

BLOCK 7 LU 14-105474 CP ZC

Consider the proposal of Sam Rodriguez, Mill Creek Residential Trust, LLC and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation from High Density Multi-Dwelling to Central Commercial and the Zoning Map designation from RHd, High Density Multi-Dwelling Residential with a Design overlay zone, to CXd, Central Commercial with Design overlay zone, for property in the vicinity of SW 20th and 19th Avenues and SW Main and Madison Streets (Hearing introduced by Commissioner Fritz; LU 14-105474 CP ZC)

MOTION 1-8-2015

Motion: Council adopt an order that states:

A. The applicant has withdrawn the underlying application for a comprehensive plan map amendment and zone change (LU 14-105474 CP ZC (Block 7));

B. As a result, the Council lacks jurisdiction to address the substantive issues raised in response to the hearings officer's recommendation on the application or to approve or deny it;

C. All Council proceedings on this application are terminated and it will receive no further consideration by the Council. Council expressly takes no position on the arguments raised by the applicant, supporters, opponents, and others concerning the substantive merits of the application or the Hearings Officer's recommendation; and

D. The effect of the applicant's withdrawal of the application and the Council's action is that the site's comprehensive plan designation remains High Density Multi-Dwelling and the zoning remains RH.

Moved by Fritz and seconded by Fish.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fritz, Fish, Novick and Hales

Agenda Disposition:

APPLICATION WITHDRAWN

Moore-Love, Karla

From: Frugoli, Sheila
Sent: Tuesday, January 06, 2015 1:34 PM
To: Moore-Love, Karla; Parsons, Susan
Cc: Beaumont, Kathryn; Hardy, Douglas; Krueger, Kurt; Haley, Robert
Subject: Staff Memo to Council for Continued Hearing LU 14-105474 CP ZC (Block 7)
Attachments: Block 7 - Council Options.doc

Hi Karla and Sue,

Please transmit this memo to Council for the January 8 hearing. This memo summarizes Council's action at the previous hearing and identifies options that are available to Council to finalize this land use review.

Thank you.

Sheila

Sheila Frugoli, Sr. Planner

Land Use Services Division
Bureau of Development Services
503-823-7817



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Memo

Date: January 6, 2015
To: Portland City Council
From: Sheila Frugoli, Sr. Planner, Land Use Services Division, BDS
Re: **Continued Hearing: LU 14-105474 CP ZC (BLOCK 7)
January 8, 2015 at 3:00 PM**

Application/Request and Purpose of Request

- **Application.** Comprehensive Plan Map and Zoning Map Amendment Reviews (CP/ZC) from High Density Multi-Dwelling designation and RH zone to Central Commercial designation and CX zone on Block 7—a 40,000 square foot site.
- **Project.** The applicant requested a change in the mapping in order to propose up to 16 short-stay studio (hotel) rooms to serve Multnomah Athletic Club (MAC) guests and to propose—under a later/separate Central City Parking review—the development of 225 parking spaces that will serve the MAC facility. The other elements of the project—260 to 280 residential units and 194 parking space, accessory to the residential use, are currently allowed in the existing RH zone. The proposed residential and MAC parking will be located under the residential building. Access to the MAC parking will be provided through a tunnel connecting to an existing MAC parking garage. The tunnel is proposed in order to minimize MAC-related traffic impacts to the adjacent residential uses.

Purpose of Continued Hearing: On December 4, 2014, after the close of the public testimony phase and after hearing final rebuttal from the applicant's attorney, Council members stated concerns about the Hearings Officer's recommendation of approval. Specifically, concerns were raised about a change to the Comprehensive Plan Map and Zoning Map (CP/ZC) without certainty/detailed analysis of the Central City Parking Review (CCPR). Questions were raised to staff and the City Attorney about how Council could delay taking action (decision) on the CP/ZC until the CCPR could be considered. The Council agreed to delay action to allow further consideration of this approach.

Alternatives Facing Council

1. **Delay Decision:** With the applicant's consent, choose to take no action so that the applicant may revise the application to include a Central City Parking Review.
 - If the applicant agrees to "revise" the application to include a concurrent CCPR, the review procedures identified under Zoning Code Section 33.730.030 (Type III) must be followed. This would require: (1) a review of the application for completeness, (2) after being deemed complete, BDS will re-notifying neighbors, posting the site for 30 days with information about the revised proposal and a hearing date, (4) staff will prepare a staff report with revised findings that speak to the CCPR traffic and parking analysis and any necessary changes to the findings for the CP/ZC, (4) a hearing will be held before the Hearings Officer and (5) the Hearings Officer will then prepare a recommendation on the revised CP/ZC and CCPR application that would be considered by Council at a public hearing.
 - Public testimony on the entire revised application must be allowed at both the Hearings Officer and City Council hearings.

- The State-mandated 120-day land use review clock does not apply to Comprehensive Plan Map Amendment reviews and reviews that are considered concurrent with the Comprehensive Plan Map Amendment.
2. **Approve:** Accept the Hearings Officer's recommendation, with no changes.
 3. **Approve with Changes:** Accept the Hearing's Officer's recommendation with modified conditions and findings. It will be necessary for Council to state, with some specificity, the basis for any changes that should be incorporated into the final Council decision. A revised report will have to be prepared (by the applicant's attorney) for final adoption.
 4. **Deny:** With or without the applicant's willingness to revise the application, reject the Hearings Officer's recommendation and deny the CP/ZC proposal. It will be necessary for Council to state with some specificity which weighted Comprehensive Plan policies are not equally or better met by this proposal. A revised report—findings and decision—will be prepared by staff for final adoption.

Proposed Hearing Agenda

- Open the hearing and ask staff or the City Attorney to explain what options are available to Council in taking action on the request.
- Council may ask the applicant's representative to speak to the option of delaying action until the application returns to council with the concurrent CP/ ZC and CCPR reviews.
- Deliberation
- Tentative vote
- Check-in with staff and City Attorney for scheduling if revised findings or second read is necessary.

Parsons, Susan

From: Beaumont, Kathryn
Sent: Monday, October 27, 2014 1:42 PM
To: Parsons, Susan; Robinson, Matthew; Frugoli, Sheila
Cc: Moore-Love, Karla
Subject: RE: Agenda listing Oct 30 for postponement of Block 7

All we need is for the Mayor to announce the hearing is continued to a date and time certain (December 4th at 2:00 pm, for example). The Mayor may also want to explain that initially the November 20th date appeared to be feasible, but it now turns out it won't be. Hence, the need to continue the hearing to December 4th, rather than November 20th.

Kathryn Beaumont (503.823.3081)
kathryn.beaumont@portlandoregon.gov

From: Parsons, Susan
Sent: Monday, October 27, 2014 12:01 PM
To: Robinson, Matthew; Frugoli, Sheila; Beaumont, Kathryn
Cc: Moore-Love, Karla
Subject: RE: Agenda listing Oct 30 for postponement of Block 7

My understanding is that the Mayor's announcement at Council on 10/30 of the 12/4 date and time will be sufficient.

