

## 2011 Council Study Issue

**CDD 11-02 Downtown Development Policies for Parking**

**Lead Department** Community Development

**History** 1 year ago None 2 years ago None

**1. What are the key elements of the issue? What precipitated it?**

Redevelopment of sites within the downtown is governed by both the Downtown Specific Plan (DSP) and the development standards contained within the Zoning Code. For individual projects, tensions can arise between meeting the goals and vision of the DSP and the standards in the Zoning Code. This study would examine those potential tensions with respect to parking requirements.

Recent proposals for redevelopment projects in the downtown have highlighted tensions between the DSP and the Zoning Code. Parking is a particular challenge, as the City's Parking Maintenance Assessment District has limited capacity and there is no potential for expansion under current policies. As a result, redevelopment projects are required to use on-site parking to satisfy all additional parking requirements resulting from intensification of the site. This requirement has the potential to encourage development patterns that are not consistent with the City's overall vision for downtown, such as increased land area devoted to surface parking. It is also a potential barrier to the redevelopment of smaller individual sites in the downtown, which may be more constrained in their options for locating the required on-site parking facilities.

This study would examine the City's downtown development policies to identify and explore alternative solutions for meeting future downtown parking needs. The study could consider alternative ways to achieve effective off-site parking downtown, including shared and joint-use parking. It could also examine the potential for providing additional parking supply in the Parking District, including a current needs assessment, exploration of financing options, and consideration of legal issues.

**2. How does this relate to the General Plan or existing City Policy?**

**LAND USE AND TRANSPORTATION ELEMENT**

**Policy C1.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

*Action Statements*

*C1.1.1* Prepare and update land use and transportation policies, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.

**Policy C1.2** Encourage nodes of interest and activity, such as parks, public open spaces, well planned development, mixed use projects, and other desirable uses, locations and physical attractions.

*Action Statements*

*C1.2.1* Promote downtown as a unique place that is interesting and accessible to the whole City and the region.

**3. Origin of issue**

Board or Commission Planning Commission

4. Staff effort required to conduct study Moderate

5. Multiple Year Project? No Planned Completion Year 2011

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Planning Commission

Is a Council Study Session anticipated? No

7. Briefly explain cost of study, including consultant hours, impacted budget program, required budget modifications, etc. and amounts if known.

Consultant cost estimated at \$25,000 for prior experience for parking studies for an updated parking needs study for build-out of the uses in the Downtown Parking Maintenance District. Staff time is budgeted in Planning, Economic Development and Public Works operating budgets. Moderate cost is between 101-299 staff hours.

8. Briefly explain potential fiscal impact of implementing study results (consider capital and operating costs, as well as potential revenue).

One possible solution that may be chosen is an impact fee for future parking structures in the downtown maintenance district. The fee could be set to cover administrative costs associated with managing an impact fee.

9. Staff Recommendation

Staff Recommendation Defer

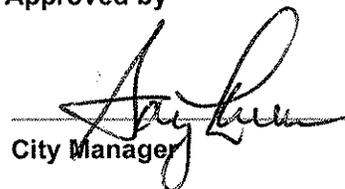
If 'For Study' or 'Against Study', explain

In general, staff feels the Town Center development should be completed and include active uses before the study is prepared, in order to best analyze the parking situation (unless a grant can be obtained to provide funding for the study- an existing grant application is pending a decision).

Reviewed by

  
Department Director      10/27/10  
Date

Approved by

  
City Manager      10-29-10  
Date