

CENTRAL CITY PARKING POLICY UPDATE

Parking Entitlements & Preservation Parking

Purpose

Parking entitlements, called “Preservation Parking” in the zoning code, assures parking (if necessary) to commercial buildings that were built without parking, particularly older and historic buildings.

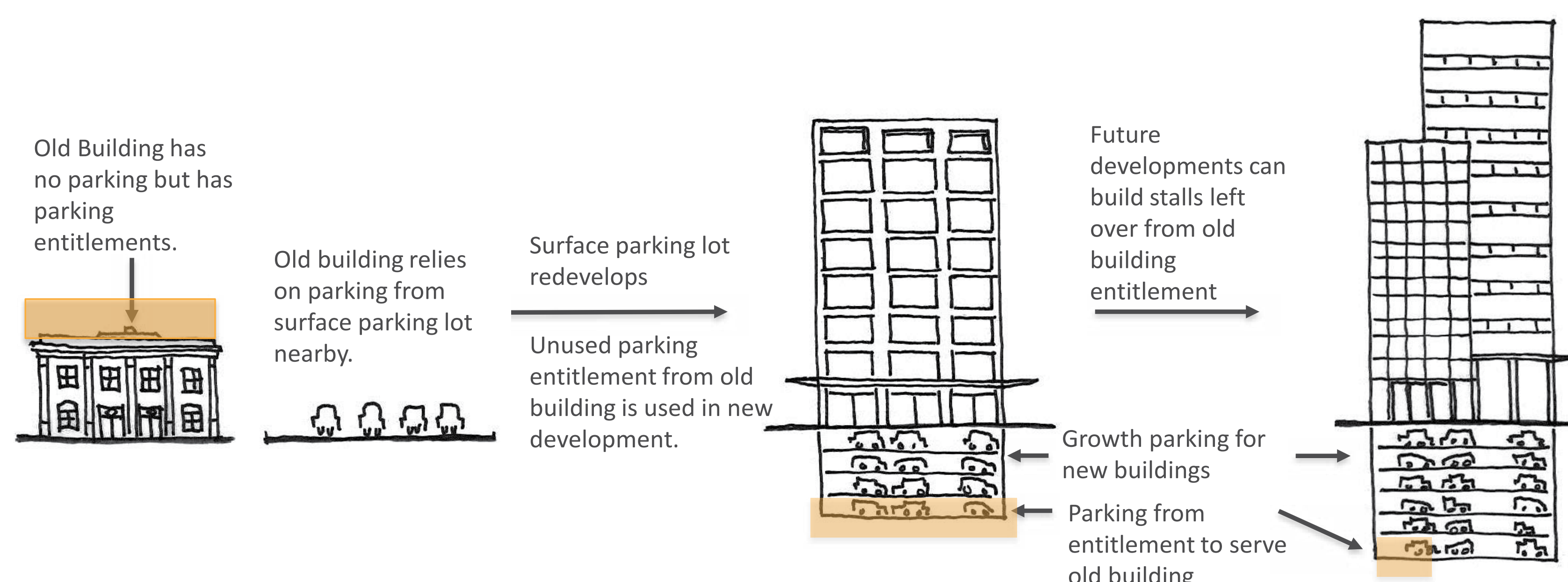
It also encourages new development to consider building less parking (e.g., below ratios or no parking) as an entitlement to parking would allow for parking in the future.

EXISTING POLICY

- “Preservation Buildings” maintain parking entitlement to be built at a later date (whether on/under the site) or transferred into a future new development.
- The Preservation parking section of the code does not currently allow parking entitlements for Residential and Hotel in the Central City.
- Entitlements today are lower than the parking maximum for most districts (up to 0.7/1000 sf of commercial space).
- Parking must be used “primarily” by specified buildings from where the entitlement comes for a minimum of 10 years.
- Can be used as commercial parking; however, “early bird” discount specials (primarily intended for commuters) is prohibited.



HOW PARKING ENTITLEMENT WORKS



PROPOSED POLICY CHANGES

- Commercial and residential buildings would have an entitlement to parking based on:
 - The maximum parking ratio in place for the type of use and district in which the building is located
 - Exception will be for Hotel parking, where parking entitlement will be half of the maximum ratio (0.5 stalls per room)
 - Whether the buildings lack parking based on a threshold:
 - 0.5 stalls per unit or less for residential and hotel
 - 0.7 stalls per 1,000 sf of commercial space or less
- Parking must be used “primarily” by specified buildings from where the entitlement comes for a minimum of 10 years.
- Entitlements will be carried over time and adjusted as maximum parking ratios are adjusted.
- Can be used as commercial parking.