Kathryn, please let us know if anything else is needed.
Sue

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: Robinson, Matthew
Sent: Monday, October 27, 2014 11:54 AM
To: Parsons, Susan; Frugoli, Sheila; Beaumont, Kathryn
Cc: Moore-Love, Karla
Subject: RE: Agenda listing Oct 30 for postponement of Block 7

Susan – Please reschedule the hearing for December 4 at 2pm. I've already contacted about the proposed change, is there any formal notice procedure in cases like these?

-Matthew

Matthew Robinson
Policy Assistant
Office of the Mayor
City of Portland
1221 SW Fourth Avenue, Suite 340
Portland, Oregon 97204
Phone: 503.823.4045

From: Parsons, Susan
Sent: Friday, October 24, 2014 11:34 AM

To: Robinson, Matthew; Frugoli, Sheila; Beaumont, Kathryn
Cc: Moore-Love, Karla
Subject: Agenda listing Oct 30 for postponement of Block 7
Importance: High

After talking with Matthew, this is what we've come up with for the agenda that will go out today. Matthew says the Mayor's Office is working on another date, but there's no confirmation yet.

Kathryn, Sheila, If there is a better way to handle this, please let me know BY 1:00 TODAY. I apologize for the short notice.

Thursday, Oct 30

<p>TIME CERTAIN: 3:00 PM POSTPONED TO TENTATIVE DATE NOVEMBER 20, 2014 AT 2:00 PM TIME CERTAIN- Consider the proposal of Sam Rodriguez, Mill Creek Residential Trust, LLC and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation from High Density Multi-Dwelling to Central Commercial and the Zoning Map designation from RHd, High Density Multi-Dwelling Residential with a Design overlay zone, to CXd, Central Commercial with Design overlay zone, for property in the vicinity of SW 20th and 19th Avenues and SW Main and Madison Streets (Previous Agenda 1036; Hearing introduced by Commissioner Fritz; LU 14-105474 CP ZC)</p>	
<p>POSTPONED TO TENTATIVE DATE NOVEMBER 20, 2014 AT 2:00 PM TIME CERTAIN Amend the Comprehensive Plan Map designation and amend the Zoning Map for property in the vicinity of SW 20th and 19th Avenues and SW Main and Madison Streets at the request of Sam Rodriguez, Mill Creek Residential Trust, LLC (Previous Agenda 1037; Ordinance introduced by Commissioner Fritz; LU 14-105474 CP ZC)</p>	

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

October 24, 2014

Memorandum

TO: Portland City Council

FROM: Sheila Frugoli, Sr. Planner

RE: LU 14-105474 CP ZC - Current Parking Regulations that Apply to MAC Club

The purpose of this memo is to clarify the Zoning Code requirements for on-site parking and how those requirements apply to the Block 7 proposal. At the October 1, 2014 City Council hearing, Attorney Stephen Janik, stated that Zoning Code Table 266-1 and 266-2 applies a minimum and maximum parking requirement. He stated the Zoning Code requires for the MAC, a 360,000 square foot health club, a minimum of 1,060 spaces and a maximum of 1,891 spaces. He noted that because the MAC has a total of 654 spaces available, it is 406 spaces short of meeting the minimum requirement.

Further, on pages, 45 and 46 of the Hearings Officer's report, Mr. Helm notes the applicant's argument and states that he finds the "point persuasive...Even with the addition of up to 225 new stalls as proposed, the MAC facility still would appear under-parked for the RH zone."

Unfortunately, staff must challenge this information and the conclusion of the Hearings Officer. Per Title 33, the Portland Zoning Code, this site should not be deemed "under-parked" for the following reasons:

- There is no minimum parking requirement applied to the MAC facility because it is within the CX, Central Commercial zone (Table 266-1) and because the site is within the Goose Hollow Subdistrict of the Central City Plan District (Section 33.510.265.F.1).
- Outside of the Central City Plan area, minimum parking requirements do not apply to sites with non-residential uses that are within 500 feet of frequent transit line or within 1500 feet of a transit (LRT) station (Section 33.266.110.D) The MAC site is located within 600 feet of two light rail stations.
- The Central City Plan District imposes a review—Central City Parking Review for non-residential projects that includes 60 or more spaces (Section 33.510.265.B.3.c). The purpose of that review, per Section 33.808.010, is to "ensure that the demand for parking will be managed, and the negative effects of parking minimized, while still providing sufficient parking to meet the goals of the City for the Plan District." It is that review that will determine if more parking is warranted to serve the existing MAC facility.

cc. Steve Janik, Applicant's Attorney
Jennifer Bragar, Lead Opponents' Attorney
Bob Haley, PBOT

Moore-Love, Karla

From: Hall, Damien <dhall@balljanik.com>
Sent: Wednesday, October 08, 2014 3:30 PM
To: Moore-Love, Karla
Cc: Janik, Stephen T.; Frugoli, Sheila
Subject: Continuation of Block 7 Land Use Hearing

Karla,

Please consider this the written request pursuant to 3.02.040.D.6.a(1) to postpone the land use hearing for the Block 7 comprehensive plan amendment request (council agenda items 1036, 1037, city case file no. LU 14-105474 CP ZC).

The continued hearing is currently scheduled for October 30, 2014. We request that hearing be postponed until November 20, 2014 at 2:00pm time certain.

This request is on behalf of the applicant, and the matter is not an appeal so there is no appellant.

Thank you for your help and please confirm the postponement when it is final.

Damien



Damien Hall
t 503.944.6138
f 503.295.1058
dhall@balljanik.com

We advise you that any discussion of federal tax matters in this email is not intended or written to be used, and may not be used by you or any taxpayer, to (a) avoid penalties under the Internal Revenue Code, or (b) promote, market or recommend to any other party any transaction or matter addressed herein. All taxpayers should seek independent tax advice.



City of Portland, Oregon
Bureau of Development Services
Office of the Director

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7308
Fax: (503) 823-7250
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

September 12, 2014

TO: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

FROM: Paul L. Scarlett, Director
Bureau of Development Services

PLS

RE: City Council hearing on LU 14-105474 CP ZC (MILL CREEK RESIDENTIAL/MAC CLUB – SW 20TH & MAIN)

The purpose of this memorandum is to provide a summary and brief description of the land use review that will be presented to you in public hearing on October 1, 2014 at 2:00 PM, time certain.

Site Address: Vacant block bounded by SW 20th and 19th Avenues and SW Main and Madison Streets (aka Block 7).

BDS Representative: Sheila Frugoli, Senior Planner

1. **Land Use Reviews Requested:** Comprehensive Plan Map Amendment and Zoning Map Amendment from the High Density Multi-Dwelling designation and RH, High Density Multi-Dwelling Residential zone to the CX, Central Commercial designation and zone.

