

July 19, 2021

RE: DSC Parking related to Theater User Parking Requirements

Dear Mayor and Council:

I am writing to you again in regards to parking in the DSC zoning area. We are in the process of negotiating with a tenant for the old Ames Tribune Building at 317th 5th Street to turn the building in to a 200-seat performance art space and co-located event venue.

Through the DRC process we learned that while there are no parking requirements in the DSC for almost all uses, one exists specifically for theater space. This means that a 200-seat restaurant would have no parking requirements but a 200-seat theater would.

Under these rules would require us to provide 40 parking spaces, either on site (which is not possible) or via a remote or joint parking agreement. We are able to provide 12 and potentially 18 spaces via a remote parking agreement at 307 5th Street, which we also currently own but the remaining 22 spaces are problematic in that we would need to identify and successfully negotiate an agreement for these parking spaces.

We do not believe that a remote or joint parking agreement is a long-term answer to solve this issue as it would lock that surface parking in to servicing this space, underutilizing precious space in downtown as well adding risk to the project in the longer-term if redevelopment of parking under the agreement is to be redeveloped.

While this issue affects a very limited number of projects (likely this *one*), it is absolutely preventing an investment in downtown both monetarily as well as culturally.

As a result, we respectfully request that Council refer a request to staff to add an agenda item to a near-term Council Meeting agenda to consider a text amendment to allow for this use without a parking requirement in the DSC.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Jerry Nelson". The signature is written in black ink on a white background.

Jerry Nelson
Intelligencer Investments