

Temporary Use Permit: 3300 SE 1st Street (Future Pure Residence Location) – Temporary Grass Parking on Vacant Lot

Introduction: The City has retained the Lansing Melbourne Group, LLC (LMG) to provide professional parking planning services in connection with the City's continued efforts to evaluate and respond to parking demand in the East CRA Pier Redevelopment Area (Fishing Village). Now that the businesses in the Fishing Village are opening and the parking structure is being utilized by beach goers, condo owners, patrons of the Fishing Village, and area business employees, an update of the parking demand based on actual conditions was been completed. The results indicate a projected 100-200 space shortage, particularly with the opening of the Oceanic beachfront restaurant in September 2019, as well as the planned opening of an event/venue space by spring 2022. The long-term plan to accommodate this demand is to add a parking structure to the Oceanside parking lot. A Request for Proposals has been issued to select a Master Developer to assist the City with the construction of a new parking garage on the existing Oceanside lot in order to capture additional parking demand from the Fishing Village. The City does not anticipate completion of the new parking garage until fall 2021. In the interim, City staff continues to work on additional plans that will accommodate future demands, as well as reduce the traffic footprint on the barrier island. One interim solution is to utilize temporary parking lots through parking lease arrangements to address some of these demands in the short-term, which will facilitate the movement of traffic on the barrier island and increase the potential for success of the Fishing Village during this critical start-up time frame. To this end, the City is requesting the temporary use of the vacant lot at 3300 SE 1st Street for grass parking. The owner is agreeable to leasing the lot, which is just over an acre in size, to the City for this temporary parking use until they are ready to begin construction on their approved 240-unit condo-hotel project. The City will maintain the lot by cutting the grass, pruning overgrown trees, removing any other obstructions on the site and installing parking curb stops in order to ensure orderly parking by the general public. This work will be performed in-house by the City's Public Works Department. The lot will include pay-by-phone signage and will be monitored by the City's Parking Ambassador, Denison Parking. The City will split parking revenues earned on the site with owner, 60/40.

The following addresses the criteria for approval of a temporary use permit.

1. This permit is temporary in nature. The temporary use permit is for overflow parking for the Fishing Village being developed on the former Pier Parking lot. The temporary nature of this parking lot is driven by two factors:

- the property has been approved for development by the current owner (Pure Residence Resort) and that project may begin construction in the short term. The City is negotiating a one-year lease of the vacant lot, which is intended to be used for this temporary parking use until the Pure Residence is ready to begin construction;
- the City is currently processing a Land Use Plan Amendment (LUPA) for the Oceanside Parking lot to enable a new parking garage to be built on that property which will replace this temporary parking with permanent parking. It should be noted that the City already has the entitlements to build the Oceanside parking

structure, however, the LUPA is necessary to create an opportunity for real estate uses on the site to couple with the parking to help attract a private sector partner for the upfront construction costs and to create a long-term financing revenue stream for the parking structure. Other uses on the site will also provide for an active parking structure which will enhance the safety of the public parking in the structure.

2. This temporary use permit is in harmony with the spirit and intent of this code.

The permit is in compliance with the purpose and intent of 155.5102 of the zoning code, Off-Street Parking and Loading. The code reads, *"The standards in this section are intended to provide for adequate off-street parking and loading while allowing for flexibility needed to accommodate alternative solutions."* It goes on to include in the purpose *"...encouraging pedestrian-oriented development while avoiding excessive paved surface areas..."*. This unpaved temporary solution will provide the noted flexibility while helping to protect the safety of pedestrians that are vulnerable to impacts of cars circulating in the area looking for parking.

3. This temporary use permit will not be detrimental to property or improvement in the surrounding area, or to the public health, safety and welfare.

The subject property is approved for development of a 21 story, 240 unit condo-hotel use with 66.3% lot coverage. By comparison, the grass parking lot is an extremely low intensity use and will have no detrimental impacts to the subject property. The property's current vacant condition also makes it susceptible to illegal and unstructured parking activity, especially as demand for parking in the area increases. The City's management of the lot will provide for supervised and monitored parking operations with regular patrol of the lot. In addition, the public health, safety and welfare is supported by the project as fewer people will be circulating in cars looking for parking thus improving pedestrian safety and general air quality levels. There will also be more pedestrian activity in the area between the temporary lot and the users' ultimate destination which will be beneficial to local retailers and businesses on the chosen pedestrian routes.

4. This temporary use permit will not have adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods.

The property is surrounded on three sides with commercial uses. Only the property to the south is multifamily residential (south of SE 2nd Street). It should be noted that it has been observed that beachgoers are already parking on SE 1st and 2nd st and are also currently parking in the Bank of America lot directly to the east of the site.

5. This temporary use permit will meet all setback requirements of the underlying base and overlaying zoning districts.

The temporary parking will not affect building setback requirements.

6. This temporary use permit will comply with temporary signage standards.

If a sign is placed on-site it will meet sign code standards of 156.07 of the Sign Code.

7. This permit will not violate the applicable conditions of approval that apply to the site.

The conditions of approval for Pure Residence are not applicable to the temporary parking lot use.

8. This permit will not interfere with the normal operations of any permanent use located on the property.

The lot is currently vacant. The parking lot will not interfere with the Bank of America property adjacent to the east on the same block as the temporary parking lot. This temporary parking lot will provide an alternative to people that might otherwise consider using the Bank of America lot illegally and will, in that manner, improve conditions for this adjacent use.

9. This temporary use permit will allow a use to be located on a site containing sufficient land area to allow the temporary use to occur and to accommodate associated parking and traffic movement without disturbing environmentally sensitive land.

The temporary use parking lot will be designed to provide access and circulation that permits safe, convenient, efficient and orderly movement. The site is slightly over one acre (44,000 SF) and the number of parking spaces will not be greater than what can comfortably fit on this size lot.

10. This permit will not include the placement of any pay stations.

Payment for hourly parking fees will be accomplished through the Passport "Pay by App" and no cash will be collected on the property during normal day to day operations. On certain holidays a cashier may be stationed on the lot to accept cash payments allowing better control of capacity. The lot will be observed and enforced through the city's parking management company from 7am to 11pm 365 days per year.

11. This permit will not involve any permanent improvements.

There will be no improvements to the lot other than general maintenance of the grass and shrubbery. There will be no additional fencing or lighting installed. Parking stops will be placed on the lot to identify individual parking spaces.

There are no environmentally sensitive lands located on the property.