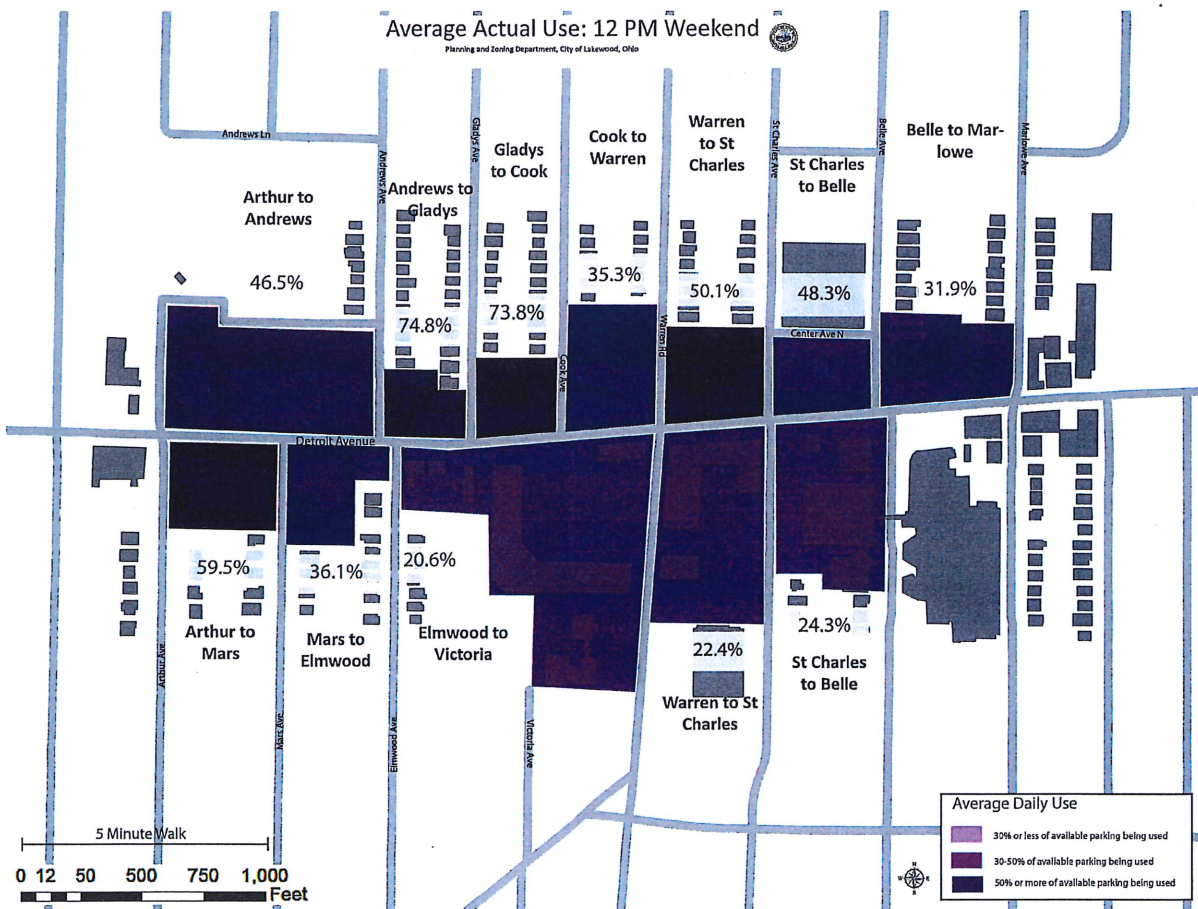
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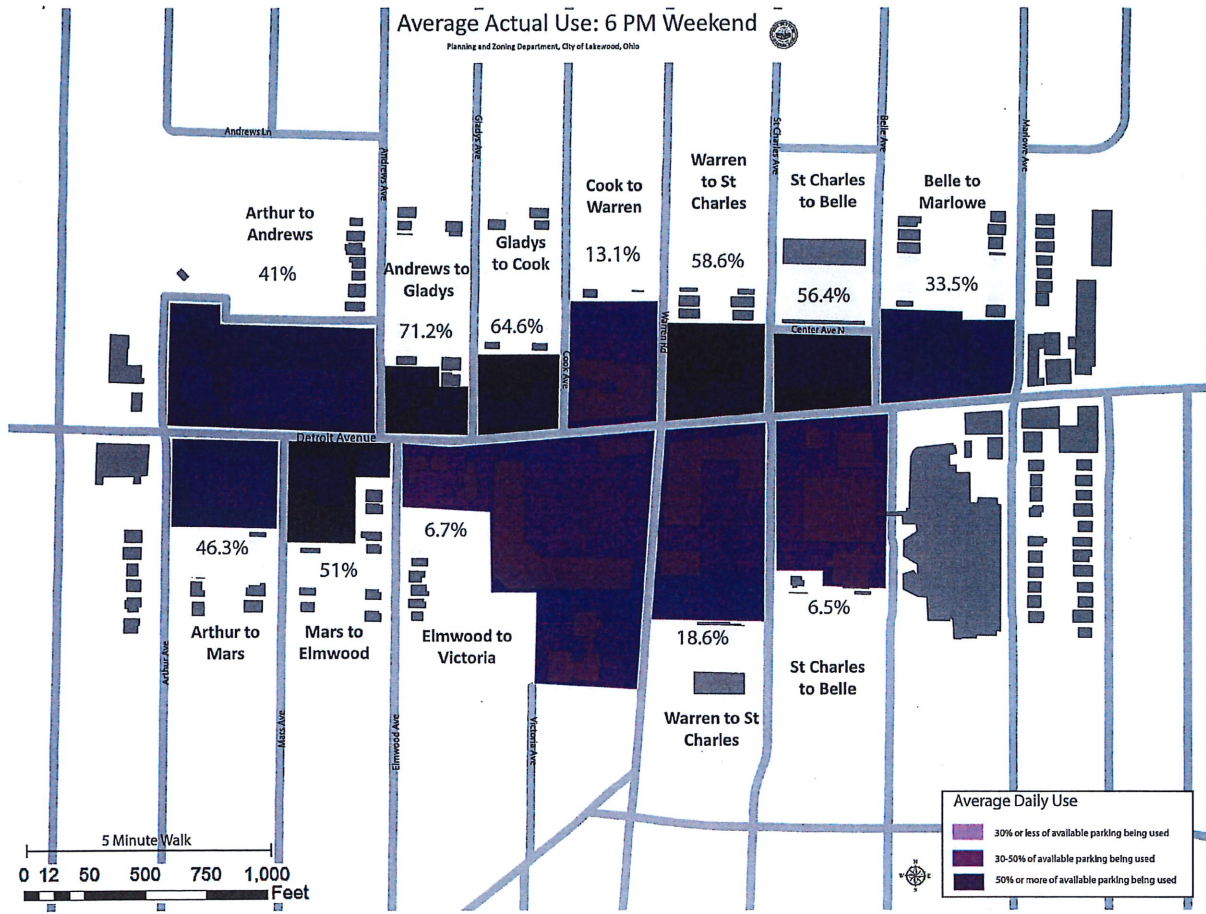
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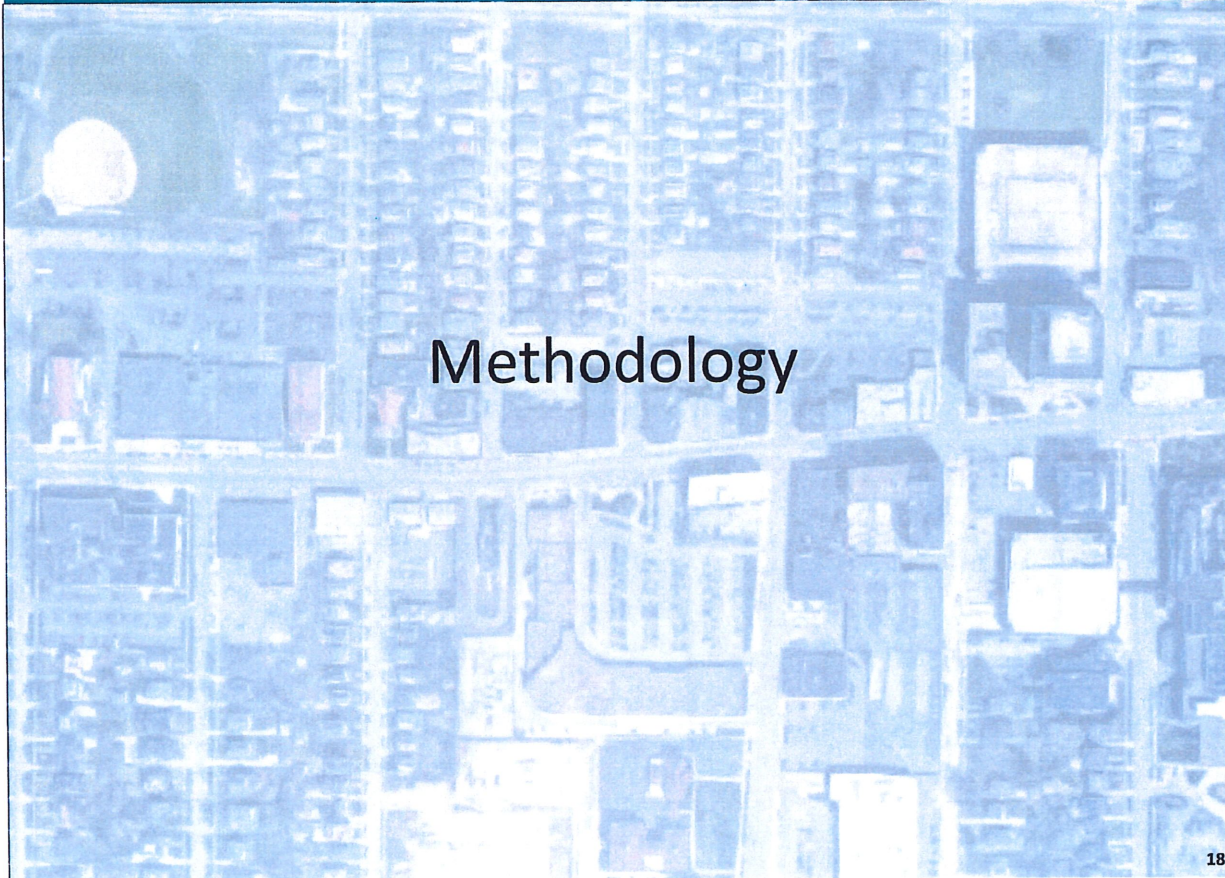
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Section Three



