



Vibrant and Sustainable Downtown Core

Pedestrian-
Oriented
District

Off-Site
Parking

Net Sq Ft
Calculations
for Parking
Reqs

Parking
Standard
1/333 SF

More
Parking
Options

Restaurant
Parking
Standard
1/250 SF

Existing
Parking
Credit for
All
Restaurants

Outdoor
Dining

Bike Stalls
vs. Car
Stalls

Daytime
Population

Staff
Approvals

Pedestrian-Oriented District

Should similar standards from the SPA-11 Zone be included in a downtown commercial zone inclusive of Upper Pier to be applied to the entire downtown district?

Are the standards and the mix of uses allowed appropriate? Should any restrictions be considered relating to uses that may be located on the ground floor, such as revenue generating uses?



Off-Site Parking

Should provisions currently applicable in the SPA-11 Zone for off-site parking and allowance of parking in-lieu fees to provide all required parking (currently limited to conservation of iconic buildings) be applied generally to encourage second floor office and service uses, rather than just as an incentive to conservation of iconic buildings?



Parking Standard 1/333 SF

Should the City pursue an amendment to reduce parking standards for retail and/or office uses within the downtown district?

Should any parking reduction for office include the stipulation that a reduction for office and service use is restricted to upper levels only (not ground floor) consistent with the Strategy?



Restaurant Parking Standard 1/250 SF

Are more, or expansions of existing, restaurants desired in the downtown core or downtown district generally?



If so, should they be facilitated via reduced parking standards, and how great of a reduction should be allowed?

Should a reduction be allowed only as an incentive to advance a stated purpose?

Should the allowance for snack shops to have a reduced parking standard (**reduced from 1/100 to 1/250**) be an administrative decision based on specific criteria, rather than requiring a parking plan?



Outdoor Dining

Should the prohibition on outdoor dining on Pier Avenue be eliminated and the 200 SF allowance without parking be incorporated?

Should the standards for Pier Plaza encroachments be amended to allow the 200 SF allowance without additional parking?

Should snack shops be allowed a reduced parking standard (from 1/100 to 1/250) as an administrative decision based on specific criteria, rather than requiring a parking plan?

Should outdoor dining on the sidewalk for snack shops be counted as part of the 25 maximum number of seats allowed for snack shops?



Staff Approvals

Should the review of parking demands for mixed uses be an administrative decision?



COMMUNITY DEVELOPMENT

- PLANNING
- BUILDING
- CODE ENFORCEMENT

Daytime Population

Should the City pursue an amendment to reduce parking standards for upper floor office uses within the downtown district?

Should any such reduction require a restriction on office uses on the ground floor such as no future office on the ground floor, or relocation of office that may be located on the ground floor to the upper floor?



Bike Stalls vs. Car Stalls

Within the downtown district should parking requirements should be reduced in exchange for the provision of additional bicycle parking?

Is an equivalence of 4 bicycle spaces for one car space, up to 20% of the parking required for non-residential projects be considered?

Could this bicycle parking be provided offsite?



Existing Parking Credit for All Restaurants

Is the existing standard consistent with the vision for the downtown district?

Should the current rule to not apply the credit for conversion of small (under 5,000 SF) restaurants be continued, which is in effect a disincentive to these small format restaurants?



More Parking Options

Should parking requirements for commercial uses within the downtown district be allowed in common facilities within a quarter mile walking distance?



Net Sq Ft Calculations for Parking Reqs

Should parking for commercial uses within the downtown district be based on a net usable building square footage basis, that is, not including for example, bathrooms, hallways, lobbies, service, storage and mechanical rooms?





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