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New Jersey Institute of Technology

ULI Advisory Services Panel
September 18-21, 2005



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The Panel



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Bill Eager
President
TDA, Inc.
Seattle, Washington

David Vander Wal
Senior Vice President
Walker Parking
Boston, Massachusetts



Bob Dunphy
Senior Resident Fellow
The Urban Land Institute
Washington, DC

Greg Stormberg
Executive Vice President
Central Parking Corporation
Nashville, Tennessee

Reed Everett-Lee
Senior Project Manager
Carter & Burgess, Inc.
Fort Lauderdale, Florida

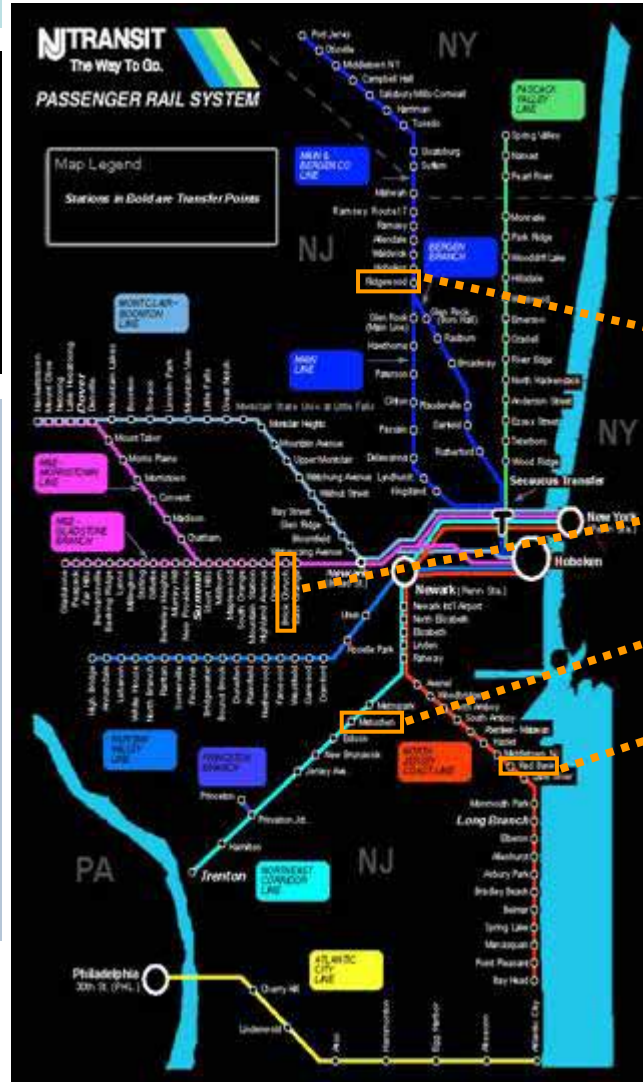
About ULI

- Established in 1936.
- Independent nonprofit education and research organization.
- More than 26,000 members worldwide.
- Representing the entire spectrum of land use and real estate development disciplines.
- Mission: To provide responsible leadership in the use of the land in order to enhance the total environment.

The Process

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Case Study Site Visits



Ridgewood

East Orange, Brick
Church

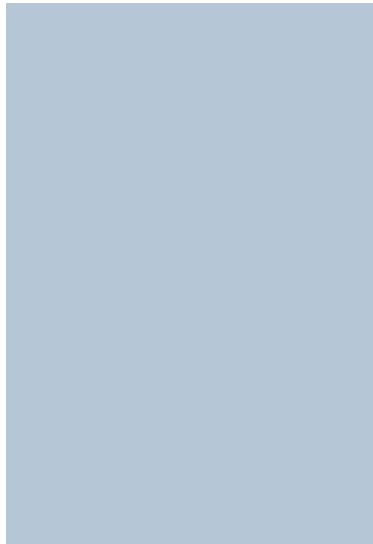
Metuchen

Red Bank



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General Principles



Principle 1

**Transit Villages and Smart
Growth Need the Right
Amount of Parking to
Succeed**

- Contrarian View—
reduced reliance on
auto
- Most commuters
still depend on cars
- Inadequate parking
limits transit use
and hurts smart
growth