2. **Key Elements of Proposal:**

Applicant: Sam Rodriguez Mill Creek Residential Trust, LLC
Owner: Multnomah Athletic Club (MAC Club)
Site Size: Approximate 40,000 square foot site
Development: 260-280 residential unit project with 16 short-stay studios for MAC guests, 195 parking spaces to serve residents and 225 to serve adjacent MAC Club facility.

3. **Staff and Hearings Officer Recommendation:** The Staff Report to the Hearings Officer and the Hearings Officer's recommendation to City Council is to approve the request with conditions.

4. **Requested Council Action:** Accept the Hearings Officer's recommendation.

Portland, Oregon
FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT
For Council Action Items

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Sheila Frugoli	2. Telephone No. 503-823-7817	3. Bureau/Office/Dept. BDS/Land Use Services
4a. To be filed (hearing date): October 1, 2014 2:00 PM TC	4b. Calendar (Check One) Regular Consent 4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5. Date Submitted to Commissioner's office and CBO Budget Analyst: September 12, 2014
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

1) Legislation Title:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from High Density Multi-Dwelling to Central Commercial, and a Zoning Map Amendment from RH, High Density Multi-Dwelling Residential to CX, Central Commercial.

2) Purpose of the Proposed Legislation:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from High Density Multi-Dwelling to Central Commercial, and a Zoning Map Amendment from RH, High Density Multi-Dwelling Residential to CX, Central Commercial for property located in the vicinity of SW 20th and 19th Avenues and SW Main and Madison Streets. Legislative Procedures described in Zoning Code Chapter 33.740 are handled by the Bureau of Planning & Sustainability. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendment and concurrent review requests, per 33.730.030.E.3.

In this case, the Land Use Review includes a Comprehensive Plan Map Amendment, Zoning Map Amendment. The Hearings Officer has submitted a recommendation of approval. Staff will be presenting the Hearings Officer's recommendation at the hearing.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|--|------------------------------------|------------------------------------|--------------------------------|
| <input type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input checked="" type="checkbox"/> Central City | | | |

FINANCIAL IMPACT

4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This is not a legislative action, but rather a Type III quasi-judicial land use review to change the Comprehensive Plan Map and Zoning Map designations on the site. The request comes from the property-owner of the subject site. As such, this request has no impact on generating or reducing revenue coming to the City.

5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the level of confidence.)

This is not a legislative action. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the Comprehensive Plan Map Amendment and Zoning Map Amendment are fully covered by the land use review fees paid by the applicant.

6) Staffing Requirements:

This is not a legislative action, and so there are no staffing “requirements”. No positions will be created, eliminated or reclassified as a result of this quasi-judicial land use review.

Staff/responsibilities involved in processing Land Use Reviews include the assigned planner(s) from BDS/Land Use Services (LUS) Division; Records Management staff from LUS; LUS supervisory oversight; staff from Portland Bureau of Transportation, Bureau of Environmental Services, the Water Bureau and potentially other city agencies who have been involved in this land use review.

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? (If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)**

No.

- **Will positions be created or eliminated in future years as a result of this legislation?**

No.

(Complete the following section only if an amendment to the budget is proposed.)

None.

7) Change in Appropriations (If the accompanying ordinance amends the budget please reflect

the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

YES: Please proceed to Question #9.

NO: Please, explain why below; and proceed to Question #10.

9) If “YES,” please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

Any impacts associated with the requested Comprehensive Plan Map and Zoning Map Amendments are identified in the Hearings Officers recommendation on this land use review, which was forwarded to the City Council (LU 14-105474 CP ZC). Staff and the Hearings Officer have analyzed the anticipated impacts. The Hearings Officer’s recommendation speaks to these under the applicable approval criteria. In summary, the Hearings Officer found the requested Comprehensive Plan Map Amendment was, on balance, equally or more supportive of the relevant Comprehensive Plan goals and policies than the existing designation on the site. The Hearings Officer found the request for a Zoning Map Amendment, with conditions, will have no impacts to public services.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

The Zoning Code requires for a Type III Land Use Review that public notice be mailed to property owners within 400 feet of the subject site and that the site be posted for a minimum of 30 days prior to the first hearing before the Hearings Officer. The notice also goes to the neighborhood association and any city-recognized business associations. Notice of the City Council hearing was also mailed to all the individuals and organizations described above. Hearings are also posted on the BDS website. There are no other public involvement efforts on the part of city staff.

c) How did public involvement shape the outcome of this Council item? Interested persons were encouraged to write and/or testify at the first public hearing conducted before the Hearings Officer. Public input is also welcome at the hearing before City Council.

d) Who designed and implemented the public involvement related to this Council item? City Council adopted the procedures outlined in the Zoning Code. The Bureau of Development Services implements these land use review procedures.

e) Primary contact for more information on this public involvement process (name, title, phone, email):

Sheila Frugoli, Senior Planner
503-823-7817
Sheila.Frugoli@portlandoregon.gov

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

No. Once City Council conducts the hearing and makes their decision, the official maps will be changed, if approved. If the City Council decision is appealed, it will be heard by the State Land Use Board of Appeals (LUBA). Public involvement is not a component of the review done by the higher review bodies.



Paul L. Scarlett, Director, Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)

Submitted by
PBOT 12/04/2014

Additional Doc

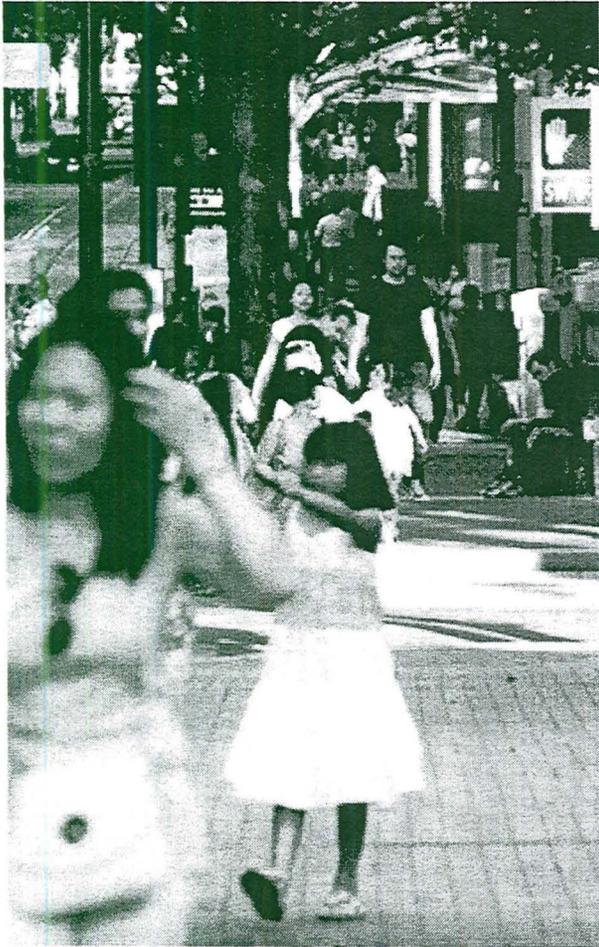
Central City Transportation Management Plan Overview

Monday October 27th, 2014

WE KEEP PORTLAND MOVING.