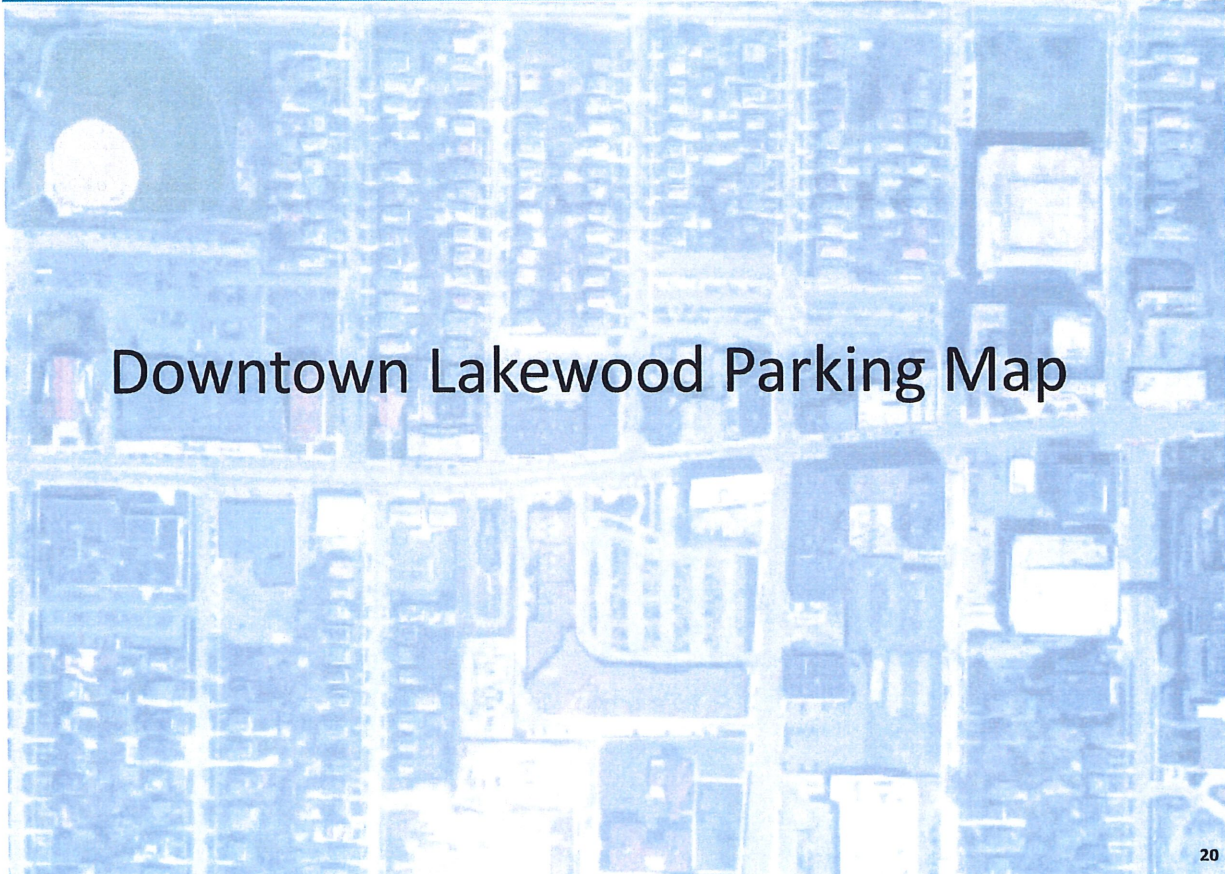
All parking spots on and adjacent to Detroit Avenue between Arthur Avenue to Marlowe Avenue were counted. Metered spots were counted as "On-Street" parking, and all surface parking lots and multi-level parking garages were counted as "Off-Street" parking. All counts for multi-level garages include the roof level.

After counting all available spaces, the department evaluated the number of parking spaces that are required per block as mandated by the Lakewood Zoning Code. GIS software and county auditor data was used to identify the square footage of all commercial spaces. Actual use was identified through field study and Building Department files. Vacant properties were calculated as a general office use. The combined data was used to determine required parking demand.

The city of Lakewood zoning code addresses parking requirements in great detail. The department utilized the schedule of uses in the Parking Code, Chapter 1143, to determine the parking requirements by use. That schedule is provided in the appendix.

Parking deficiency/surplus was measured by block. Census counts were taken at various times during weekdays and weekends to measure changes in parking trends throughout the day. Weekday counts were conducted at 10:00 AM, 2:00 PM, and 6 PM. Weekend counts were done at 12:00 PM and 6:00 PM.

Section Four



Downtown Lakewood Parking Map

The Downtown Lakewood Parking Map is an interactive tool that allows the public to access detailed information of all on and off-street parking locations in the downtown district. The average occupancy per certain intervals during the week and weekend will be available, as well as the number of total spaces within each lot, and locations and photos of bike racks along Detroit Avenue.

