



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 1, 2008

SUBJECT: Ordinance Adding Downtown Parking Standards,
Establishing Parking District Boundaries and In-Lieu of
Parking Fee.

Report in Brief

The proposed Ordinance will add Section 25.23.15 to the Municipal Code regarding Downtown Parking Standards and will establish the boundaries of the Downtown Parking District for the purposes of allowing an in-lieu of parking fee.

Staff recommends that the City Council approve the following actions:

1. Adopt the Initial Study and Negative Declaration for the proposed parking ordinance.
2. Introduce Ordinance _____ to add Section 25.23.15 to the Woodland Municipal Code for the purpose of downtown parking.
3. Approve Resolution _____ establishing Parking District boundaries and an in-lieu of parking fee.

Background

This item was brought before the City Council at their February 5, 2008 meeting. The staff report from the February 5 meeting is included as Attachment A. At that time the Council directed staff to further evaluate the proposed standards to consider providing a 1 space or every 300 square feet as parking ratio for retail/commercial uses and tightening up the requirements for 2-bedroom residential units. The Council requested an estimate of possible anticipated in-lieu of parking fees over a five to ten year period and including an annual consumer price index (CPI) increase. In addition, the Council recommended that staff meet further with downtown business representatives.

Staff has since reevaluated the standards, prepared a summary estimate of possible in-lieu of parking fees over ten years, and held a community workshop with downtown business owners and tenants on March 13, 2008.

The proposed revisions to the Downtown Parking Ordinance have been incorporated into the relevant attachments and are summarized as follows:

- Amending retail/commercial parking from a 1/400 ratio to a 1/300 ratio (**Attachments B&C**).
- Amending residential parking standard for 2-bedroom units from 1.5 to 1.75 spaces per unit (**Attachments B&C**).
- Evaluating a sliding scale for in-lieu of parking fee. Staff continues to recommend a minimum \$5,000 fee. There has in fact, been concern expressed that this amount is too low. However, the fee will provide seed money for a future parking structure and will function as an economic development incentive for downtown investment. (A fee estimate analysis is provided in **Attachment F**).
- Staff has included an additional finding to the in-lieu of parking ordinance Section 25.23.15 E.3.f to state the following: *“Public assembly uses may not exempt more than fifty percent (50%) of the required parking for that use utilizing an in-lieu of parking fee”* (**Attachment C**)

Discussion

Staff sent notices to all downtown business owners and tenants within the proposed parking district boundaries regarding a Community Workshop meeting held on March 13, 2008. Minutes of the meeting are included as **Attachment G**. Follow up comments received since have been included. Several comments revolved around marking management, peripheral parking, and best use of existing spaces. In particular, discussion focused on how to encourage use of peripheral parking, including increasing the feeling of safety in those lots. Concerns were expressed that the in-lieu of parking fee may be too low. It was discussed that the intent is encourage development and allow the fee to function as an economic development incentive. The fee can be re-evaluated by the Council and City should the market conditions in downtown make it more feasible to increase the rate. Regardless, the fee proposed is not directly proportional to the parking impacts anticipated, but will provide some parking cost offset, and when used in conjunction with other potential sources of funding for parking, including RDA funding, will secure significant funding over time to provide for additional downtown parking.

Fiscal Impact

Funds from the General Fund have been utilized for Community Development salaries and the completion of the Initial Study. Limited Redevelopment funds were utilized on a land cost summary analysis. It is hoped that this ordinance will facilitate downtown redevelopment, increased investment, and enhanced city revenues through a rejuvenated commercial core.

Public Contact

Noticing has taken the following forms:

- Public noticing mailed to business owners and tenants in the proposed district 10-days prior to the meeting date and Posting of the City Council agenda.
- Quarter page ad in the Daily Democrat published on January 16, 2008 with a second publishing on January 23, 2008.
- A quarter page ad was published prior to the Planning Commission meeting, held on January 3, 2008.
- The Woodland Chamber of Commerce was notified of the City Council meeting and a copy of this report provided to them.
- Community Workshop held with Downtown Business owners and tenants on March 13, 2008.
- Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council:

1. Adopt the Initial Study and Negative Declaration for the proposed parking ordinance changes.
2. Introduce Ordinance ___ to add Section 25.23.15 to the Woodland Municipal Code for the purpose of downtown parking.
3. Approve Resolution _____ establishing Downtown Parking District Boundaries and a parking-in-lieu fee.

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Attachments:

- Attachment A: City Council Staff Report from February 5, 2008
- Attachment B: Downtown Parking Standards Flow Chart (revised)
- Attachment C: Downtown Parking Ordinance
- Attachment D: Downtown Parking In-Lieu fee and District Boundary Resolution
- Attachment E: Example parking project analysis table
- Attachment F: Estimated In-lieu of parking fee over 10 years.
- Attachment G: Minutes from the March 13, 2008 Community Workshop and follow up comments.