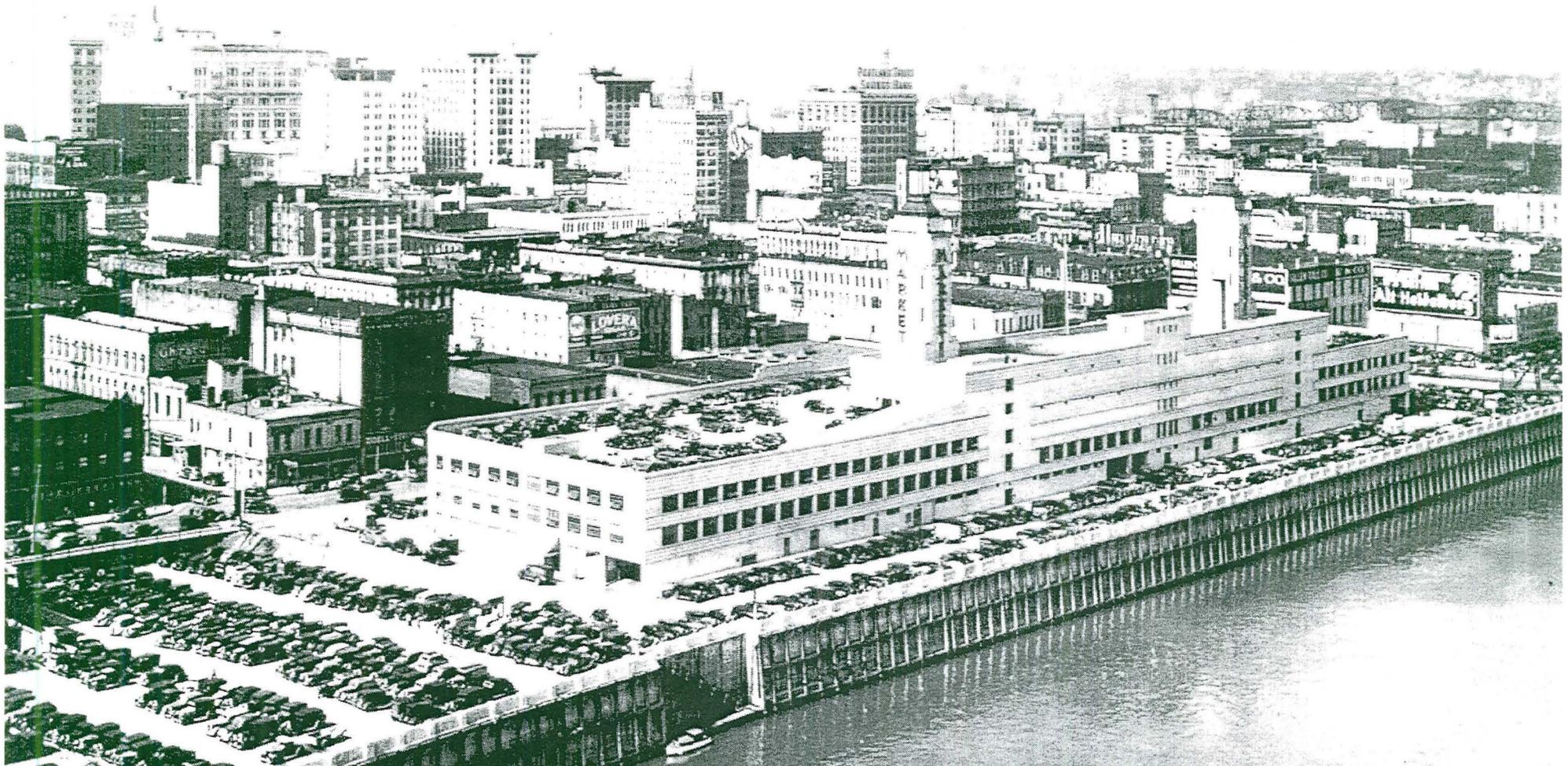
Central City Transportation Management Plan Overview



- Big concepts and historic context for “CCTMP”
- The “mechanics” of parking policy in Central City



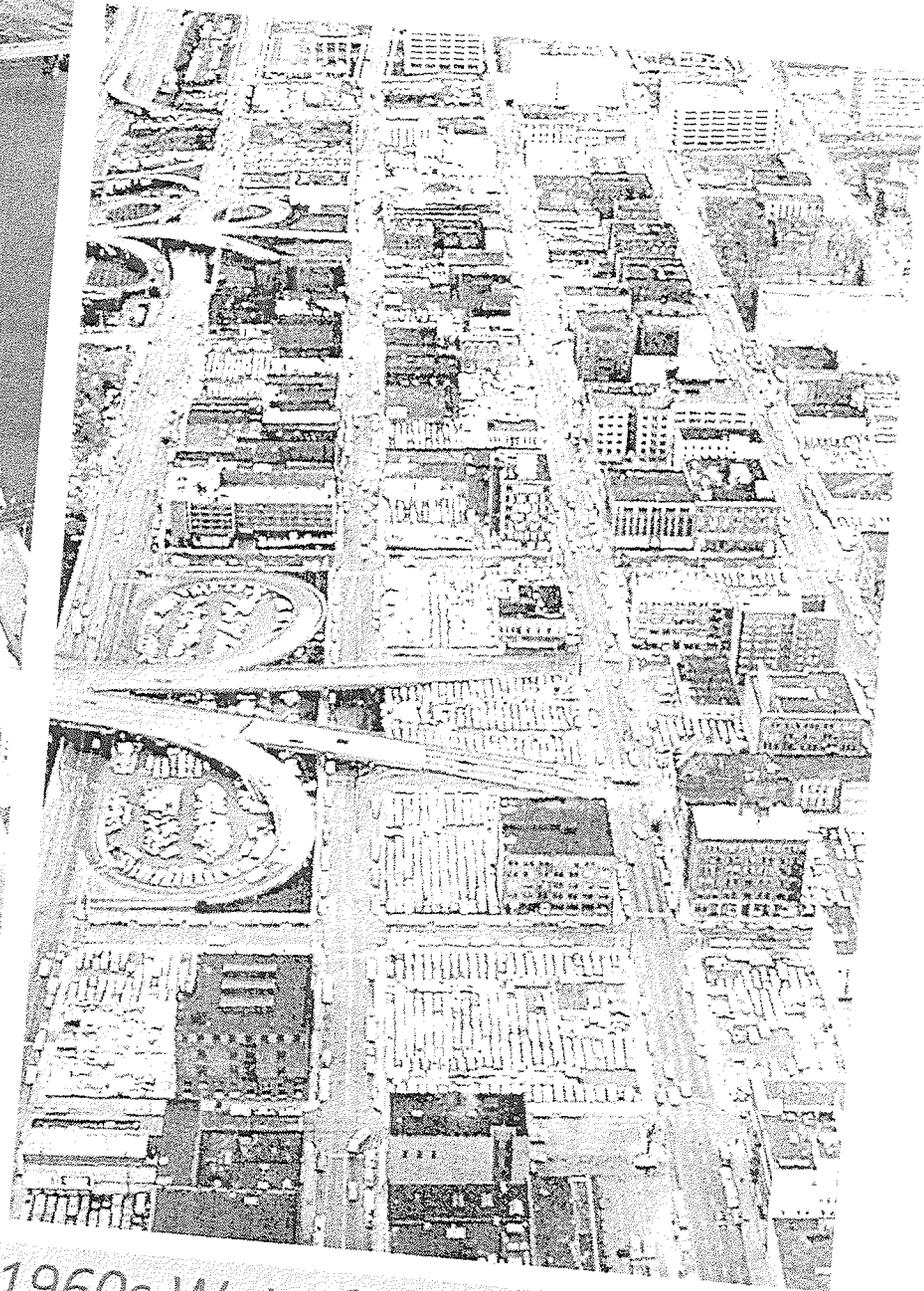
NO 119 BIRDS EYE VIEW BUSINESS SECTION FROM HAWTHORNE BRIDGE, PORTLAND, ME.



