



## Staff Report

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**File #:** 23-301

**Version:** 1

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**Item #:** 3.2a.

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**TO:** Urban Renewal Agency Board

**THROUGH:** Keith Stahley, Executive Director

**FROM:** Kristin Retherford, Community and Urban Development Director

**SUBJECT:**

Minor Amendment to the Riverfront-Downtown Urban Renewal (RDURA) Plan to add a Paid Parking Technology Infrastructure and Financial and Communication Outreach Consulting Services Project to the Plan.

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Welcoming and Livable Community

**SUMMARY:**

Minor amendments are needed to add a project to the Riverfront-Downtown Urban Renewal Plan.

In order to meet objectives outlined in the RDURA Plan, to maintain the central core area as a dominant center for regional retail and office development, as well as support increased housing, the management of on-street parking, resources need to be changed from the current Parking District Model to a performance based on-street paid parking system, which requires purchasing and installation of parking technology.

**ISSUE:**

Shall the Urban Renewal Agency adopt Resolution No. 23-12 URA, approving minor amendment to the Riverfront-Downtown Urban Renewal Plan to add Paid Parking Technology Infrastructure, Financial and Communication Outreach Consulting Services as a project in the Plan to support the demand for downtown residential development and retail/commercial parking needs?

**RECOMMENDATION:**

Adopt Resolution No. 23-12 URA, approving minor amendment to the Riverfront-Downtown Urban Renewal Plan to add Paid Parking Technology Infrastructure and Financial and Communication

Outreach Consulting Services as a project in the Plan to support the demand for downtown residential and retail/commercial parking needs.

## **FACTS AND FINDINGS:**

The addition of project 1113 in Section 1101 - Urban Renewal Projects is a minor amendment which would allow Riverfront-Downtown Urban Renewal funds to pay for paid parking technology and installation. Urban Renewal funds cannot be used to cover eligible RDURA expenditures unless it is an approved project in the Plan.

A Paid Parking Technology project is consistent with the following objectives stated in Section 400 - Statement of Urban Renewal Objectives in the Riverfront-Downtown Urban Renewal Plan.

- Objective 402  
To maintain the central core area as the dominant center for regional retail and office development.
- Objective 403  
To prevent further fragmentation of central area retail and office development.
- Objective 407  
To encourage private restoration, rehabilitation, development, both within and adjacent to project areas, through public improvements in project areas.
- Objective 409  
To recommend changes to zoning, building codes, fire regulations, and administrative policies, consistent with public safety, to encourage rehabilitation and uses of existing buildings.
- Objective 412  
To increase the total housing supply adjoining the retail core.

## **BACKGROUND:**

With the recent change removing the requirement for new housing development to provide one parking space for every housing unit, residents have less parking available to them on-site. This has resulted in an increased demand for on-street parking spaces reducing the number of on-street customer parking spaces for downtown retail, food/beverage and commercial businesses. More than 326 units have been built or are under construction in the downtown core with more housing anticipated in conjunction with the redevelopment of Block 50 and 280 Liberty Street NE. The recent completion of the 100+ room Holman Hotel has also impacted the number of on-street available spaces.

The addition of a Paid Parking Technology Infrastructure Project in the Riverfront-Downtown Urban

Renewal Plan will allow Riverfront-Downtown Urban Renewal funds to be used to support costs to implement an on-street performance-based system, including financial analysis and community outreach consulting services, which will help meet the objectives of the Plan that downtown be the dominant retail center for the City.

Sheri Wahrgren  
Assistant Director, Urban Development

**Attachment:**

1. Resolution No. 23-12 URA and Exhibit A