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ATTACHMENT 5

SUMMARY OF PLANNING BOARD ACTION

Subject: Downtown Economic Development Initiative - Special Use Permit

Meeting Date: May 22, 2007

Recommendation: The Planning Board recommends approval of the Downtown Economic Development Initiative Special Use Permit with the following conditions:

- The applicant shall provide all parking spaces for affordable dwelling units onsite on the private (lower) parking deck, not the public paid-parking deck.
- The distribution of parking spaces for affordable dwelling units shall be on an equitable basis, comparable to the market rate units (e.g. 1.45 spaces per market rate units / 1.45 spaces per affordable units).
- The applicant shall provide a \$700,000 payment to the Town, at time deemed appropriate by the Town Manager, for public art associated with this development proposal.
- The applicant shall provide a \$200,000 payment to the Town, at time deemed appropriate by the Town Manager, for programming of events in the public space.

Vote: 6-0

Ayes: Ruby Sinreich (Chair), Tom Jensen, Nancy Milio, Gene Pease, James Stroud, and Judy Weseman

Prepared by: Ruby Sinreich, Chair
Phil Mason, Staff PM For RS

SUMMARY OF TRANSPORTATION BOARD ACTION

Subject: Downtown Economic Development Initiative Lot Five: Special Use Permit

Meeting Date: May 24, 2007

Recommendation: The Transportation Board voted 6-0 to recommend the Council approve the project as proposed with the following modifications:

- Stipulation 28 be modified to include a requirement that the transportation management plan monitor bicycle parking usage on an annual basis to ensure adequate public access and availability. The Plan should also provide that the developer may be required to correct any identified deficiencies in public bicycle parking.
- Stipulation 16 be modified to delineate the allocation of proposed bike parking between the retail, residential and general public uses.
- Stipulation 8 be modified to require a 30' driveway for ingress and egress, which could be re-stripped for three lanes at a future time if necessary.
- Allow up to 20% of the spaces as compact.
- Explore alternatives to providing every affordable housing unit a parking space in the building.

Members Present: Barnes, Juliano, Mihovilovic, Hapgood, Baker, Cho

Vote: 6-0

Aye: Barnes, Juliano, Mihovilovic, Hapgood, Baker, Cho

Prepared By: Gary Barnes, Chair
David Bonk, Coordinator Long Range and Transportation Planning

GB
DB

**SUMMARY OF
COMMUNITY DESIGN COMMISSION ACTION**

Subject: Application for Downtown Economic Development Initiative Special Use Permit

Meeting Date: May 23, 2007

Recommendation: That the Council approve a Special Use Permit for the Downtown Economic Development Initiative development with enactment of Resolution A (Attachment 3), as attached to the Staff Report dated May 23, 2007 with change to one stipulation:

8. Parking Deck Lane Design: The applicant shall widen the proposed parking deck ramp from the street and provide a total of two larger lanes ~~three lanes~~, one entrance lane from West Rosemary Street and one ~~two~~ exit lanes, each with dedicated right and left turn movements. Parking deck design is subject to Town Manager approval, prior to issuance of a Zoning Compliance Permit.

Discussion: The Commissioners believed left turns out of the parking garage during peak hours could cause stacking on W. Rosemary Street by cars trying to make left turns into the garage or trying to accommodate traffic leaving the parking deck. They believed that if stacking were to occur, that it would be better to have stacking internal to the garage.

Vote: 7-0

Ayes: Mary Margaret Carroll, Chris Culbreth, Gretchen MacNair, Laura King Moore, Scott Nilsen, Jonathan Whitney, and Robin Whitsell.

Issues: The Commissioners expressed concerns with the adequacy of parking for existing and new merchants in the area. They supported the additional retail space but noted the proposed loss of 6 spaces from what is currently there. One Commissioner wondered why visitors are lured downtown and then not provided with parking space.

The Commission was also concerned with the appearance of the buildings believing they appeared sterile and "salt boxy." The Commission encouraged the applicant to consider enlivening and warming up the architecture with more 3-dimensional articulation of facades using shade/shadow interplay, different brick types and colors, using windows and wood slats to define indentions, and use of curvilinear forms.

Prepared by:

Jonathan Whitney, Chair 
Kay Pearlstein, Planning Staff

(47)
6-0
**SUMMARY OF BICYCLE AND PEDESTRIAN
ADVISORY BOARD ACTION**

Subject: Downtown Economic Development Initiative: Lot 5
– Application for Special Use Permit

Meeting Date: June 5, 2007

- **Recommendation:** The Board recommends that the Council approve the application as set out in Resolution A of the Town Manager's memorandum with the additional stipulations:
- That 10 additional class II bicycle parking spaces be provided at street level, dispersed around the public areas.
- That dedicated bicycle access and egress be provided to the bicycle parking in the garage

Vote: 8 – 0.

Aye: Tab Combs, Brian Decker, Jed Dube, Ray Magyar, Dave Love,
Kate Millard, Ray Piplani and Linda Gaines

Reasons:

- The submitted proposal indicates 10 class II (uncovered racks) on the street and 56 Class I (covered parking) in the garage. The Board believes there should be more public above ground bicycle parking facilities.
- To improve bicyclist safety using the garage

Prepared by: Tab Combs Chair, Bicycle and Pedestrian Advisory Board
Gordon Sutherland, Principal Planner

TC by GS