onelakewood.com/parkingmap

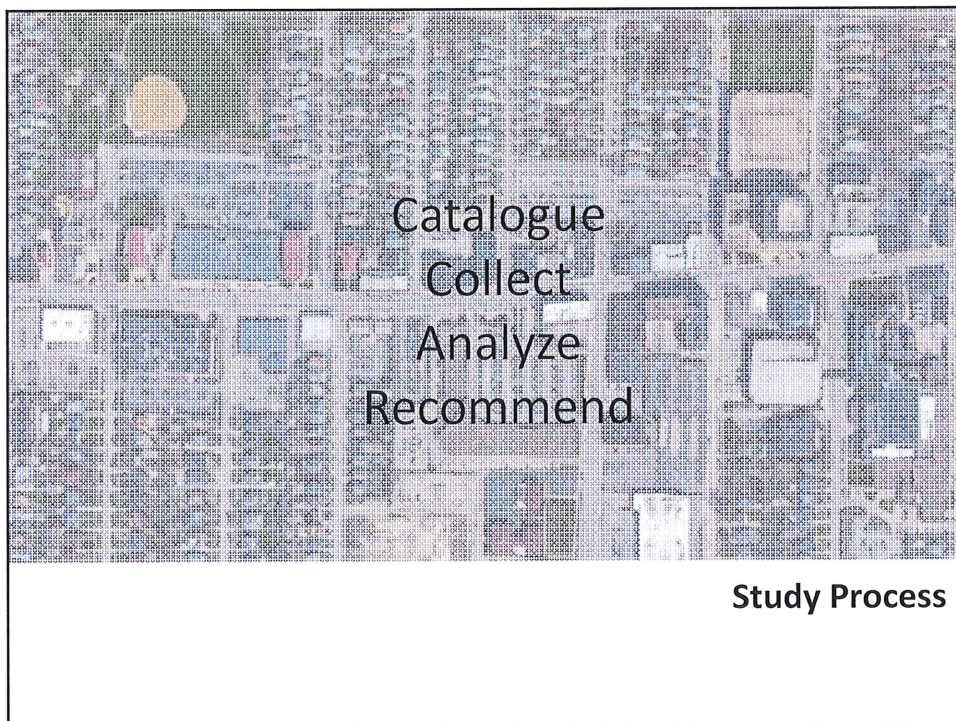


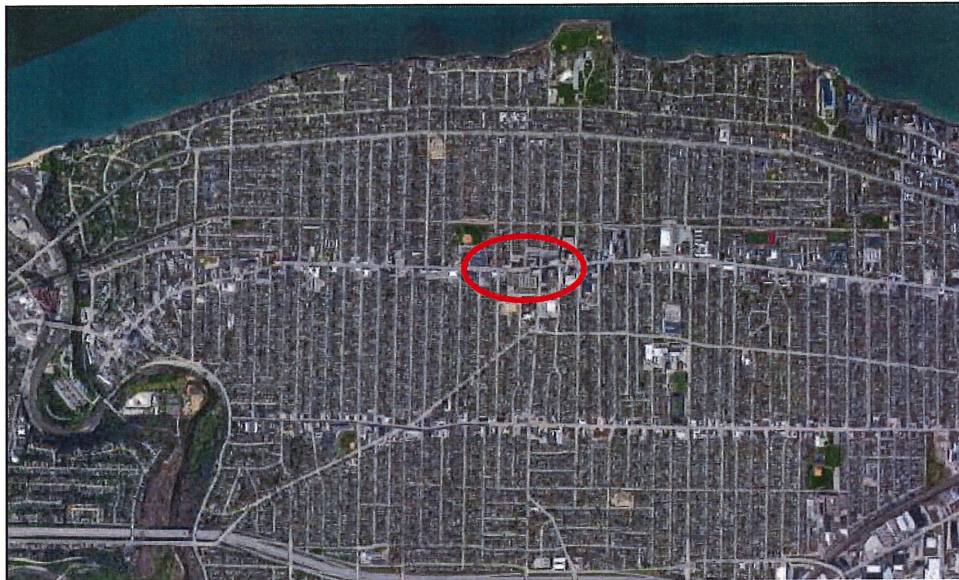
Appendix

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

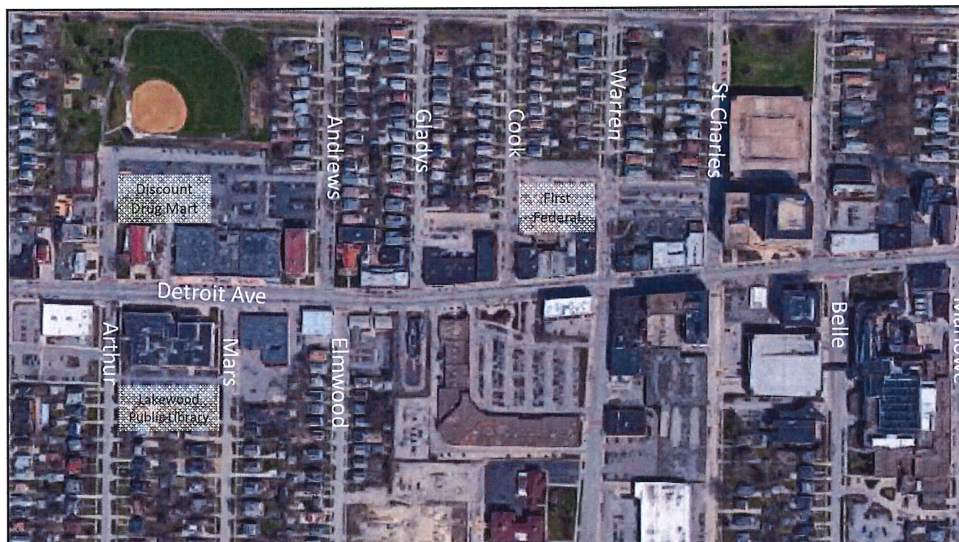
SCHEDULE OF USES AND SPACE REQUIREMENTS	
Uses	Parking Space Requirement
Residential	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.
Type B Home Occupation	Minimum is same for residential use; max. of 3, in addition to requirement for residential use.
Bed & Breakfast	Minimum is same for residential use; max. 1/guest room, in addition to requirement for residential use.
Multi-Family, Studio, 1 Bedroom, 2+ Bedroom	Min. of 1/dwelling unit; max. of 2/dwelling unit. The front yard shall not be used for off-street parking except in the Lagoon District.
Sleeping Rooms	Min. of .5/roomer; max. of 1/roomer
Senior Housing	Min. of .5/employee; max. of 1/employee or .25/dwelling unit
Group/Nursing/Convalescent/Assisted Living Home	Min. of .5/employee; max. of 1/employee or 1 space/bed
Day Care	Min. of .5/employee plus 4 drop off spaces; Max. of 1/employee plus 8 drop off spaces.

Uses	Parking Spaces Requirement
Commercial	
Retail*	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA
Office*	Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA
Car Wash	No min.; max. of 1/employee
Storage/Warehouse	Min. of 1/employee; max. of 1.5/employee
Commercial Lodging	Min. of .5/room; max. of 1/room
*Businesses occupying existing building or tenant spaces under 2,500 sq. ft. are not required to provide off-street parking.	
Industrial	
Any use described in Section 1131.02	Min. of .25/employee; max. 1.5/employee.
Wireless Telecommunication Facilities - Any use described in Section 1159.05(l)	No min.; max. 1/facility
Institutional	
Elementary, Secondary and High Schools, College, Trade School	As required by the Commission per Section 1143.09
Church	As required by the Commission per Section 1143.09
Hospital	As required by the Commission per Section 1143.09
Public Recreation	As required by the Commission per Section 1143.09
Other	
Public Assembly	As required by the Commission per Chapter 1143
Wireless Telecommunication Facilities	Pursuant to Section 1159.05(l)
Sexually Oriented Businesses	Pursuant to Section 1163.06
Mixed Use Overlay District	Pursuant to Section 1135.03(b)
Planned Development	Pursuant to Section 1156.05(e)





Downtown Lakewood



Study Area: Detroit Avenue from Arthur to Marlowe

.5 miles

36 Buildings

28 parking lots

2007:

- Address the perception that parking is at capacity
- Address future parking demand as use changes
- Promote shared parking
- Market available parking (design standards incorporated)

2010:

- Change zoning code to better reflect parking requirements
- Encourage shared parking arrangements
- Continue to improve signage and wayfinding in the Downtown District

Summary Recommendations from 2007 and 2010 Reports

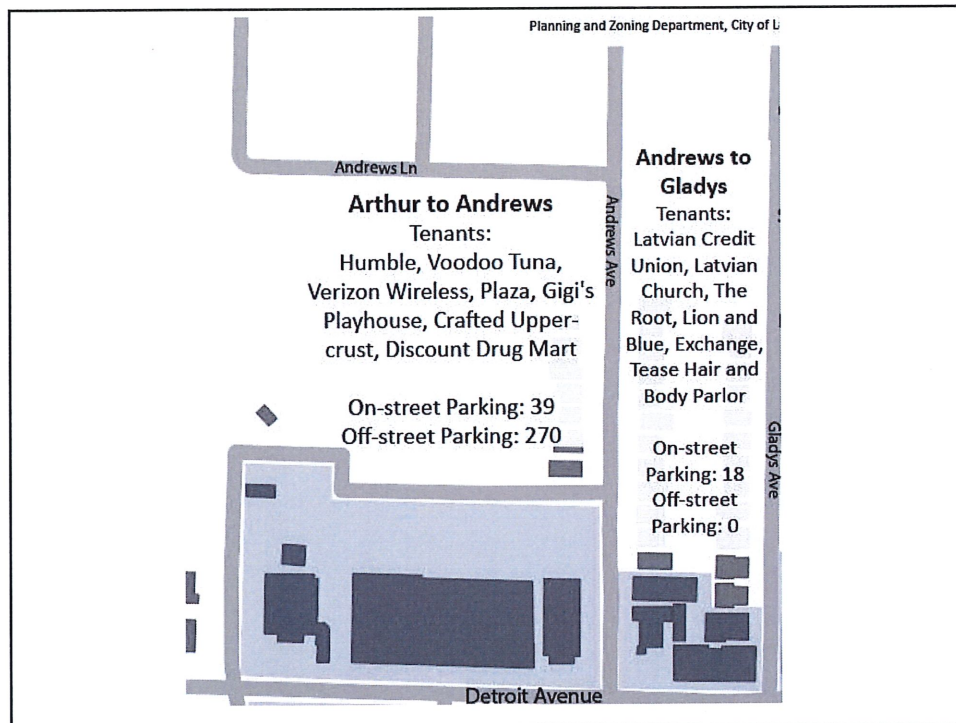
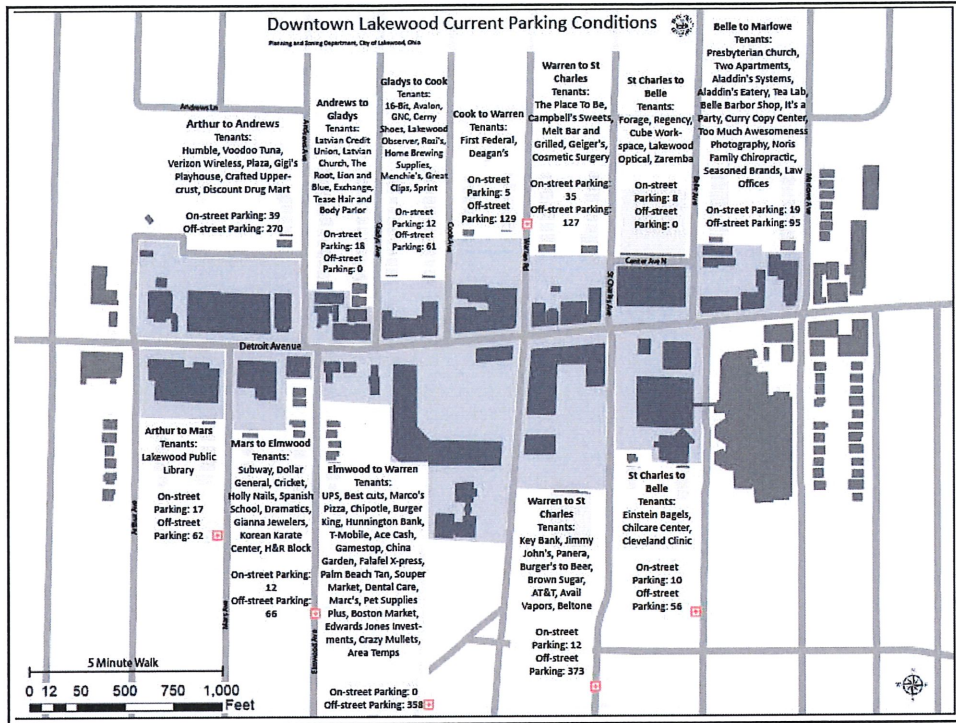
2007:

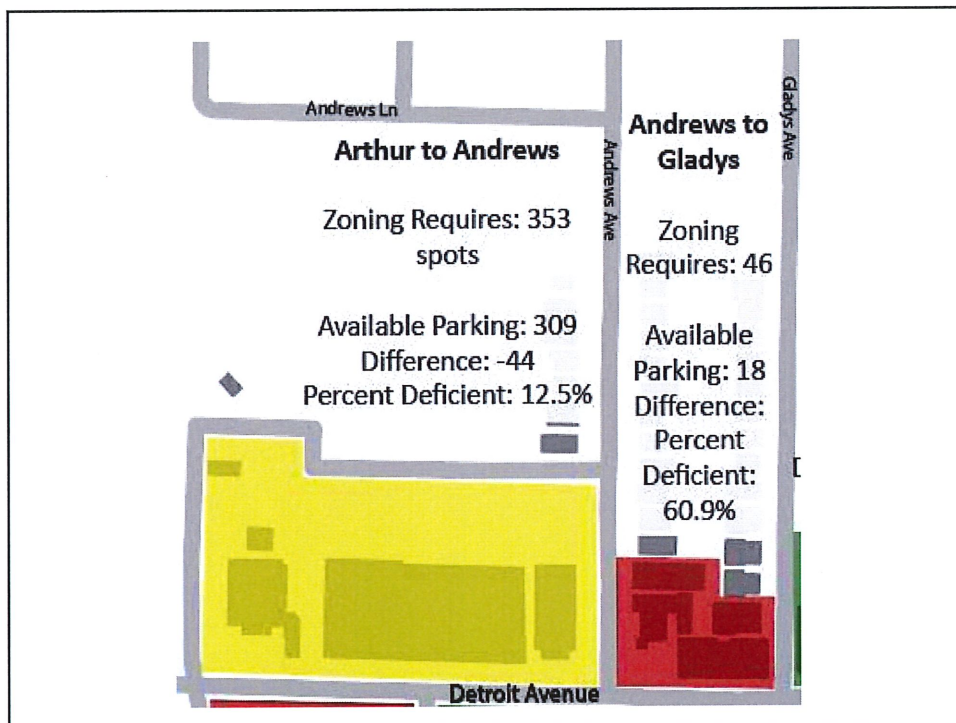
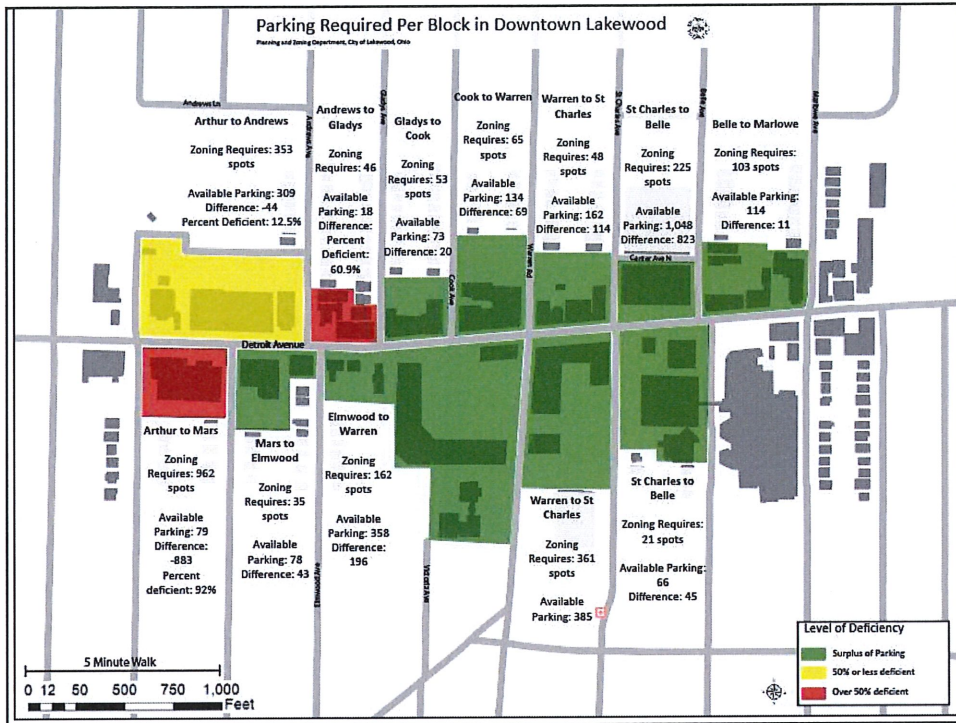
- Address the perception that parking is at capacity
- Address future parking demand as use changes
- **Promote shared parking**
- Market available parking (design standards incorporated)

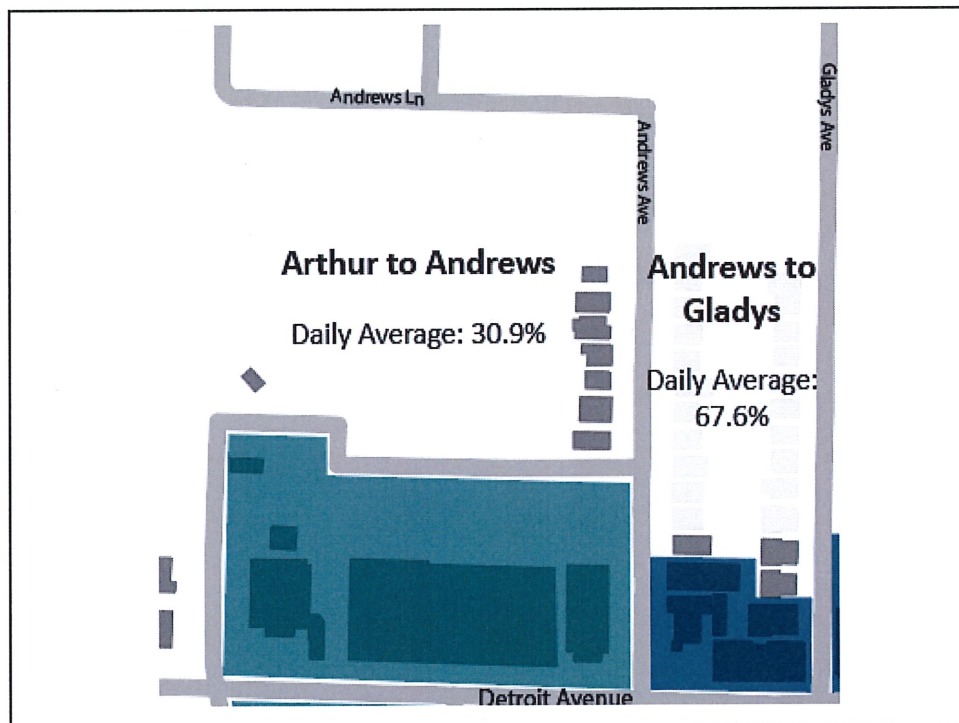
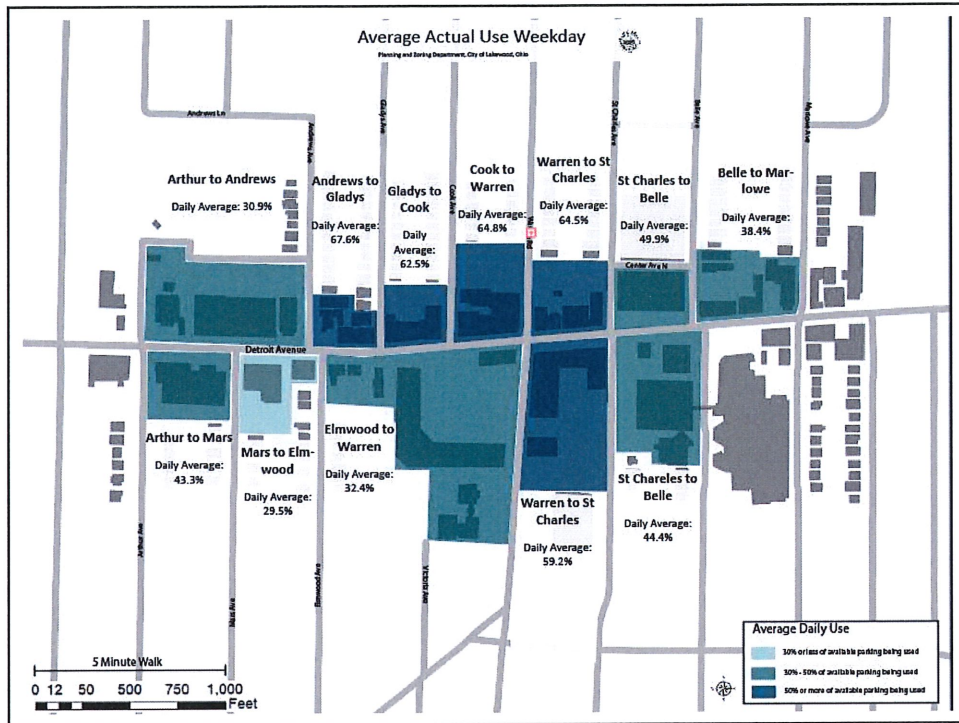
2010:

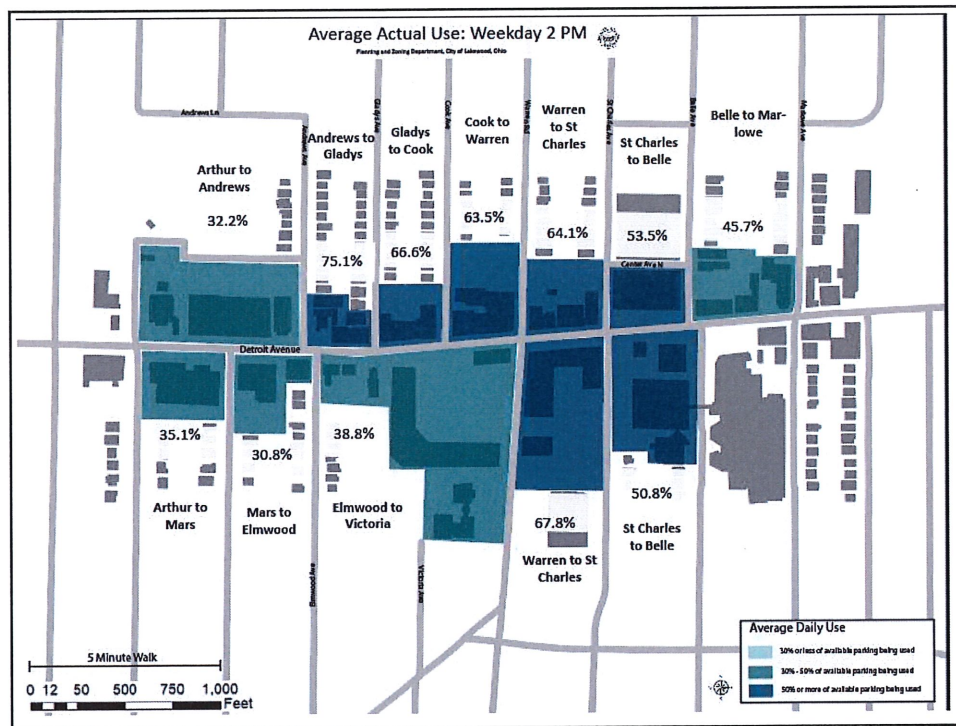
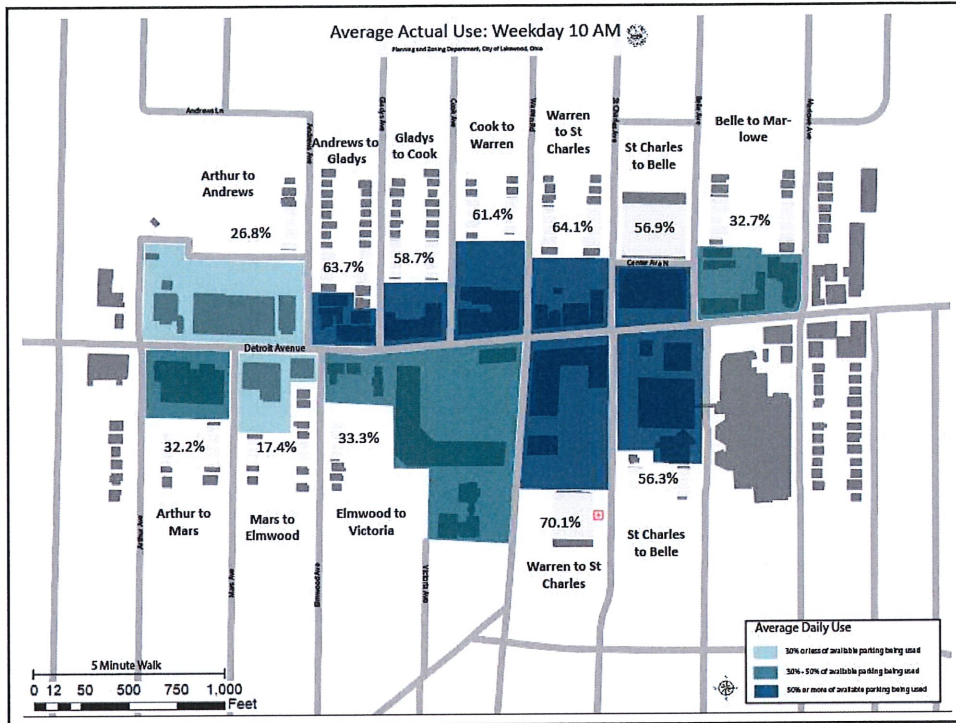
- Change zoning code to better reflect parking requirements
- **Encourage shared parking arrangements**
- Continue to improve signage and wayfinding in the Downtown District

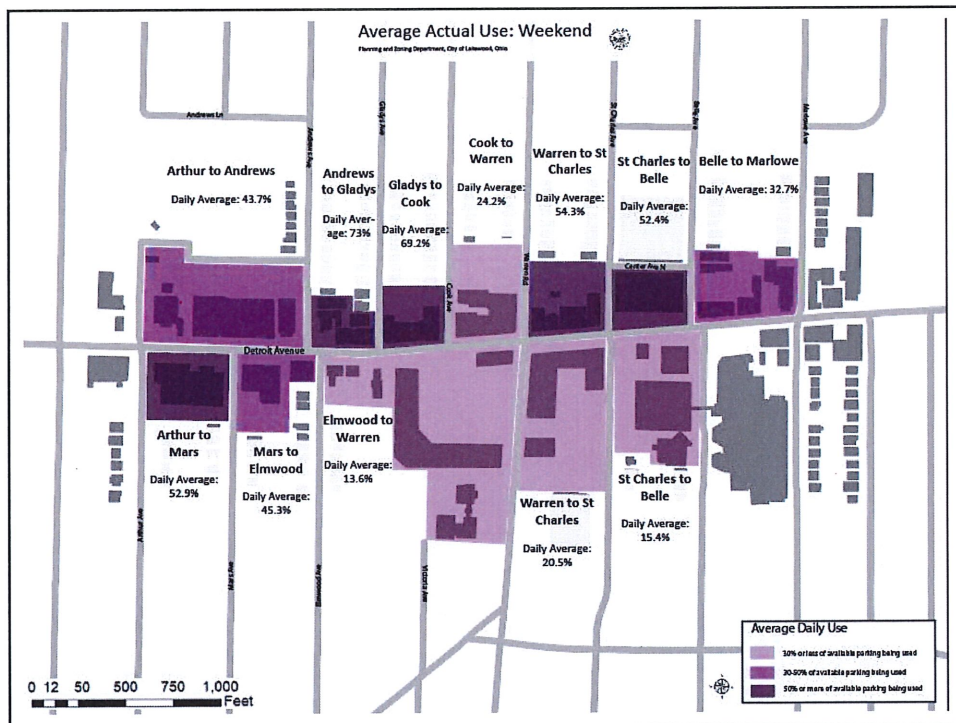
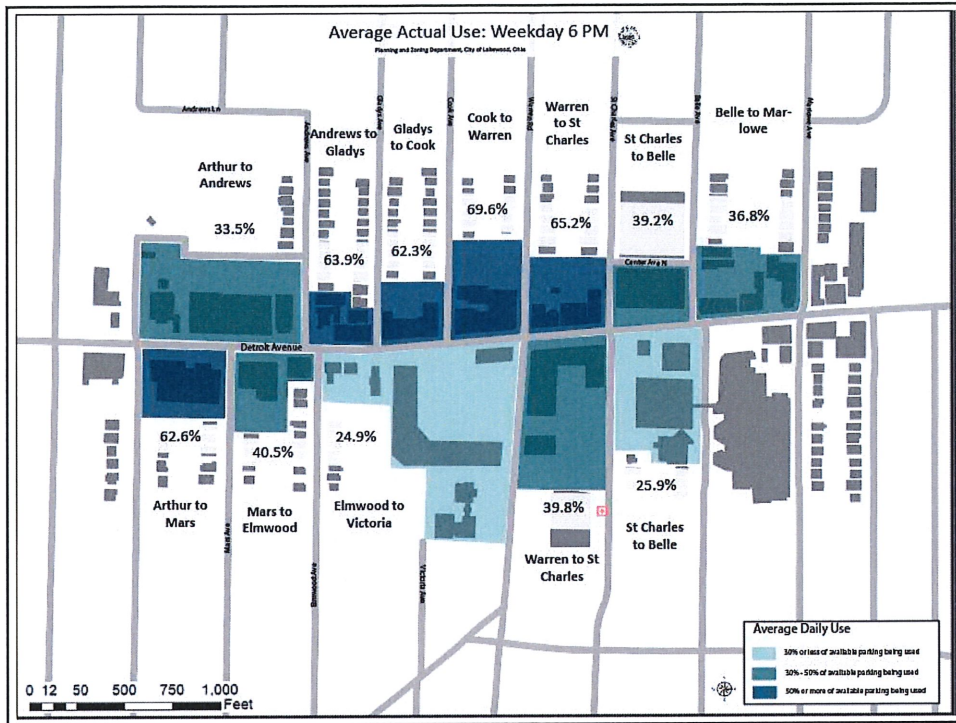
Summary Recommendations from 2007 and 2010 Reports