09. Aerial view from Hawthorne Bridge - Portland, Oregon

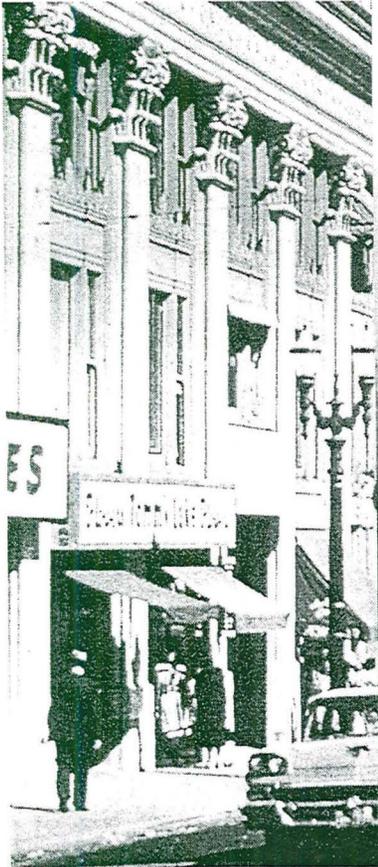


1938 Waterfront looking north



1960s Waterfront looking south

Background

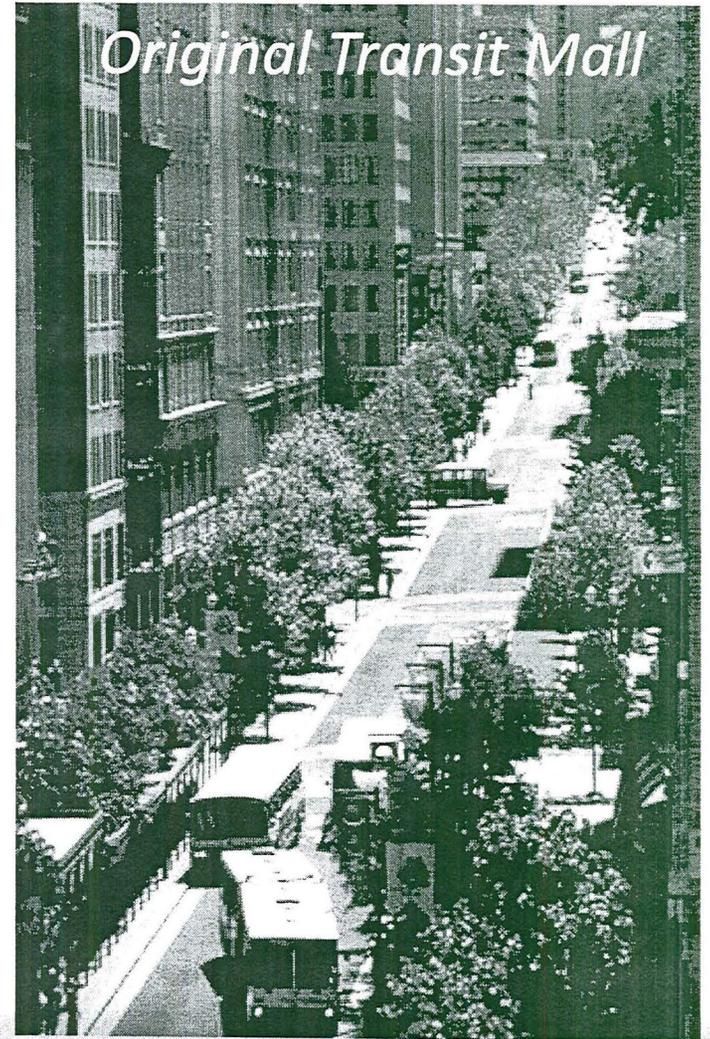
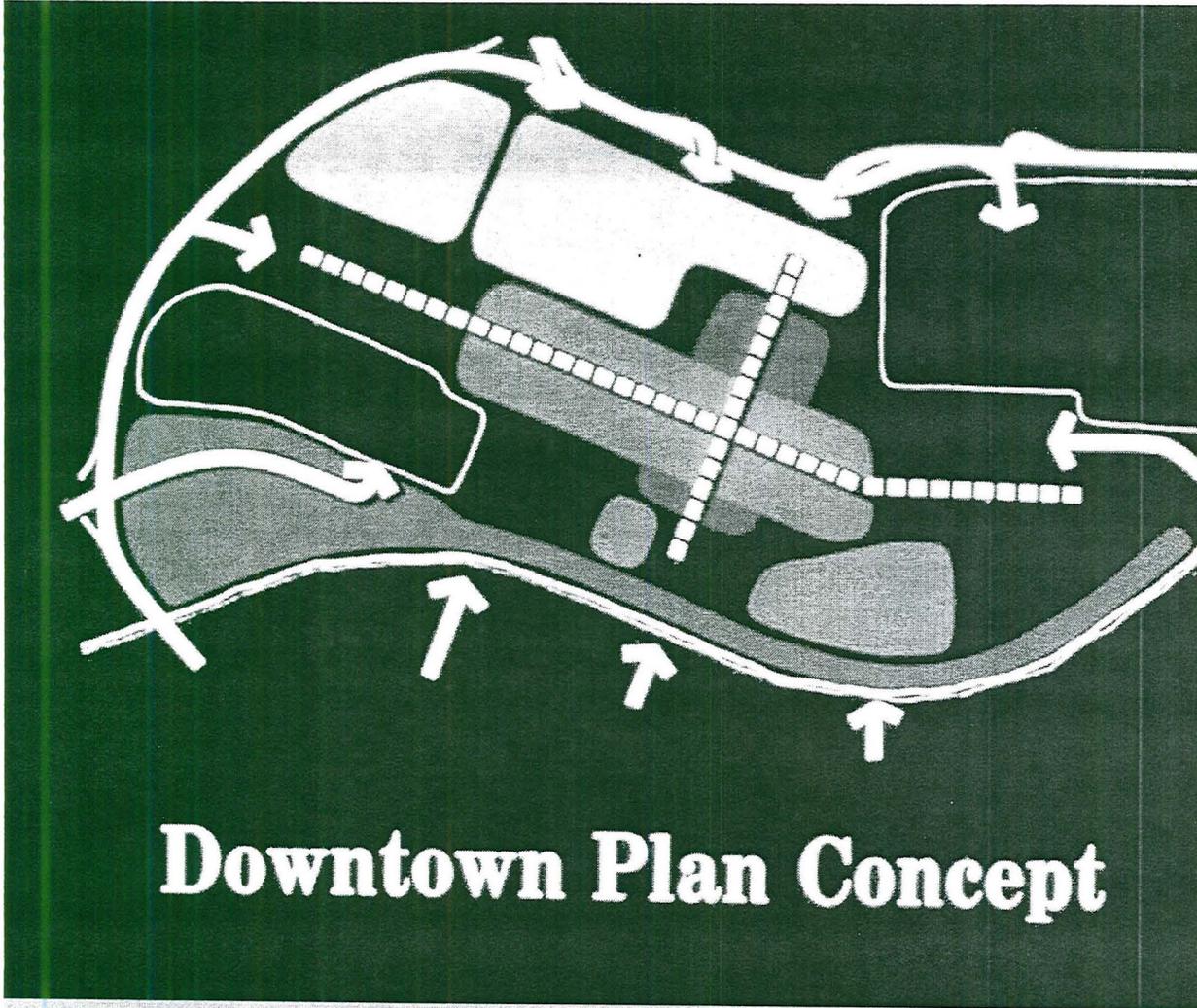


