

 Downtown Specific Plan Update

Task Force Meeting #14


Draft Redlined Plan, Part 3
May 22, 2018




 Downtown Specific Plan Update

Meeting Agenda


1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. Review Draft Redlined Plan, Part 3 and Provide Direction
4. Task Force Check-In
5. Brief Announcements from Task Force and Staff, Summary, and Next Steps




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1. Welcome and Prior Meeting Summary


Meeting #13 Summary




 Downtown Specific Plan Update

2. Public Comments


- Correspondence
- Meeting open to the public (comments on items not on tonight's agenda)




 Downtown Specific Plan Update

3. Redline Plan

- Parking
- Mobility
- Economic Vitality




 Downtown Specific Plan Update

3. Redline Plan – Parking Chapter

Major Policy Issues and Key Changes

- Guidance from Downtown Parking Strategy and Implementation Plan (Parking Plan)
- Town Square District Parking Requirements




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3. Redline Plan – Parking Chapter

Predominately revised to reflect the guidance from the Downtown Parking Strategy and Implementation Plan

- Identifies strategies to more effectively manage and increase supply
- Balance between adequate parking and flexibility to recognize unique character and constraints




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3. Redline Plan – Parking Chapter

Town Square District Parking Standards

MULTI-FAMILY RESIDENTIAL	
Studio apartments	1 / DU
One and two bedroom apartments	1 / DU for one-bedroom units 1.5 / DU for two-bedroom units
Three or more bedrooms	2 / DU
Visitor parking	1 / 7 units
COMMERCIAL	
Retail, Office, Restaurant, Other Commercial	1:300 square feet and 1 space: 250 square feet of gross floor area for office uses on the ground floor of new buildings with frontage on Main Street
Theater	To be evaluated on an ad hoc basis
Hotel	1 / room plus 1 space per employee on max. shift




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3. Redline Plan – Parking Chapter

Timing of Parking Requirements

- New construction or “major enlargements” must provide parking in conformance with the Municipal Code
- However, change of use does not require additional parking if the building is more than 5 years old




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3. Redline Plan – Parking Chapter

Parking Ratio

- Most uses require a 1:300 ratio
- Office uses require 1:250 to incentive Main Street offices to locate on upper floors




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3. Redline Plan – Parking Chapter

Reduced Parking and Exceptions

- Privately-owned Parking Open to the Public
- On-Site Amenity
- Unreinforced Masonry Buildings
- Joint Uses in C-C and C-S Districts
- Parking Credits




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3. Redline Plan – Parking Chapter

Conditional Use Permit Approval for Parking Exceptions

- Parking Location
- Discrete Uses
- Excess Parking




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3. Redline Plan – Parking Chapter

Parking Assessment Districts

- City-owned lots on Peters Avenue
- Generally allow greater parking efficiencies of building and operating a larger, aggregated parking area




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3. Redline Plan – Parking Chapter

In-Lieu Parking Agreements

- Funds collected intended to be used to acquire public parking or construct public parking lots downtown.
- Transportation Corridor the City purchased from Alameda County (partially funded with in-lieu fees)
- Public amenities may be provided instead of in-lieu (for example, Pastime Plaza)



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3. Redline Plan – Parking Chapter




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3. Redline Plan – Parking Chapter

Downtown Core Area Overlay District

Encourage and facilitate the development of smaller multi-family rental projects through modified standards

	General Municipal Code Requirements	Downtown Core Area Overlay District ¹
Studio apartments	2 spaces for each of the first four units; 1.5 spaces for each additional unit	1 space per dwelling unit
One and two bedroom apartments	2 spaces per dwelling unit	1.5 spaces per dwelling unit ²
Three or more bedrooms	1 space for each 7 units	No visitor parking required

¹ All parking may be uncovered, and the zoning administrator may make minor reduction in dimension requirements of parking facilities
² In the C-C District where residential and commercial or office uses are mixed, one bedroom and smaller units may provide 1 parking space per unit.




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3. Redline Plan – Parking Chapter

Town Square District Parking


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3. Redline Plan – Parking Chapter

- ACE Parking
 - Adds policy to construct a public parking structure on the 4-acre property adjacent to the ACE train station, and upon mutual agreement between City, ACE and Alameda County, incorporate ACE parking into the structure
- Convertible Parking Structure
 - Encourage design of parking structure that enables it to be converted to other uses (in light of future automated vehicles or other technology)




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3. Redline Plan – Parking Chapter

Questions for Task Force


1. Does the Task Force find the parking ratio and parking approach for the Town Square District Acceptable?
2. In the Town Square District, should ground floor office be parked at a higher ratio than other commercial uses (as is currently required along Main Street)?
3. Does the Task Force have any other comments on the Parking chapter?



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3. Redline Plan – Mobility Chapter

- Concept of mobility captures importance of movement of people (regardless of mode of travel)
- Emphasis on pedestrian experience and improving multi-modal circulation (ped, bike, transit)
- Incorporates streetscape concepts previously reviewed and discussed by the Task Force




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3. Redline Plan – Mobility Chapter

Questions for Task Force


4. Does the Task Force have any comments on the Mobility chapter?



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3. Redline Plan – Economic Vitality Chapter

- First Floor Uses
- Active Ground Floor Uses Definition
- Mixed Use Districts



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3. Redline Plan – Economic Vitality Chapter

First Floor Uses

Requirements for active ground floor uses to promote active pedestrian experience




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3. Redline Plan – Economic Vitality Chapter

Active Ground Floor Uses Definition

"Active ground floor use" means a use that promotes an active pedestrian environment on the ground floor of a commercial building, and includes retail establishments, restaurants **and catering establishments**, bars and brew pubs, art and craft studios, **wineries**, and other uses determined by the director of community development to be substantially similar to the foregoing, or to have unique characteristics such that the objectives of the overlay district would be met."



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3. Redline Plan – Economic Vitality Chapter

Mixed Use Districts

- New districts
 - Mixed Use- Transitional
 - Mixed Use- Downtown
- Goal of extending vibrant and diverse commercial environment of Main Street




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3. Redline Plan – Economic Vitality Chapter

Questions for Task Force


5. Any comments on the Economic Vitality chapter?
6. Any comments on the revised definition of active ground floor uses?



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4. Task Force Check-In


Are there any additional questions or comments?



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5. Announcements, Summary, and Next Steps

STEP	TASKS
1: Background	<ul style="list-style-type: none"> • Understand what a "great downtown" looks and feels like • Developed working draft of vision statement • Understand existing conditions in the Plan Area
2: Issue Identification	<ul style="list-style-type: none"> • Continuing discussion of issues and opportunities • Consensus on options that will be more fully analyzed
3: Alternatives Refinement	<ul style="list-style-type: none"> • Preliminary analysis of alternatives
4: Draft Revised Specific Plan	<ul style="list-style-type: none"> • Review redline chapters
5: Environmental Review	<ul style="list-style-type: none"> • Environmental Impact Report
6: Plan Adoption	<ul style="list-style-type: none"> • Adopt specific plan



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