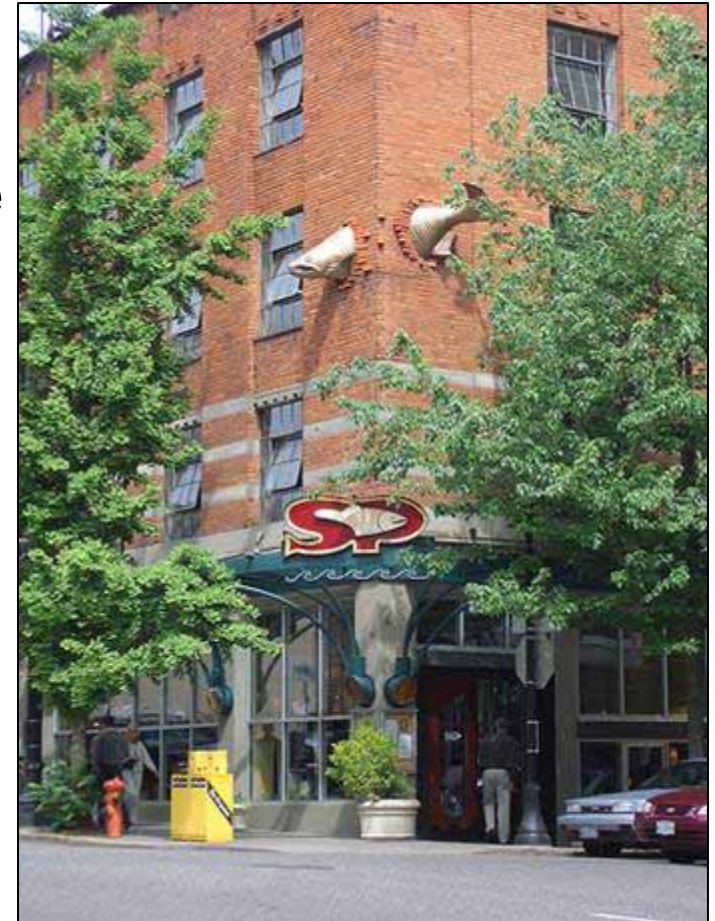


Principle 2

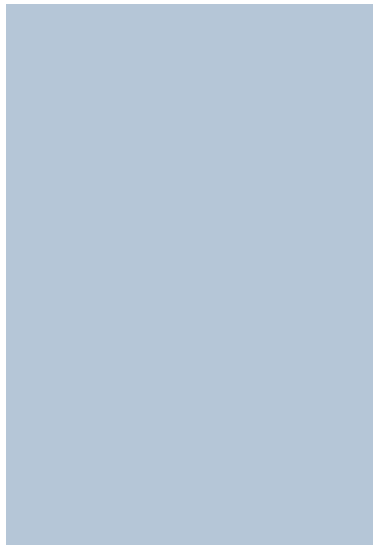
Graceful Transition to Higher Density Parking

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- Compact communities need higher density parking
- Structured parking is the next level
- Larger parking structures can overwhelm streetscapes
- Appropriate to existing and future scale
- First structures must make a good impression



Portland, Oregon



Principle 3

**Put Parking Where it's
Needed, Not Just Where
Land is Available**

What are the community's goals and objectives?

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- In relation to retail, residential & commercial
- In relation to transit facility
- Balance pedestrian distance without overloading key roadways



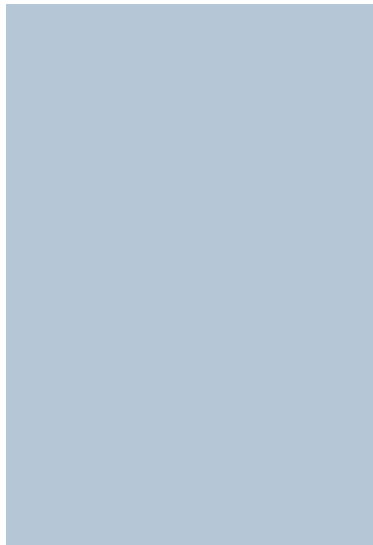


Principle 4

Traffic is Good For You

- Traffic is a sign of health
- Parking requirements need to reflect the Transit Village context
- Think about pedestrian traffic as well as automobile traffic





