

ITEM #: 37
DATE: 05-28-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: JOINT USE PARKING PLAN FOR 214 S. SHERMAN AVENUE

BACKGROUND:

Shelter Housing Holdings, LLC (d.b.a. The Bridge Home) has submitted development plans to construct a new building located at 214 S. Sherman Avenue that would include uses of a homeless shelter, offices, and community space. Bridge Home is requesting approval of Joint Use Parking Plan whereby 18 of the 54 spaces would be shared, resulting in a reduction to the total amount of parking provided on-site (see Attachment A, Addendum). With approval of the proposed parking plan, the applicant can continue with their required special use permit application for the operation of Social Service Provider use to be approved by the Zoning Board of Adjustment.

The site, located at 214 S. Sherman Avenue is at the southeast corner of S. Sherman Avenue and S. 2nd Street (see Attachment B, Location & Zoning Map). This site is across the street from 207 S. Sherman Avenue site which is also owned by the Bridge Home and the site of the construction of a separate extremely low-income transitional housing building. The subject property is zoned as "HOC" (Highway Oriented Commercial) and has a "O-SLF" (South Lincoln Fringe Overlay). **The use of the building for Social Services will require Zoning Board of Adjustment (ZBA) approval of a Special Use Permit.** A Location and Zoning Map is included as Attachment B.

As required by the South Lincoln Fringe Overlay zone, the planned building faces S. Sherman with its main entrance also toward S. Sherman. Parking lot access will occur from both S. Sherman and the alley at the rear of the site.

The project includes a total of 34,580 square feet of gross floor area, of which approximately 17,256 square feet is office, 15,620 square feet is a social service use of a "shelter", and 1,704 square feet is community facility. The shelter component will include 40 independent shelter rooms with individual beds and five family shelter suites. The shelter includes other ancillary functions of administration, a day room, shower, storage, and dining area.

The amount of required parking for the Shelter, Office, and Community use totals 85 required parking spaces per the zoning ordinance parking rates of: Shelter Rooms - Individual Shelter at 1 space/3 beds(comparable to group living fraternity/sorority rate) ; Family Shelter at 1 space/unit (comparable to hotel room rate); Office - 1 space/300 SF; and Community Room - 1 space/200 SF. Attachment C, Parking Exhibit with draft Minor Site Development Plan, illustrates the category of each use on the floor plan along with the associated parking rate. The site plan included in this exhibit illustrates the proposed 54 space parking lot design and the location of the proposed joint use spaces.

Although 85 spaces are required for each distinct use on the site, the applicant has requested parking reduction as allowed by the zoning ordinance, subject to Planning Director approval. Parking reductions of a total of 13 spaces are allowed for the combination of increased landscape area in the parking lot (8 spaces) and bicycle parking (5 spaces). These reductions will reduce the required parking to a total of 72 parking spaces. **The proposed reduction of 18 spaces with the Joint Use Parking Plan, would further reduce the parking required for the site to 54 spaces.** The Off-Street Parking Calculations is

included as Attachment D.

In accordance with Section 29.406(17)(b), the City Council may approve the application for a Joint Use Parking Plan subject to the following findings:

- The analysis presents a realistic projection of parking demands likely to be generated.
- Peak demand is sufficiently distinct so that the City Council is able to clearly identify a number of spaces for which there will be an overlap of parking demand.
- Rights to the use of spaces are clearly identified so as to facilitate enforcement.

A Parking Analysis was provided by the applicant utilizing projected staffing, volunteers, partners, shelter guests and day-hab clients for the peak demand of each use. These details are included in Attachments E, Parking Analysis Table and Attachment F, Parking Analysis Bar Chart. Because the Bridge Home will not be fully staffed at the time of opening, the applicant has included a 10-year projection (2035) illustrating the facility at full operational capacity. The staffing and operations of the office space is projected at 38 spaces compared to the zoning ordinance general parking requirement of 56 spaces before crediting reductions. Full review of operational aspects of the uses will be part of the Special Use Permit review with the ZBA. **Staff finds the analysis presents a realistic projection of the parking demand likely to be generated by the mix of uses with the operation described by the applicant.**

The analysis illustrates a 24-period based in 30-minute increments. The highest peak use is 10 am – 3:30 pm for a total of 35-38 parking spaces when the office use has the highest use and the shelter at its lowest demand. The lowest use demand is 8:00 pm – 7:30 am for a total of 17-20 parking spaces when the shelter is the most active use with overnights stays. **Since the office and community uses are 8:00 am – 5:00 pm, and the shelter use is 5:00 pm – 7:30 am, the peak demand is sufficiently distinct and can be met by the 54 spaces.**

The proposed Joint Use Parking Plan Agreement allows the sharing of eighteen (18) on-site parking spaces due to this differentiation of peak demand. The applicant has indicated the location of these shared spaces on Exhibit A of the Agreement. The applicant controls all of the uses on the site and the parking lot. **Therefore, rights to the use of the spaces have been identified adequately should enforcement later be necessary.**

The proposed Joint Use Parking Plan Agreement is included as Attachment G. It describes the proposed 54 parking spaces provided on site, along with associated parking rates, parking count, and the identification of the eighteen (18) joint use spaces. The agreement ensures that the proposed use of the site matches the use of the property and the applicant's request to reduce the required parking.

The Agreement also includes a provision that if there is a change of use or if there should be demonstrable impacts on the adjacent streets and parking from the reduced parking, the City Council could modify or cancel the Agreement. If the agreement is modified the property owner would need to provide additional parking onsite. The applicant could remove landscape features and add some additional parking if required.

ALTERNATIVES:

1. The City Council can approve the Joint Use Parking Plan Agreement for the proposed shelter housing, office, and community space, at 214 S. Sherman Avenue.
2. The City Council can approve the Joint Use Parking Plan Agreement for the proposed shelter, office, and community space, at 214 S. Sherman Avenue, with modifications to include additional parking spaces on site and increase the total number of spaces provided.
3. The City Council can deny the Joint Use Parking Plan Agreement application for 214 S. Sherman Avenue.
4. The City Council can refer this request to staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff concludes that the parking projections included in the Joint Use Parking Plan for 214 S. Sherman Avenue are realistic in illustrating the peak parking demands based upon the description of use where the shelter has little demand during the day and that the office occupancy demand is very low in the evening.

A key component of accepting the Joint Use Parking Plan with the allowed on-site parking reduction is that the City Council can choose to cancel the agreement if there is a future determination of insufficient parking to accommodate the mix of uses on the site and there are demonstrable impacts on the surrounding area. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ATTACHMENT(S):

[Attachment A - Addendum.pdf](#)

[Attachment B - Location & Zoning Map.pdf](#)

[Attachment C - Parking Exhibit with Site Plan.pdf](#)

[Attachment D - Parking Calculations.pdf](#)

[Attachment E - Parking Analysis Table.pdf](#)

[Attachment F - Parking Analysis Bar Chart.pdf](#)

[Attachment G - Joint Use Parking Agreement.pdf](#)