

Item 27 Exhibit A

Item: Discussion on and possible action initiating code amendments to Title 25 of the City Code to modify downtown parking requirements. (Sponsors Commissioner Azhar and Commissioner Connolly)

Regarding code amendments to City Code Chapter 25-2 relating to modifying downtown Parking requirements, staff may consider the following recommendation from the Urban Land Institute Downtown Parking Technical Advisory Panel.

- Count above ground structured parking counts towards FAR
- Increase base FAR
- Remove Downtown Density Bonus FAR caps
- Implement soft parking caps
 - Hotel – 0.25 per room
 - Office – 2:1,000 square feet
 - Residential – 1 per unit
 - Retail – 4:1,000 square feet
- Require a fee for parking built above soft caps
- Require decoupling of parking as part of gatekeeper requirements for the Downtown Density Bonus
- Require Great Street Standards in all of downtown, with potential for an administrative variance
- Other changes necessary to achieve the same goals