Principle 5

**Shared Parking-The Right
Mix Makes it Work**



Complementary Uses



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Daytime

Commuters

Office

School

Deli/Fast Food

Residential

Nighttime/Weekend

Entertainment/Events

Retail

Restaurants

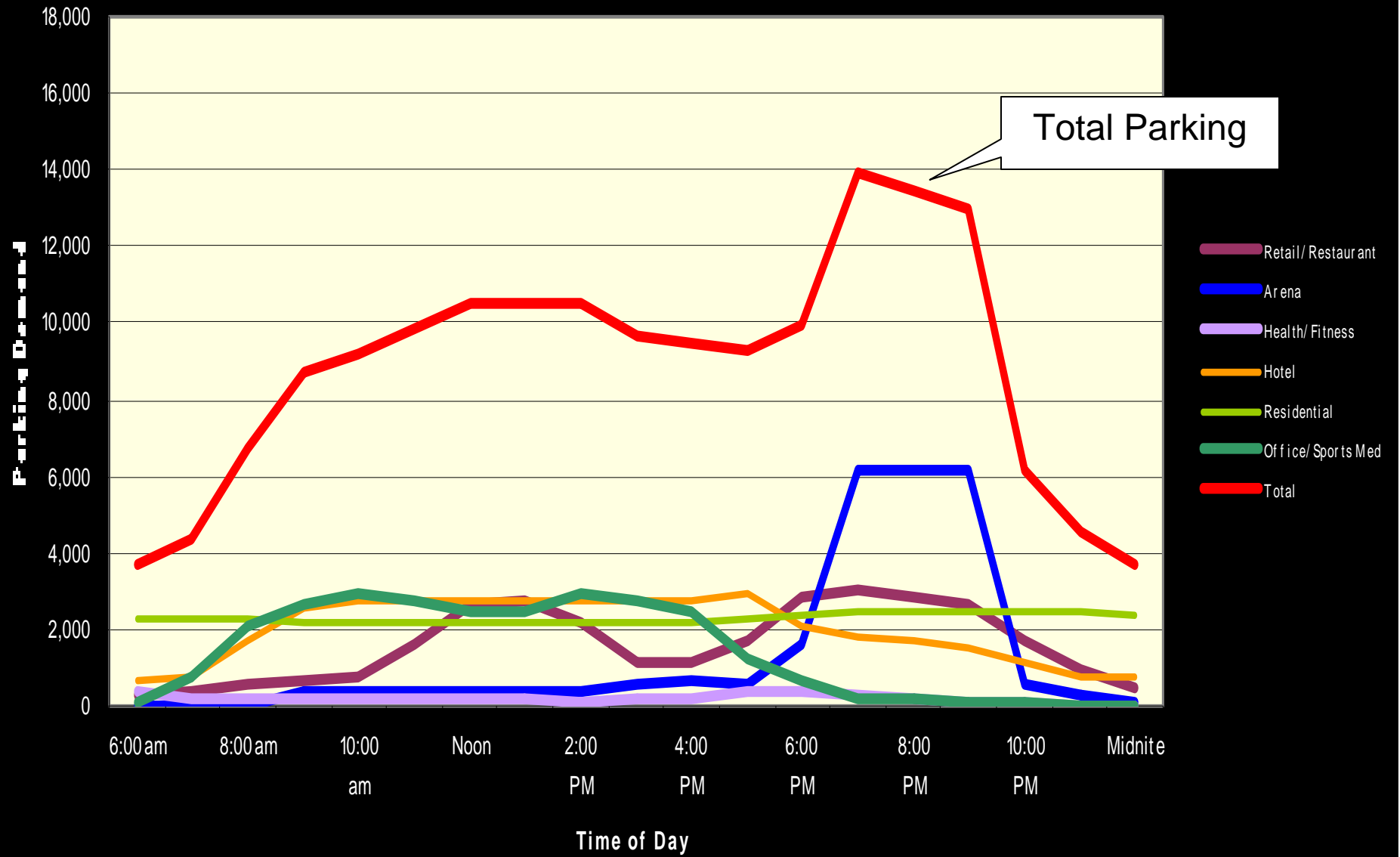
Hotel

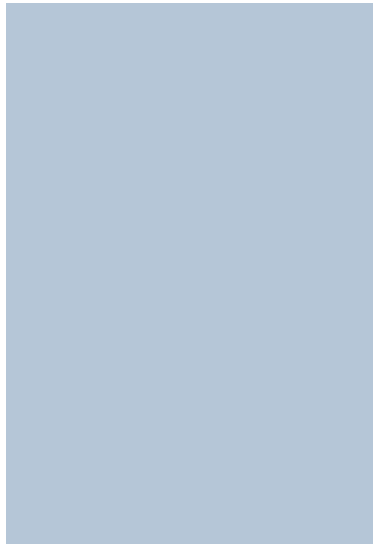
Residential

Church



Weekday Shared Use Analysis





Principle 6

Good Design is a Good Investment

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- Follow principles of context-sensitive design
- Many Including:



Staunton, Virginia



*Baylor University
Waco, Texas*



Palm Beach, Florida



*Holy Cross University
Worcester, Massachusetts*



*King's Road
West Hollywood, California*



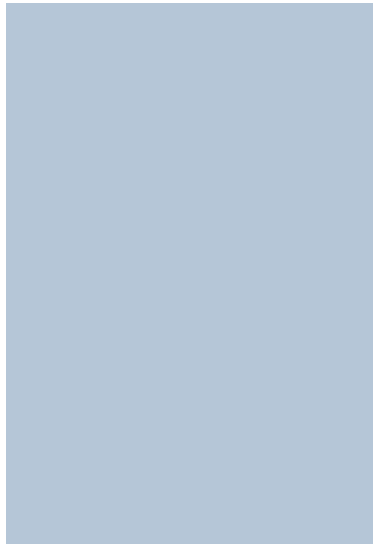
Springfield, Massachusetts



Recommended Parameters for Way Finding

Table 3-2. Recommended Parameters for Wayfinding

Design Standards For:	United States (English Units)			
	LOS D	LOS C	LOS B	LOS A
Maximum walking distance				
Within parking facilities				
Surface lot	1400'	1050'	700'	350'
Structure	1200'	900'	600'	300'
From parking to destination				
Climate controlled	5200'	3800'	2400'	1000'
Outdoors, covered	2000'	1500'	1000'	500'
Outdoors, uncovered	1600'	1200'	800'	400'
Clear height ¹				
Beam ² /slab construction ³	7'0"	7'8"	8'4"	9'0"
Other construction types ⁴	7'8"	8'4"	9'0"	9'8"
% spaces on flat floor	0%	30%	60%	90%
Maximum distance to open side ⁵	250'	200'	150'	100'
Light court/yard width:height ratio	1:4	1:3	1:2	1:1
Parking ramp slope	6.5%	6%	5.5%	5%

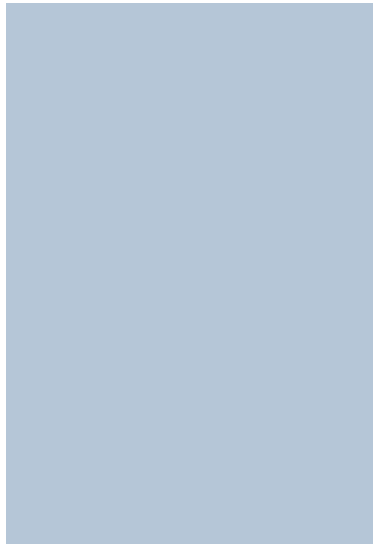


Principle 7

**Parking Management is Key
to Success**

- Management
 - Pricing
 - Enforcement
 - Technology





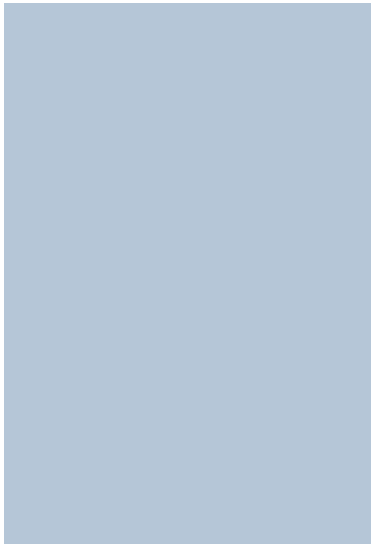
Principle 8

**Devote Parking Revenues
to Parking**

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- Devote parking revenues to parking
- Devote net enforcement revenues to parking
- Public/Private Partnerships





Principle 9

**Transit Adds Value to the
Community**

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- Unique asset
- Choice
- Location






General Principles



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- 
1. Transit Villages and Smart Growth Need the Right Amount of Parking to Succeed
 2. Graceful Transition to Higher Density Parking
 3. Put the Parking Where it's Needed, Not Just Where Land is Available
 4. Traffic is Good For You
 5. Shared Parking-The Right Mix Makes it Work
 6. Good Design is a Good Investment
 7. Parking Management is Key to Success
 8. Devote Parking Revenues to Parking
 9. Transit Adds Value to the Community



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