Background



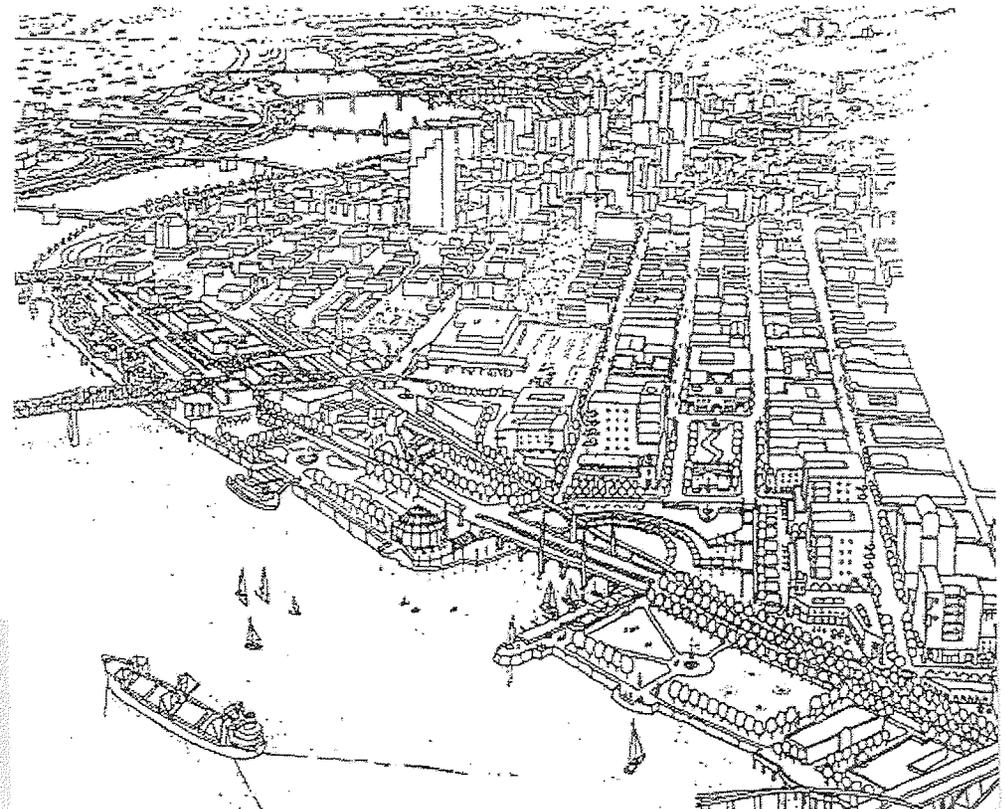
- In the early 1970s, Portland violated Clean Air Act standards for carbon monoxide 1 out of every 3 days.
- Under DEQ order, The 1975 *Downtown Parking and Circulation Policy* capped the number of stalls downtown at ~39,000 (the Parking Lid).
- No new surface parking lots allowed.
- Expansion of transit service was a key aspect of the mitigation strategy.

1972 Downtown Plan



CCTMP: Growth with Livability

- Encourage full build out
 - 75,000 new jobs
 - 15,000 new households
- Create pedestrian friendly streets supported by transit
- Manage parking
 - Discourage driving (particularly commute trips)
 - Remove parking lid but “pinch” the growth of supply
 - No minimum parking requirements
 - On street parking for visitors and short trips
 - Discourage new surface parking



