



CITY COUNCIL PUBLIC HEARING

(PA-2020-055)

400 E. 5th Avenue - Parking Garage, SPAR Modification

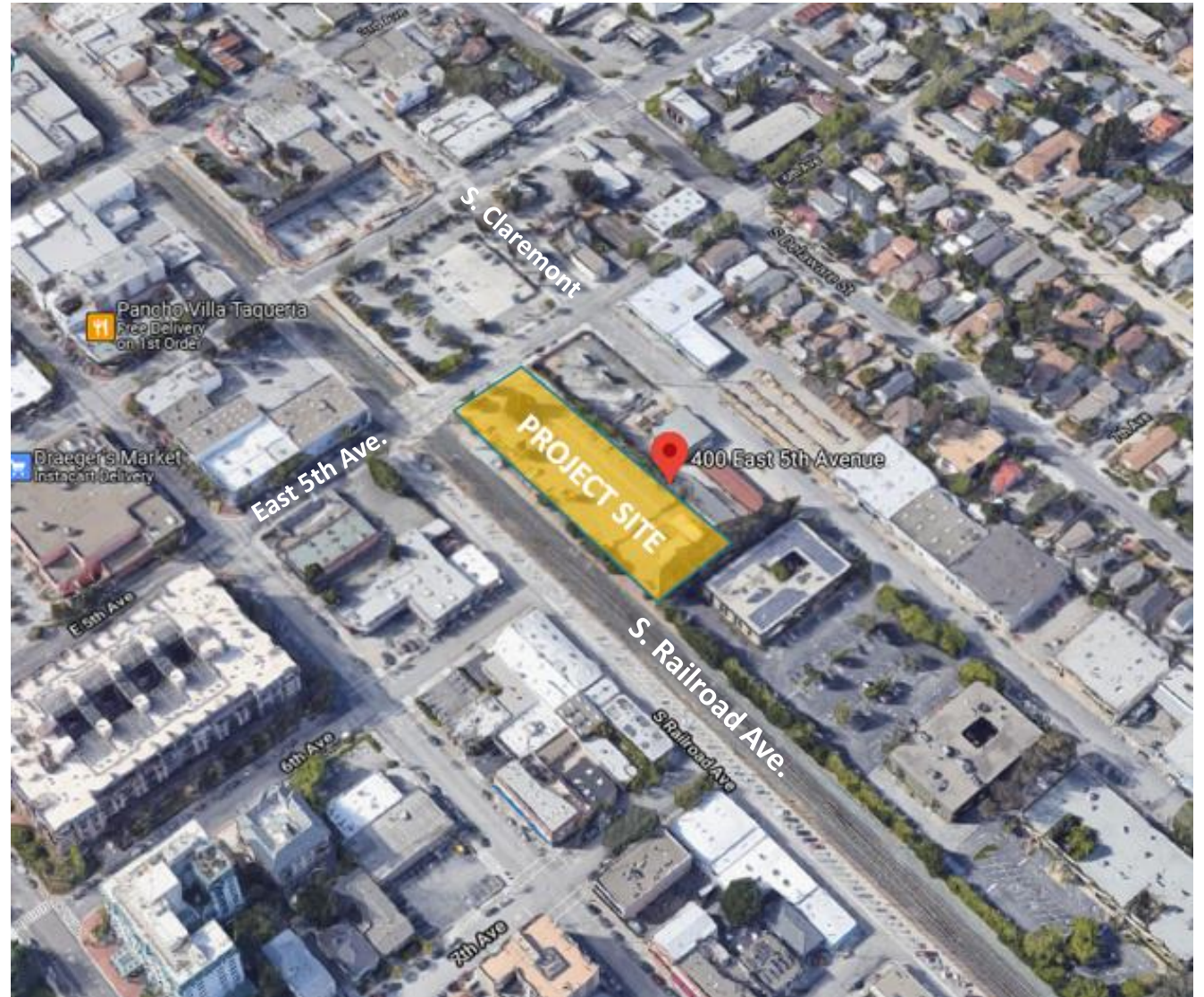
NOVEMBER 16, 2020

BACKGROUND

- SPAR Modification to modify PA-2019-033 (approved Aug. 2020)
- Changes affect only the parking garage
- No changes to the multi-family residential building
- Reviewed by Planning Commission on Nov. 10, 2020

PROJECT SITE

- 1.25 acres/or 54,471 sq. ft. parcel
- Abuts E. 5th Ave. and S. Railroad Ave.
- Five-level private/public parking garage site



SPAR MODIFICATIONS

- Universal Stall Size
- Moment Frame Structural Design
- Continuous Plane Wall
- Sight Triangle
- ADA Distribution
- Interior Rated Exit Passageway
- Exterior Back Flow Preventors
- Solar Carports
- Reduced Floor Area/FAR