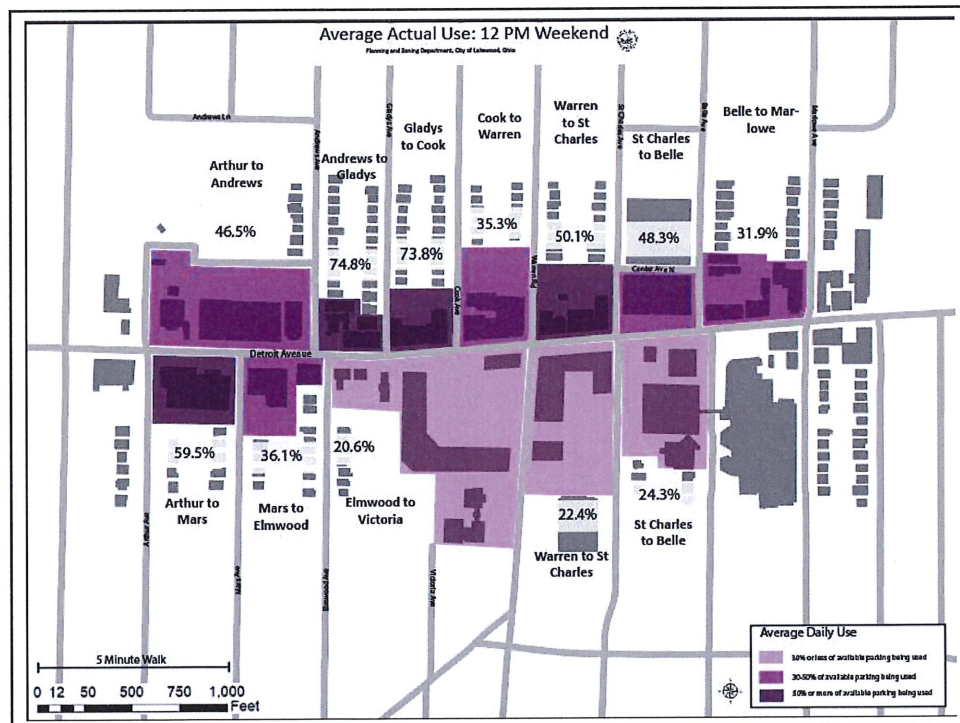
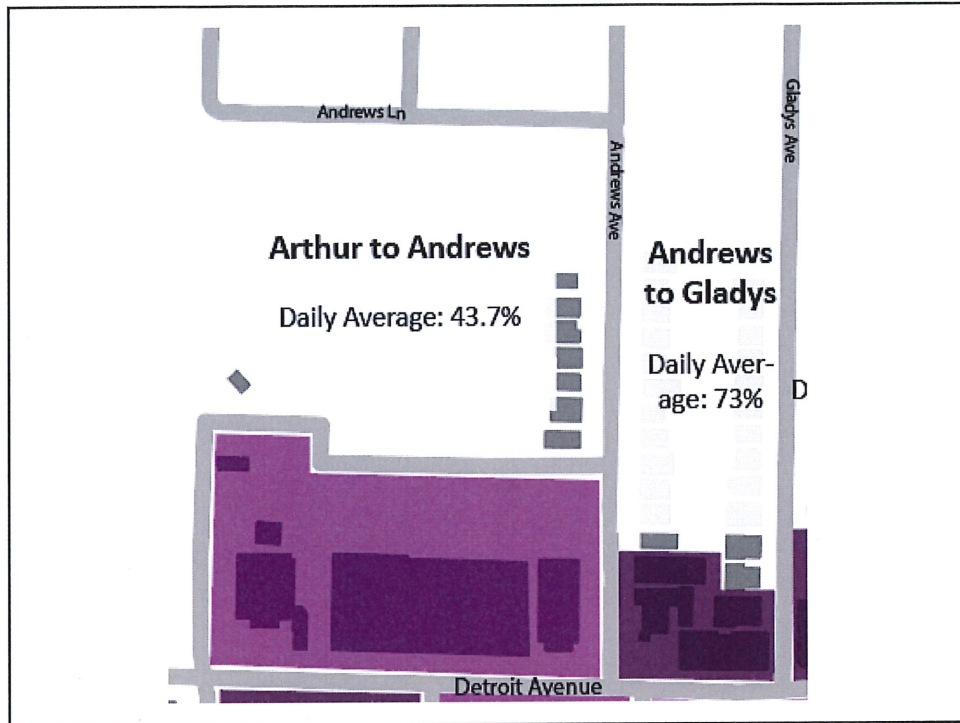


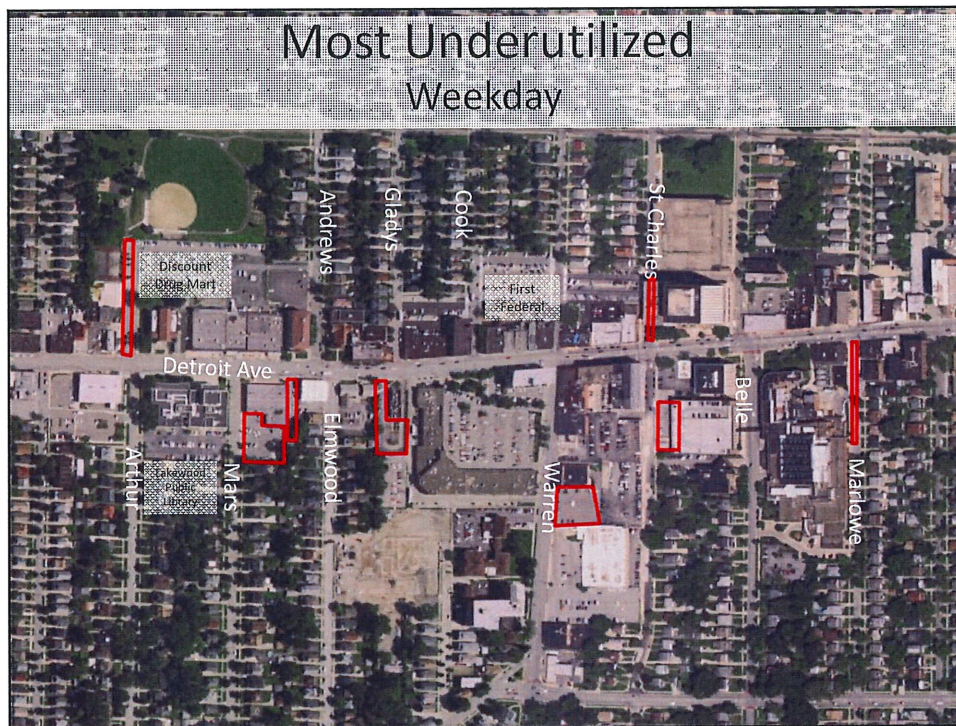
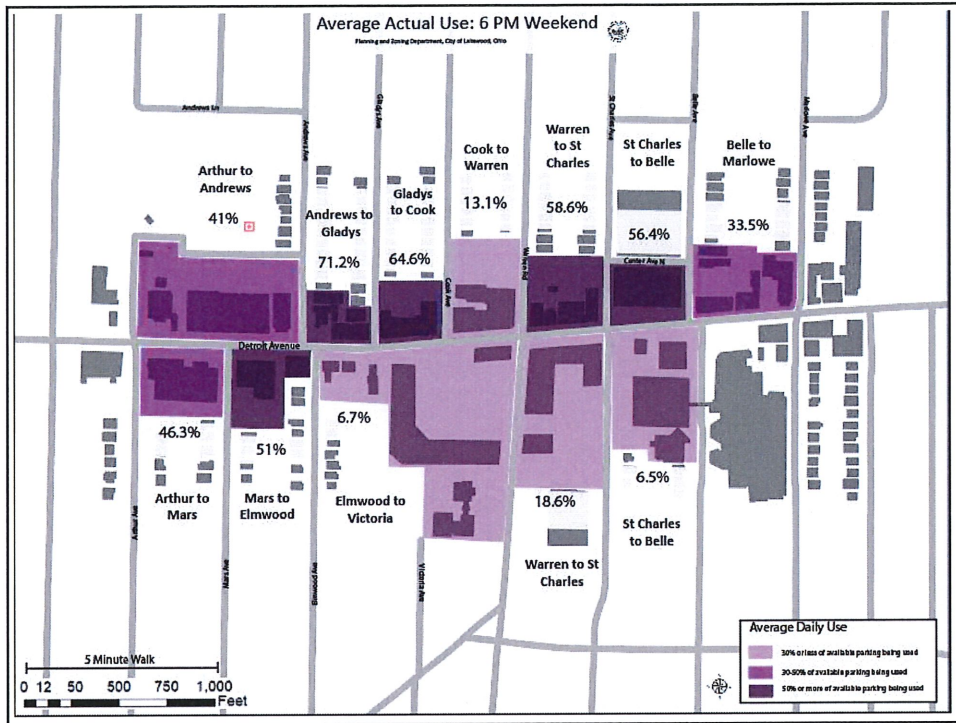


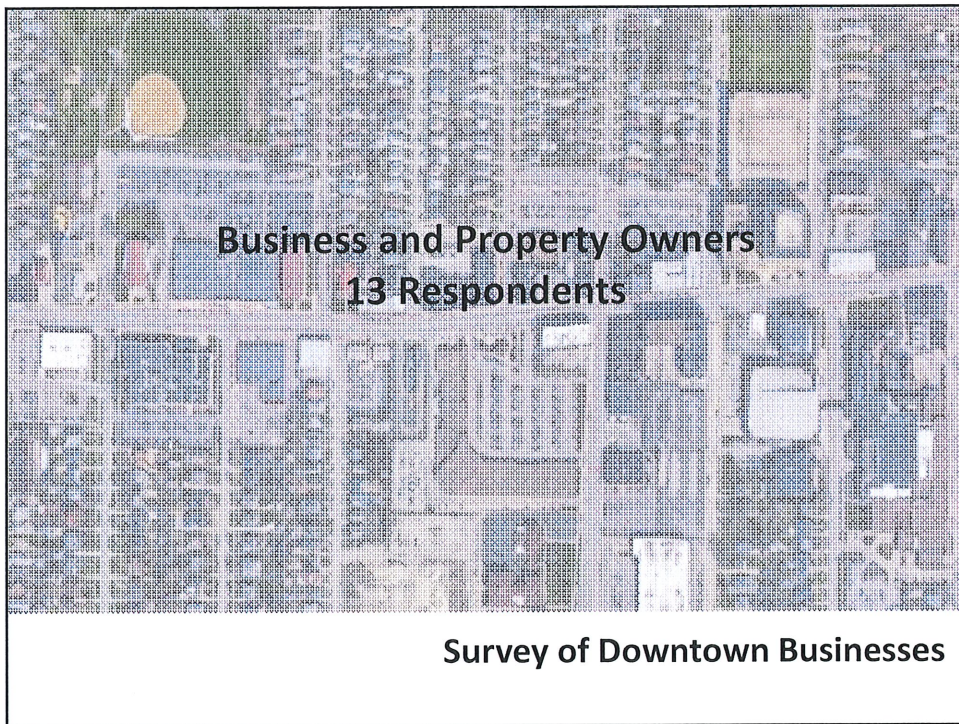
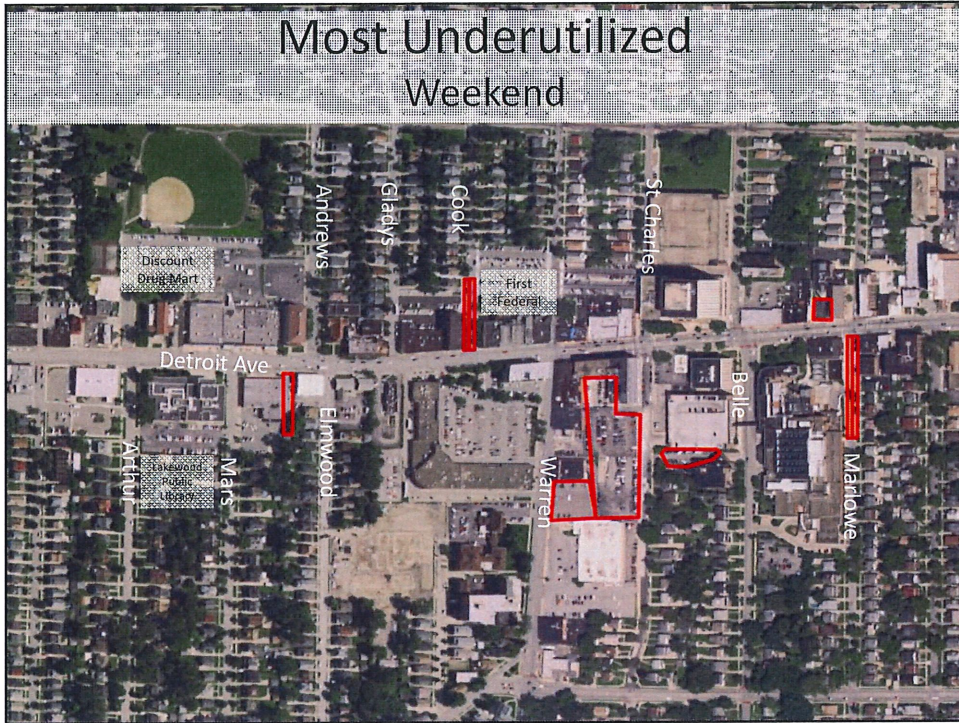


