



Council Worksession  
October 24, 2023  
5:00 pm

Present: Mayor Kari Niedfeldt-Thomas  
Councilmember Abdullahi Abdulle  
Councilmember Graeme Allen  
Councilmember Pam Axberg  
Councilmember Emily Dunsworth

Absent: None

Planning Commissioners Present: Commissioner Tim McQuillan

Staff in Attendance: Devin Massopust, Ben Gozola

Guests in Attendance: Jenni Faulkner & Harry Davis, Bolton & Menk

Right Sizing Parking Project Draft Ordinance Review

Massopust stated staff from Bolton & Menk were in attendance with the City Council and Planning Commission for a joint work session meeting to review the draft parking standards and recommendations resulting from all of the work and feedback they have received this year.

Jenni Faulkner, Bolton & Menk, reviewed the nine goals of this project in detail with the City Council and Planning Commission.

Harry Davis, Bolton & Menk, summarized the feedback he had received from the Planning Commission and City Council previously. He discussed the preliminary concepts and how parking lot updates would be addressed within redevelopments. He indicated green and sustainability efforts were also considered, noting there would be a growing need for EV stations in the future. He noted the burdensome parts of code regarding buffers and screens were removed from the mixed use district code.

Further discussion ensued regarding the new parking ratio and standards for multi-family developments.

Mr. Davis reviewed expert data and examples for parking ratios and how snow storage was to be managed. He provided the Council and Planning Commission with a code redline summary and commented further on the recommendations within the right sizing parking draft ordinance.

Councilmember Abdulle requested staff provide the Council and Planning Commission with a side by side comparison of the Ordinance to better understand the changes that have been made. He explained he supported the City not setting a one stall enclosed parking requirements for single family homes.

Mayor Niedfeldt-Thomas indicated she appreciated the car-sharing parking language within the Ordinance. She stated her only concern was if a property were to turn over, she would want the car-sharing parking to remain in place. Mr. Davis explained this would be required to remain in place.

Mayor Niedfeldt-Thomas questioned what would have to happen to a property in order to trigger parking lot enhancements. Mr. Davis stated 50% of the property would have to change.

Councilmember Abdulle asked if the data used from other communities would meet the needs in New Brighton. Mr. Davis discussed how he and staff decided on the standards for New Brighton based on industry standards and neighboring communities. He reported the Planning Commission and Council could always make adjustments in order to meet the needs of the community. Ms. Faulkner commented further on how staff worked to right size the proposed parking standards to fit New Brighton based on the data and resources available to her.

Commissioner McQuillan stated he supported the multi-family parking standards remaining at 1.85. He reported in all his time on the Planning Commission, parking was always a main concern for developers and new developments.

Councilmember Abdulle commented on how parking standards may evolve and change in the coming years.

Councilmember Dunsworth indicated this may be true if the City had more public transit available to its residents.

Councilmember Abdulle understood this to be the case, but he still supported the City setting future friendly policy while fighting for more transit options for the community.

Mayor Niedfeldt-Thomas stated she heard Councilmember Abdulle and commented on how this plan should be interconnected to the Climate Action Plan. Massopust discussed how New Brighton was recommending lower parking standards for multi-family developments and most communities. He noted the current standard was 2.5 and this would be lowered to 1.85. Mr. Davis commented further on how developers also had a need to provide safe spaces for their tenants to park. Ms. Faulkner reminded the Council that the code would have a lot of flexibility as ranges were being provided for parking.

Mayor Niedfeldt-Thomas asked if staff had thoughts on how parking would be addressed for ADU's or single-family rentals. She indicated it was important to remember that 10% of New Brighton residents live in single-family or duplexes as rentals. Gozola stated he had not started preparing language for this topic. He indicated Ms. Faulkner would be assisting staff with this matter. He commented on how staff would appreciate having updated numbers when working on planning cases going forward.

Mayor Niedfeldt-Thomas requested staff review the proposed Ordinance against the equity rubric.

Councilmember Dunsworth thanked staff and the consultants for all of their work on this item.

Ms. Faulkner reviewed the next steps for the draft Ordinance and encouraged the City Council and Planning Commission to provide staff with comments and feedback.

Councilmember Allen thanked staff and the consultants for all of their efforts on the parking plan. He discussed how these updates would assist with bringing the City and its' future developments into the 21<sup>st</sup> Century.

Worksession adjourned at 6:10 pm

Respectfully submitted,

A handwritten signature in cursive script, reading "Terri Spangrud".

Terri Spangrud  
City Clerk