UNIVERSAL STALL SIZE

- Replaces all the compact and full-size stalls in the garage
- Allows for a generally wider and uniform drive aisle throughout the entire garage
- Helps reduce inefficiencies and queuing caused by full-size/compact stalls
- Three (3) public parking stalls removed to improve turning radius/circulation

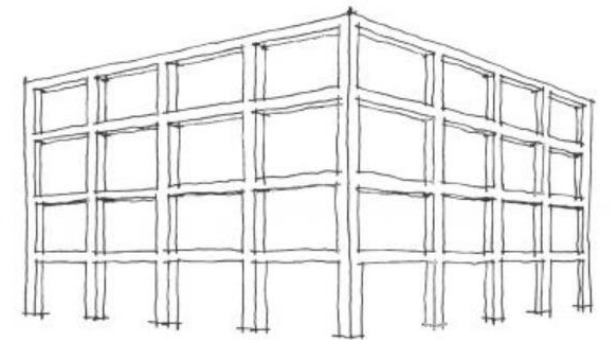
STALL DIMENSION COMPARATIVE TABLE			
	Full-Size (or <i>Standard</i>)	Compact	Universal Stall
Stall Width	8'-6"	8'	8'-6"
Stall Depth	18'	17'	17'
Drive Aisle Clearance	24'	22'-9"	24'

MOMENT FRAME SYSTEM

- Eliminates obstructive internal transverse shear walls
- Places all the moment frames at garage's perimeter
- Allows for a more compact garage design



Transverse Shear Wall Example



Moment Frame System Example



AS ENTITLED



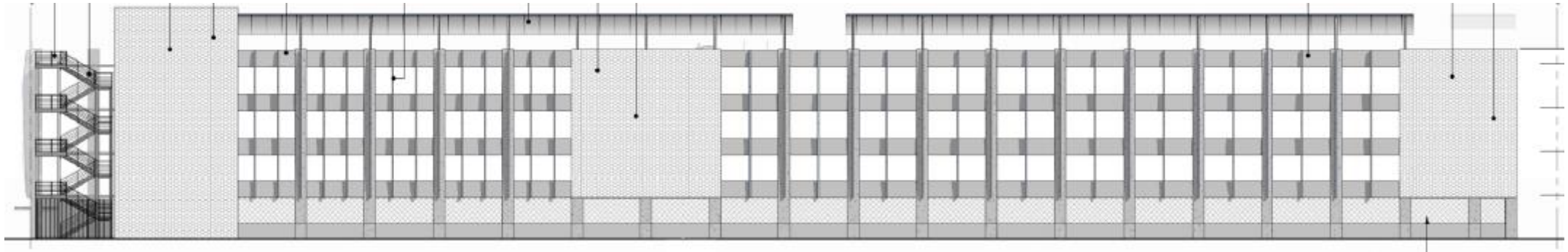
AS PROPOSED



As Entitled

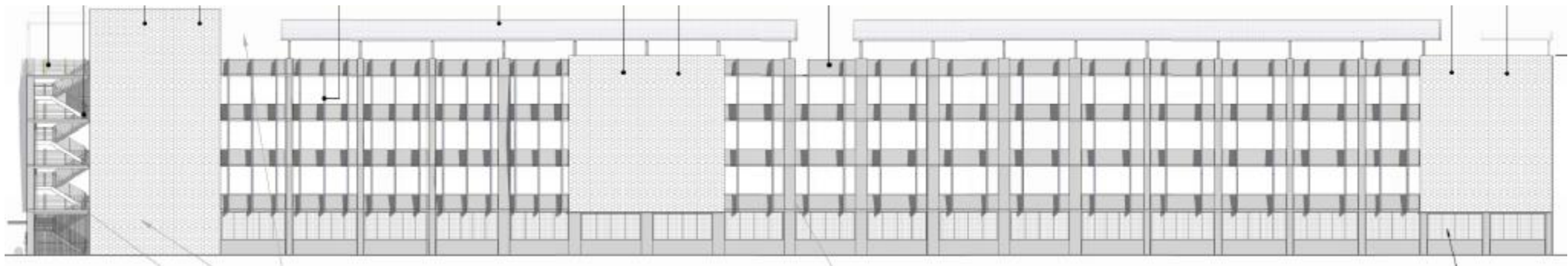


As Proposed



As Entitled

South Elevation (facing S. Railroad Ave.)



As Proposed

South Elevation (facing S. Railroad Ave.)

STAFF RECOMMENDATION

Adopt a Resolution to approve the proposed Site Plan and Architectural Review Modifications that includes incorporation of a Universal Stall design, moving the driveway location, changes to the circulation layout, new structural framing design, building length and floor area reduction, and related exterior changes to the 400 E. 5th Avenue parking garage approved as part of the City-Owned Downtown Affordable Housing and Parking Garage Sites project, and the amended Conditions of Approval.

QUESTIONS?