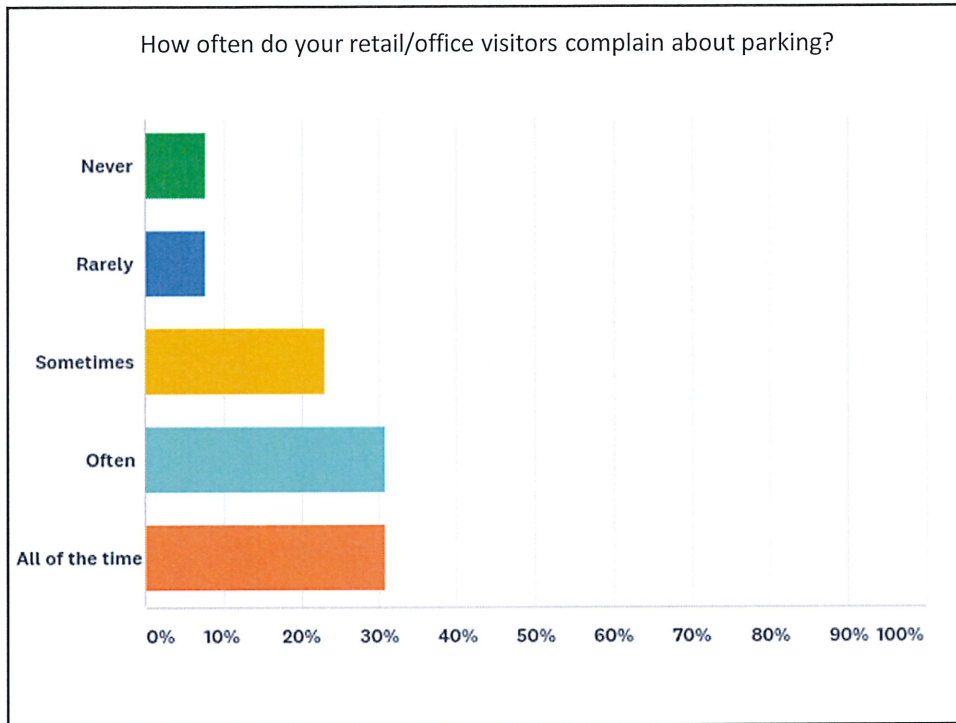








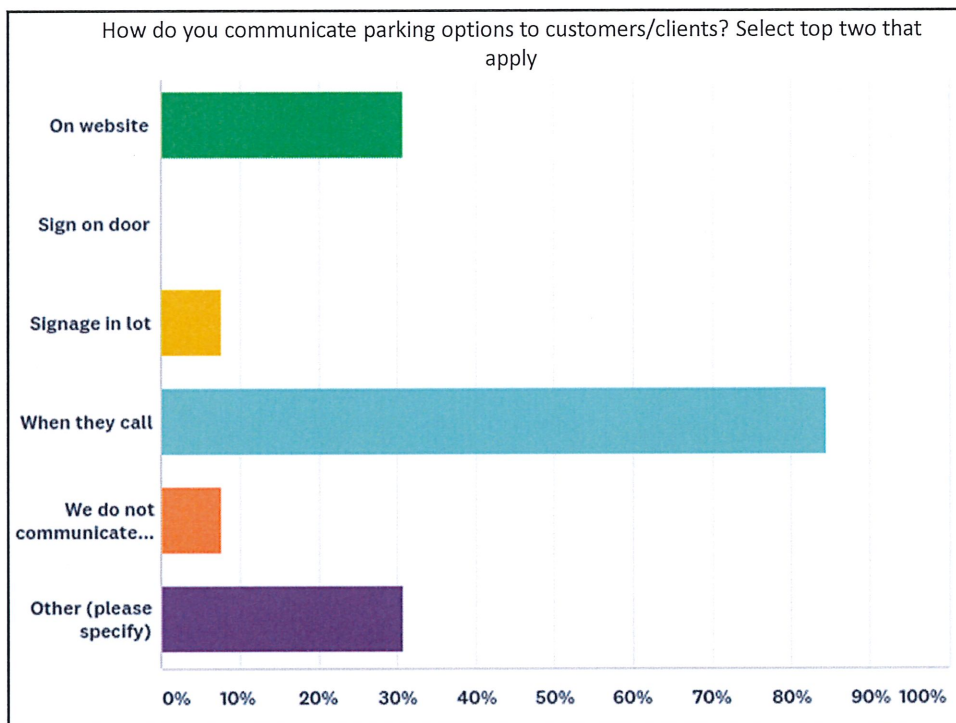
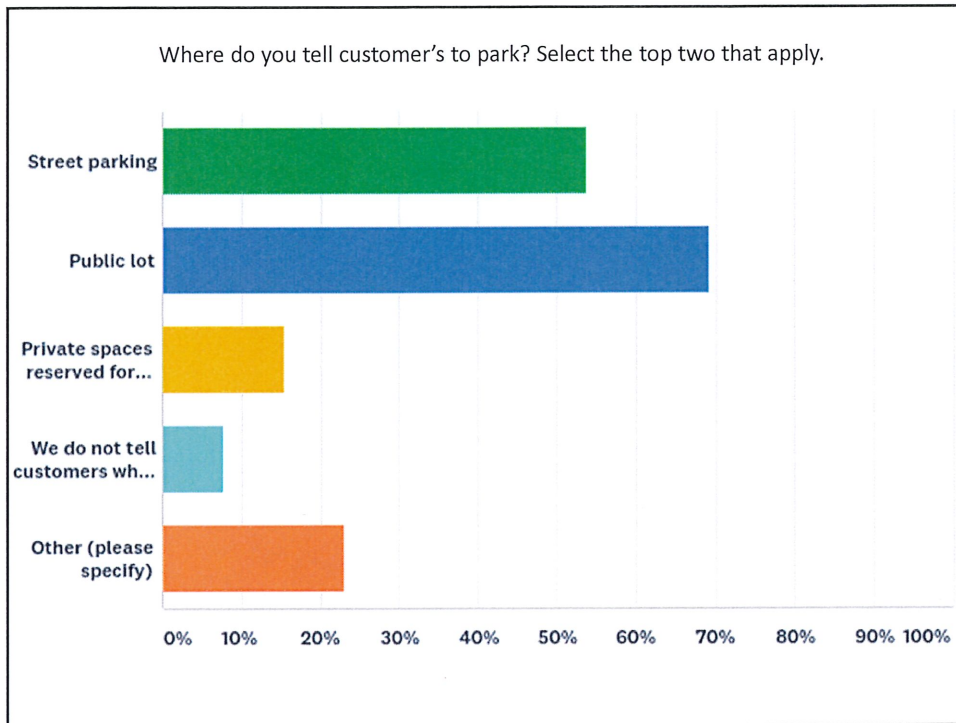