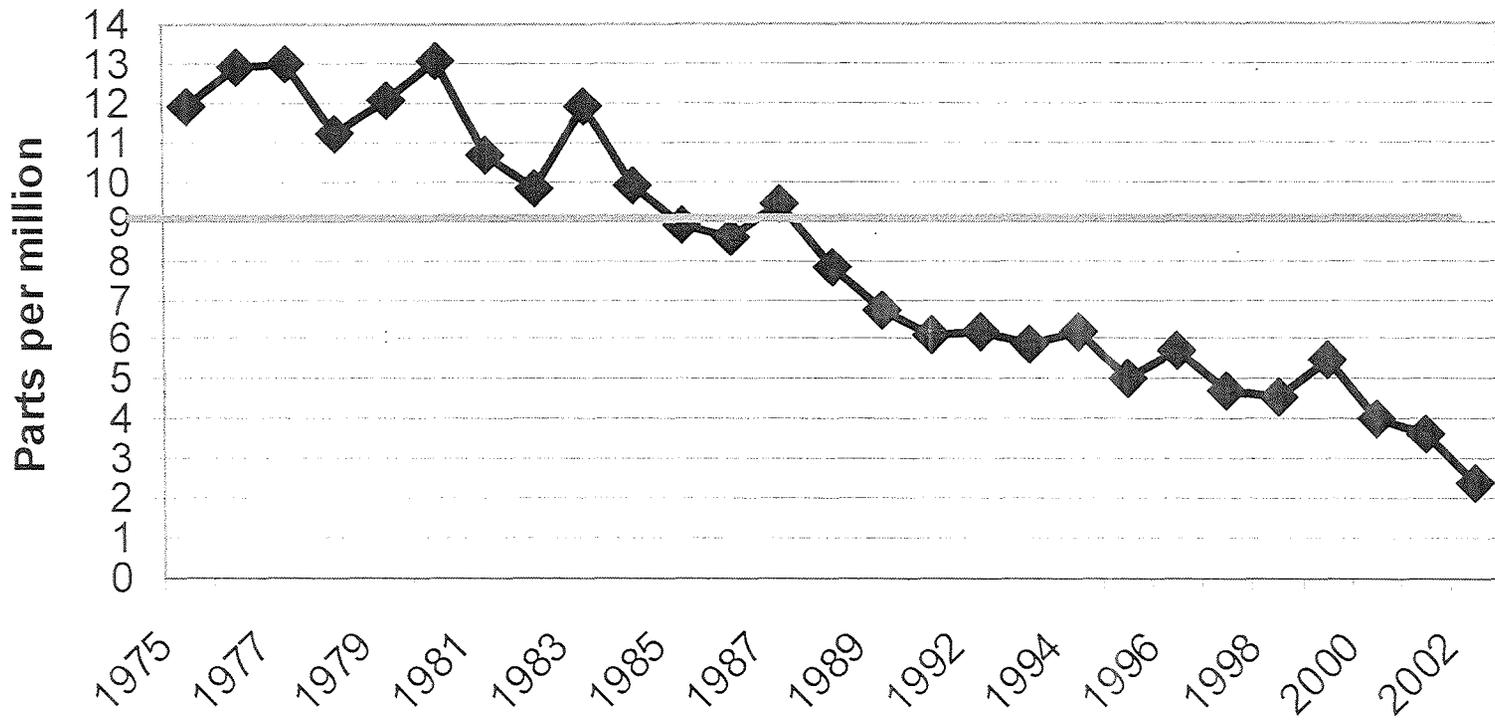
Transit

- Five new MAX lines since Banfield opened in 1986
- Streetcar and Streetcar Loop
- New Transit Mall



Air Quality

Carbon Monoxide Max Value SW 4th and SW Alder



Source: City of Portland

CCTMP: On Street Parking

- Prioritizes on street parking for turnover and short trips, to serve visitors and support the adjacent retail environment
- Carpooling a second priority
- Loading encouraged to serve the needs of nearby business activity



CCTMP: Off Street Parking

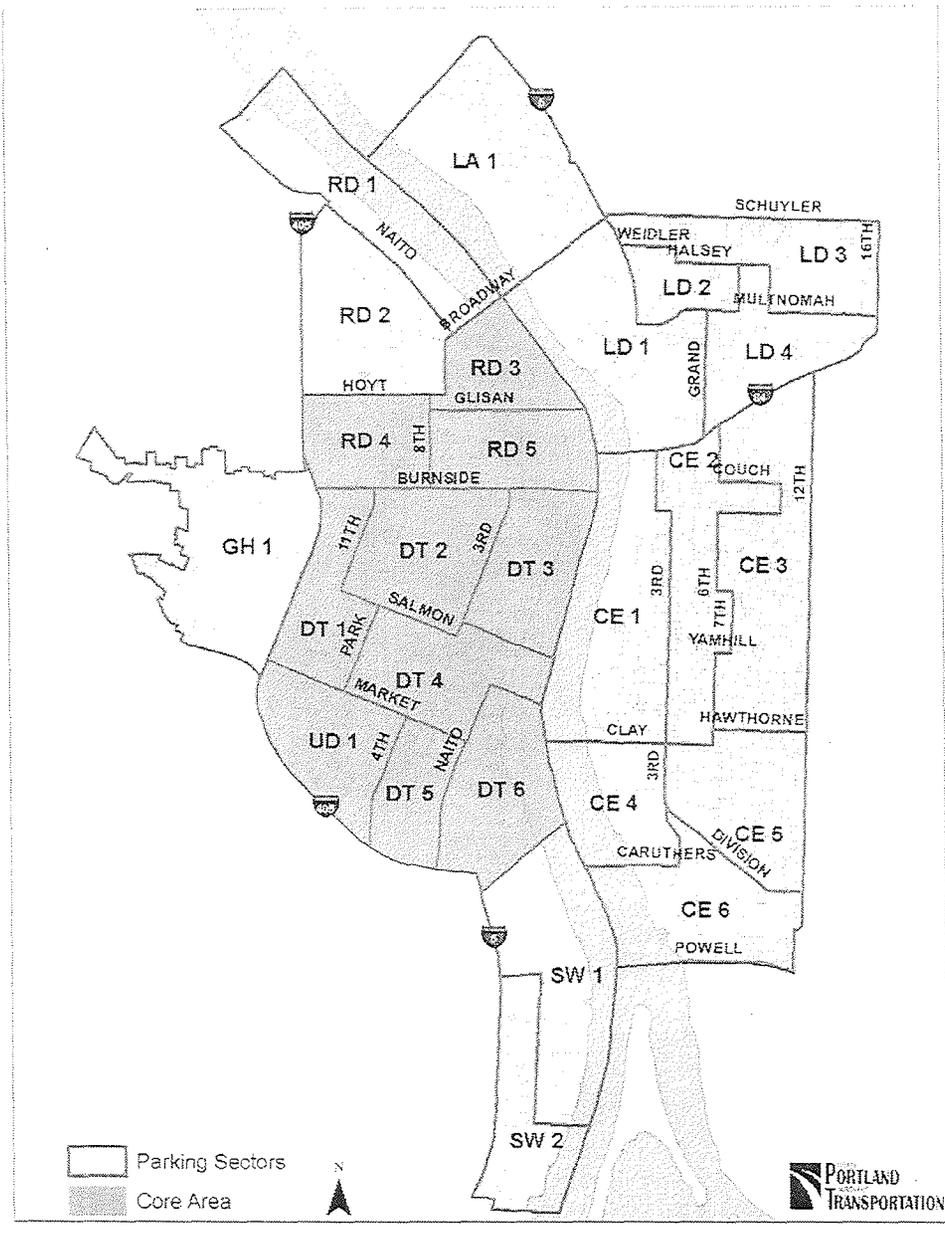
4 types of parking can be built in the Central City

1. Growth Parking
2. Residential/Hotel Parking
3. Visitor Parking
4. Preservation Parking

• *Undedicated General Parking* is a special category for existing surface parking lots. New Undedicated General Parking is not permitted.

• There are **no minimum requirements** for new parking. Maximum entitlements vary based on location and land use type.

26 Parking Sectors



- Office uses have maximum entitlements in all parking sectors (from .7 stalls/1000sf and up).
 - Transit access a key determinant
- Maximums for other uses vary depending on the base zone.
- In the Core Area, special maximums apply to the following land use types:
 - Residential
 - Hotels
 - Retail Sales/Service
 - Medical Center
 - Schools/Colleges
 - Industrial
 - Religious/Theater
- No minimum parking required

4 Types of parking can be built

1. Growth Parking

- *Growth Parking* is new parking created with new non-residential development.
- Can be operated as commercial parking (e.g., sold hourly, weekly, monthly)



ODS Office Tower

4 Types of parking can be built

2. Residential/Hotel Parking

- *Residential/Hotel Parking* is new parking created with new residential or hotel development.
- Must be operated as *accessory* (for the exclusive use of the development) from 7 AM to 6 PM (to discourage renting to commuters).



