2014 Council Study Issue

CDD 11-02 Downtown Development Policies for Parking

Lead Department Community Development

Sponsor(s) Planning Commission

History 1 year ago: Deferred 2 years ago: Deferred

1. **Scope of the Study**

   a. What are the key elements of the study?

   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.

   Downtown parking is 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. One such property owner has contacted staff on numerous occasions to request staff support for a deviation to the parking requirements or payment of an in-lieu fee.

   This study would examine the City's downtown development policies to identify and explore alternative solutions for meeting future downtown parking needs, including 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.

   b. What precipitated this study?

   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.

   c. Is this a multiple year project? No Planned Completion Year 2014

2. **Fiscal Impact**

   a. <u>Cost to Conduct Study</u>

      i. Level of staff effort required (opportunity cost)

      ☐ Major ☒ Moderate ☐ Minor

      ii. Amount of funding above current budget required $ 25,000

      ☒ Will seek budget supplement ☐ Will seek grant funding

      iii. Explanation of Cost: Consultant cost estimated at $25,000 for parking studies and an updated parking needs study for build-out of the uses in the Downtown Parking Maintenance District.

b. Costs to Implement Study Results
- ☒ No cost to implement.
- ☐ Unknown. Study would include assessment of potential costs.
- ☐ Some cost to implement. Explanation:

3. **Expected participation in the process**
- ☐ Council-approved work plan
- ☐ Council Study Session
- ☒ Board/Commission Review by Planning Commission

4. **Staff Recommendation**

a. Position: Defer

b. Explanation: It is possible that the Town Center mix of uses and design will change to meet the new owners interests. Given this uncertainty, and lack of substantial active uses, deferring this item would ensure that the actual mix of uses and final development is better known in order to best analyze the parking situation.

Although this study issue has been deferred several years in a row, it may be worthwhile to continue to have it as part of the study issues in order to be prepared to rank it once the downtown redevelopment is further along. Staff recommends not dropping the issue, but to continue to defer it until further progress is made on the redevelopment of downtown.

Reviewed By:		Approved By:	
	10/28/13		10-30-13
Department Director	Date	City Manager	Date