

City-wide Parking Ad Hoc Committee
Wednesday, April 1, 2015
MEETING MINUTES

Call to Order

Co-chair Mordo opened the meeting at 9:16 a.m.

Roll Call (✓ = Committee members in attendance)

✓	Ronit Bodner	✓	Jean Mordo
	Jeannie Bruins	✓	Mark Rogge
✓	Kim Cranston	✓	David Rock
✓	Gary Hedden	✓	Lou Becker
✓	Jack Kelly	✓	Marcia Somers, CM
✓	Bill Maston	✓	James Walgren, CDD
	Mike McTighe		

Approve March 18, 2015 meeting minutes

David Rock and Kim Cranston provided comments on various portions of the minutes. The item was continued to the next meeting.

Review parking calculations and available parking for development projects

86 Third Street

Community Development Director Walgren presented an overview of the development. Questions or points raised included how square footage is defined (either gross or net) and how square footage is verified once a project is built.

Conclusion: Consensus among members of the Committee was that the 86 Third Street appears to reflect what was submitted as part of the development application.

240 Third

Community Development Director Walgren presented an overview of the development. Discussion included the change in zoning from CRS to CD and that that change allowed this development to occur, there are different ways to calculate parking requirements which leads to different conclusions, that a definition of how to ensure all projects be calculated the same way is needed and that the square footage of the building does not match what was approved.

Motion: Rock/Maston: At the time of approval, 240 Third was under-parked, but the development may not be under-parked based on current, actual use. Passed with Bodner abstaining and Bruins and McTighe absent.

Comments were heard from Bart Nelson, Jerry Sorensen and Ted Sorensen.

1 Main Street

Community Development Director Walgren presented an overview of the development including a rationale for waiving the required parking. Issues raised included ensuring credits for 100% of Floor Area Ratio (FAR) are applied in a consistent manner and defining what is a public benefit.

Motion: Mordo/Rock: More clarification is need of how to give parking credit for 100% FAR and how to define a public benefit.

Comments were heard from Abby Ahrens and Ron Packard.

Review of parking ratios

Community Development Director Walgren presented the report. Discussion was continued to the next meeting of the Committee.

Identify problem statements to be addressed

Committee members identified the following as potential problem statements to be addressed by the Committee:

- Not feasible for developments to provide parking
- Ordinances need to clearly define size versus required parking and gross or net square footage
- Don't be too rigid – allow flexibility
- Clear/precise in ordinances but realistic parking ratio may require more spaces than needed
- Consistent application of parking ratios
- Expand Downtown Parking District
- What uses do we want to encourage Downtown
- Done in context with vision of Downtown and Civic Center – modify parking policies to reflect
- Incentive driven policy
- No tools to incentivize vibrancy/development
- Parking adjacent to plazas visible to public
- Fairly include properties outside District to share with District
- Expand Downtown Parking District
 - Where?
 - How much?
 - Method for adding to District (square footage of land, not buildings)
 - How apply credit
- How to address change in use after construction
- Parking District properties allowed parking beyond what is there
- Find out what public wants re: vibrancy
 - Downtown Plan and Vision
- Non-auto options – mitigate parking needs
- Update employee parking policy

Committee member Cranston expressed concerns about background materials the Committee received prior to its March 18, 2015 meeting.

Comments were heard from King Lear, Ted Sorensen and Jerry Sorensen.

Future agenda items

The following were identified as future agenda items: Parking ratios and Problem Statements

Adjournment

Meeting was adjourned at 10:55 a.m.