The Elizabeth Residential Development

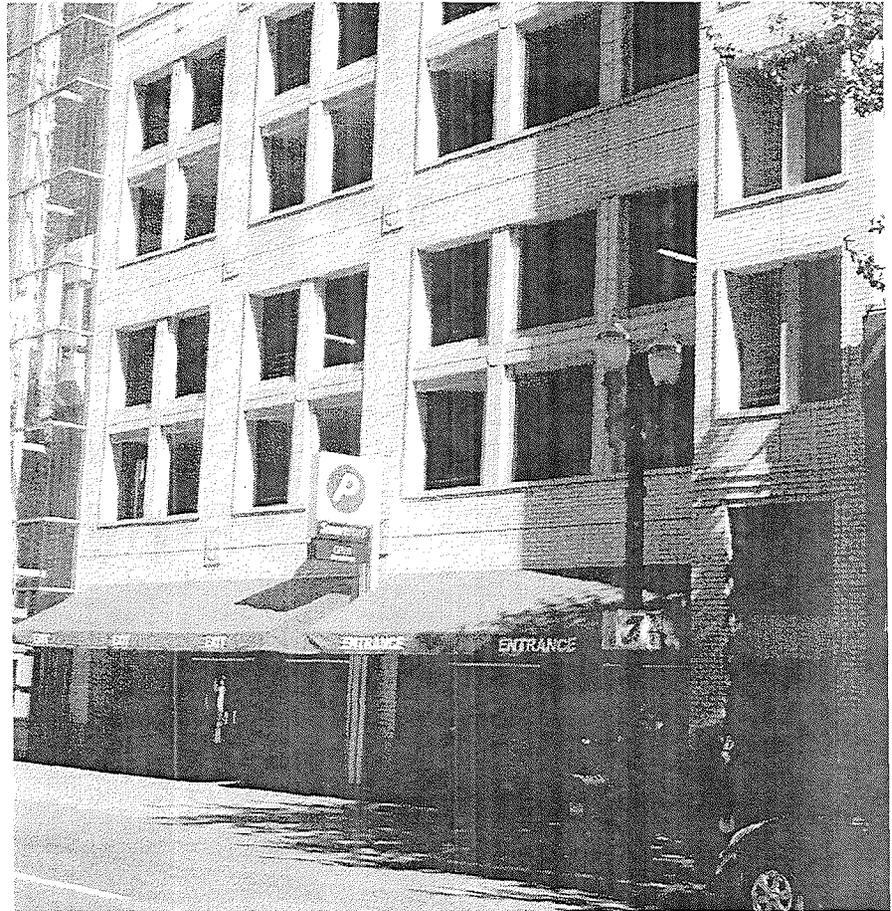
4 Types of parking can be built

3. Visitor Parking

• *Visitor Parking* is new parking created to serve short-term needs of shoppers, tourists, and other occasional visitors. It is not associated with specific development.

• Each project submits a demand analysis and is sized accordingly.

• Operated as commercial parking, but monthly permits and “early bird” discounts are prohibited.

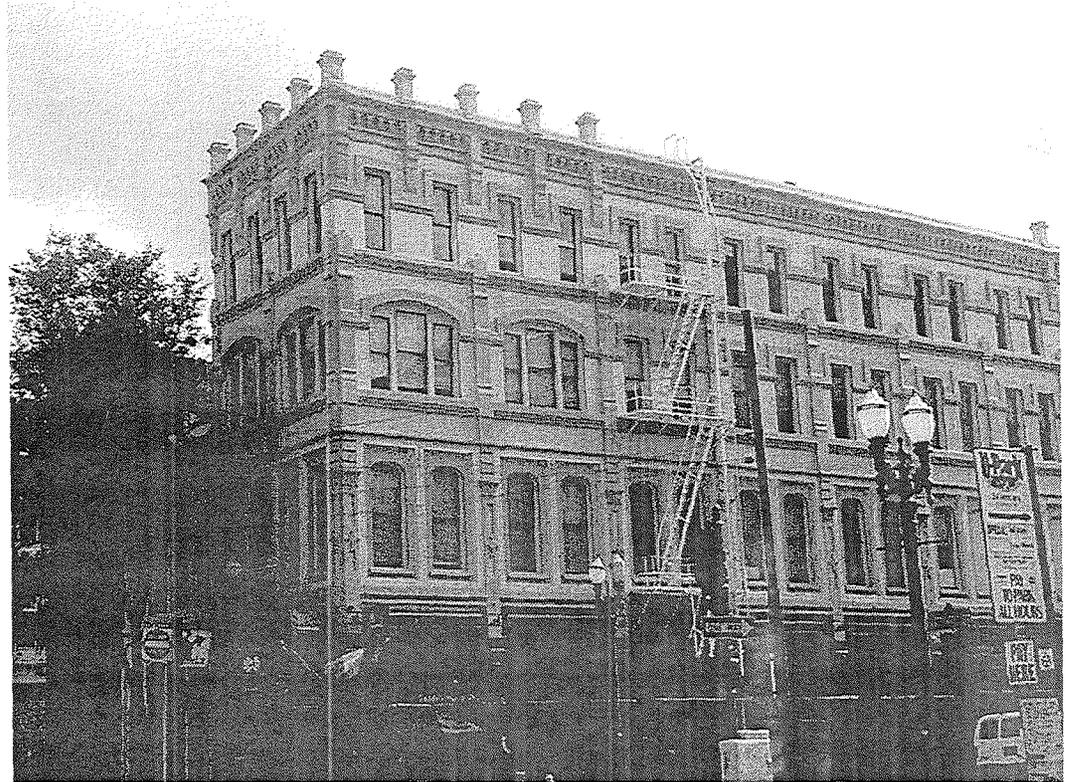


Smart Park Garage

4 Types of parking can be built

4. Preservation Parking

- *Preservation Parking* is new parking created to serve older buildings that do not have their own parking supply.
- Tied to redevelopment of surface parking lots.
- Can be operated as commercial with several limitations; must be available for use by older buildings.



Old Town/Skidmore Historic Building

4 Types of parking can be built

4. Preservation Parking

- *Preservation Parking Pool* is all surface lots expected to redevelop under the High Growth Scenario developed for the 1988 Central City Plan.
- Most **Undedicated General** parking lots are in the *Pool*.
- When a surface lot redevelops, the spaces move from the *Pool* to the *Preservation Parking Reserve*.
- Only stalls in the *Reserve* are available for Preservation Parking.



4 Types of parking can be built

4. Preservation Parking

	Preservation Pool	Preservation Reserve
1995	4,600	750*
Current	2,442	309

*City Council "seeded" the Preservation Reserve with 750 spaces when the CCTMP was adopted to stimulate Preservation Parking development.