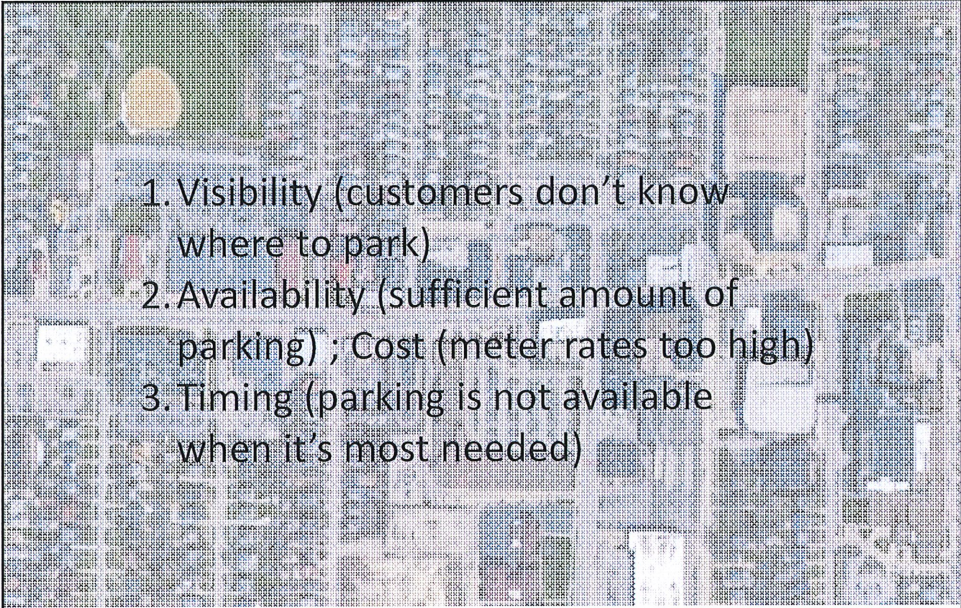


1. Working with the kiosks in the public lots
2. Getting a parking ticket
3. Lack of parking in the public lots


**What specifically do customers/clients complain about?
Rank from 1 to 6**

The image shows a parking lot scene with a person standing near a kiosk. The text is overlaid on this image. The background image is a halftone-style photograph of a parking lot with a person standing near a kiosk.



- 
1. Visibility (customers don't know where to park)
 2. Availability (sufficient amount of parking) ; Cost (meter rates too high)
 3. Timing (parking is not available when it's most needed)

What is the biggest challenge to downtown parking? Rank from 1 to 5

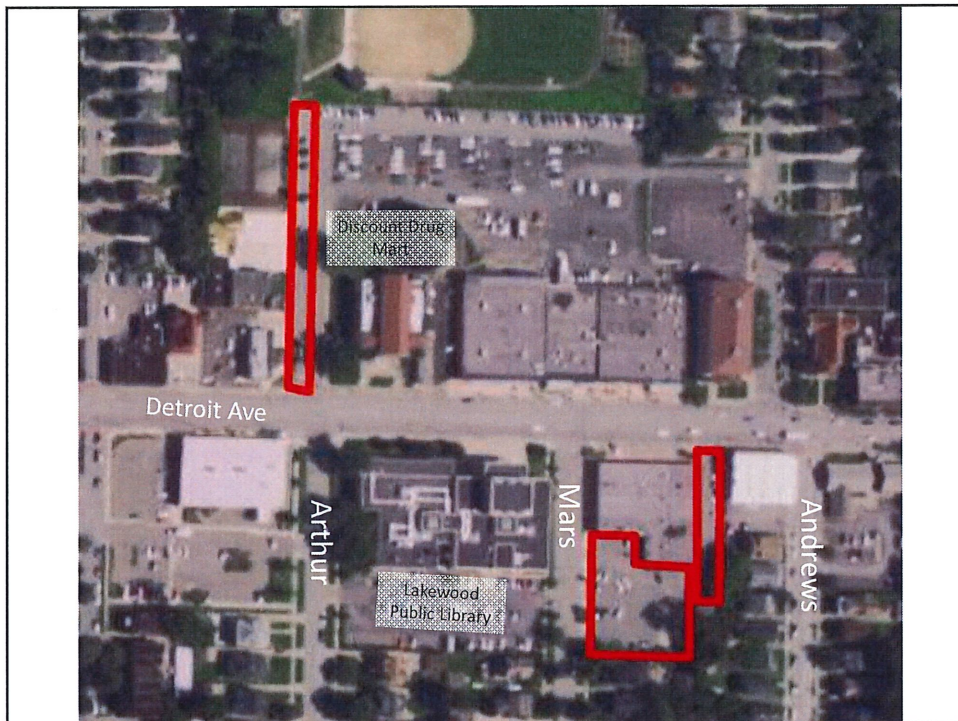


Signage – Wayfinding & Kiosk
Shared Parking
Free parking

Written Feedback from Businesses

- **Observation #1:** 59% of lots and on-street parking have the highest occupancy at 2 pm.
 - **Recommendation:** Encourage shared parking between the lots least used (such as Burger King, Dollar General, Churches) and adjacent businesses
 - **Recommendation:** Educate the public on five minute walking radius.

2017 Observations and Recommendations



- **Observation #2:** A key contributor to the common misperception that there is not enough parking is inadequate signage
 - **Recommendation:** Expand the wayfinding signage plan.
 - Improve instructions at the kiosks in the public lots.
 - Remove towing signs when appropriate

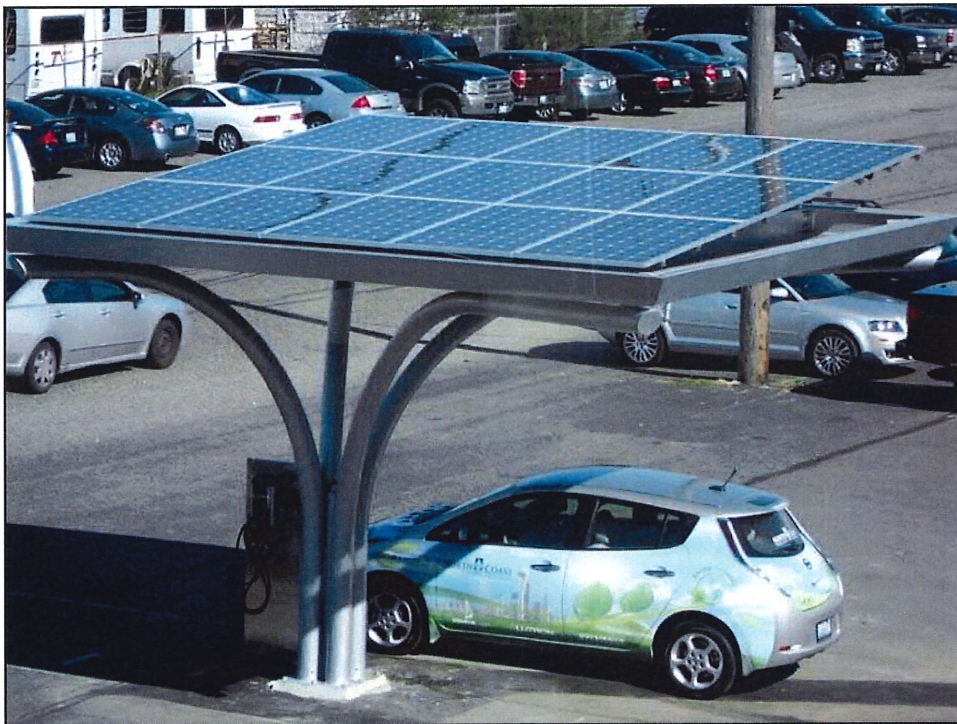


2017 Observations and Recommendations

- **Observation #3:** An analysis of business use and occupied square footage illustrated that Lakewood's Downtown District has a surplus of parking according to the new zoning code.
 - **Recommendation:** Introduce innovative ways to address the likely future of less parking demand.
 - Begin Planning for the reuse of land dedicated for parking

2017 Observations and Recommendations

Creative Use of Space



- **Observation #4:** Bike racks are not evenly distributed and are underutilized
 - **Recommendation:** Continue to add bike racks and bike shelters to the downtown district.

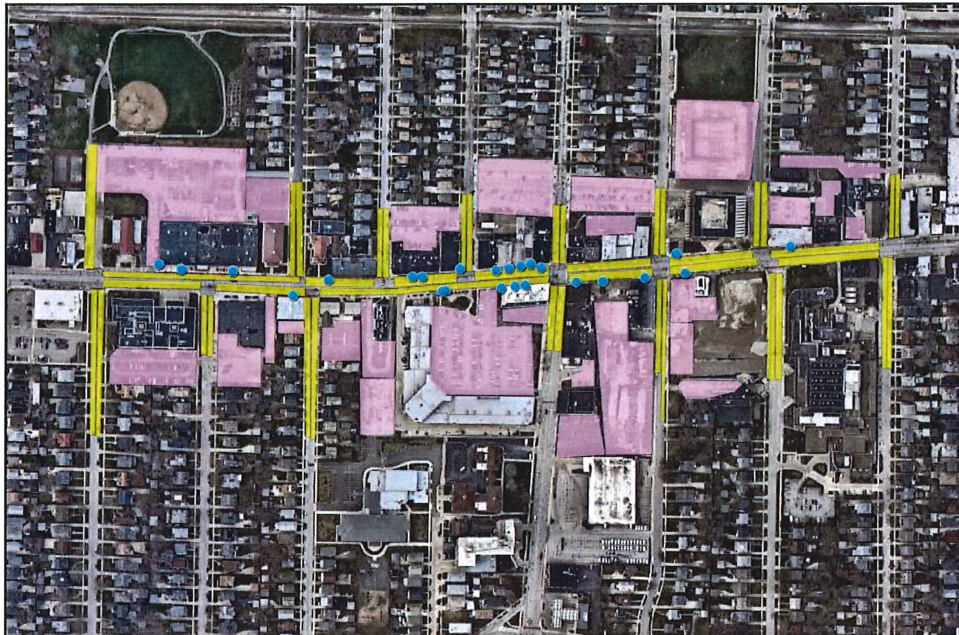
2017 Observations and Recommendations





- **Observation #5:** The public continues to have a false perception that parking is at capacity.

2017 Observations and Recommendations



onelakewood.com/parkingmap
<https://arcg.is/08ien5>

