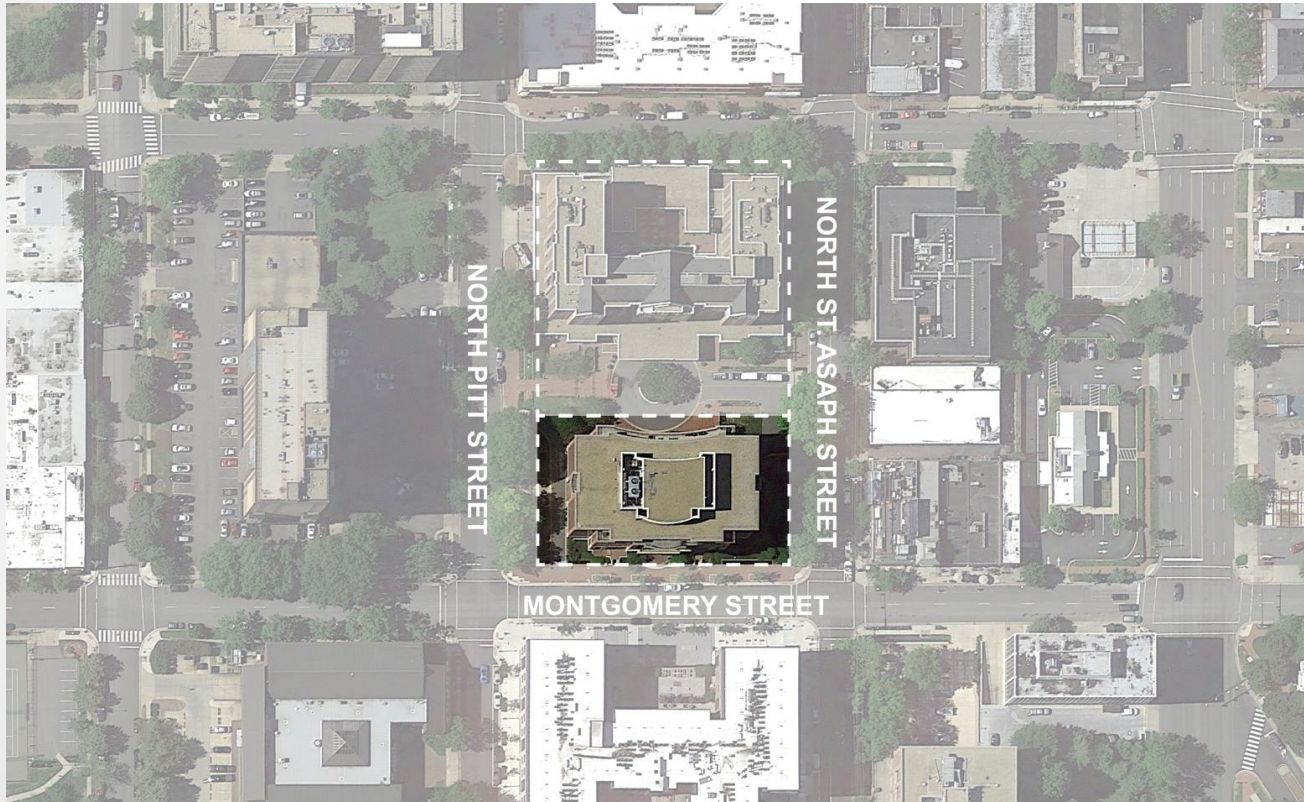




**SUP #2022-00012**  
**500 Montgomery Street**

City Council  
May 14, 2022

# Site Context & Location



NORTH 

**Zoned: CRMU-H**

**SAP: Old Town North**

**Surrounding uses:  
hospitality, mixed-use,  
residential, commercial**



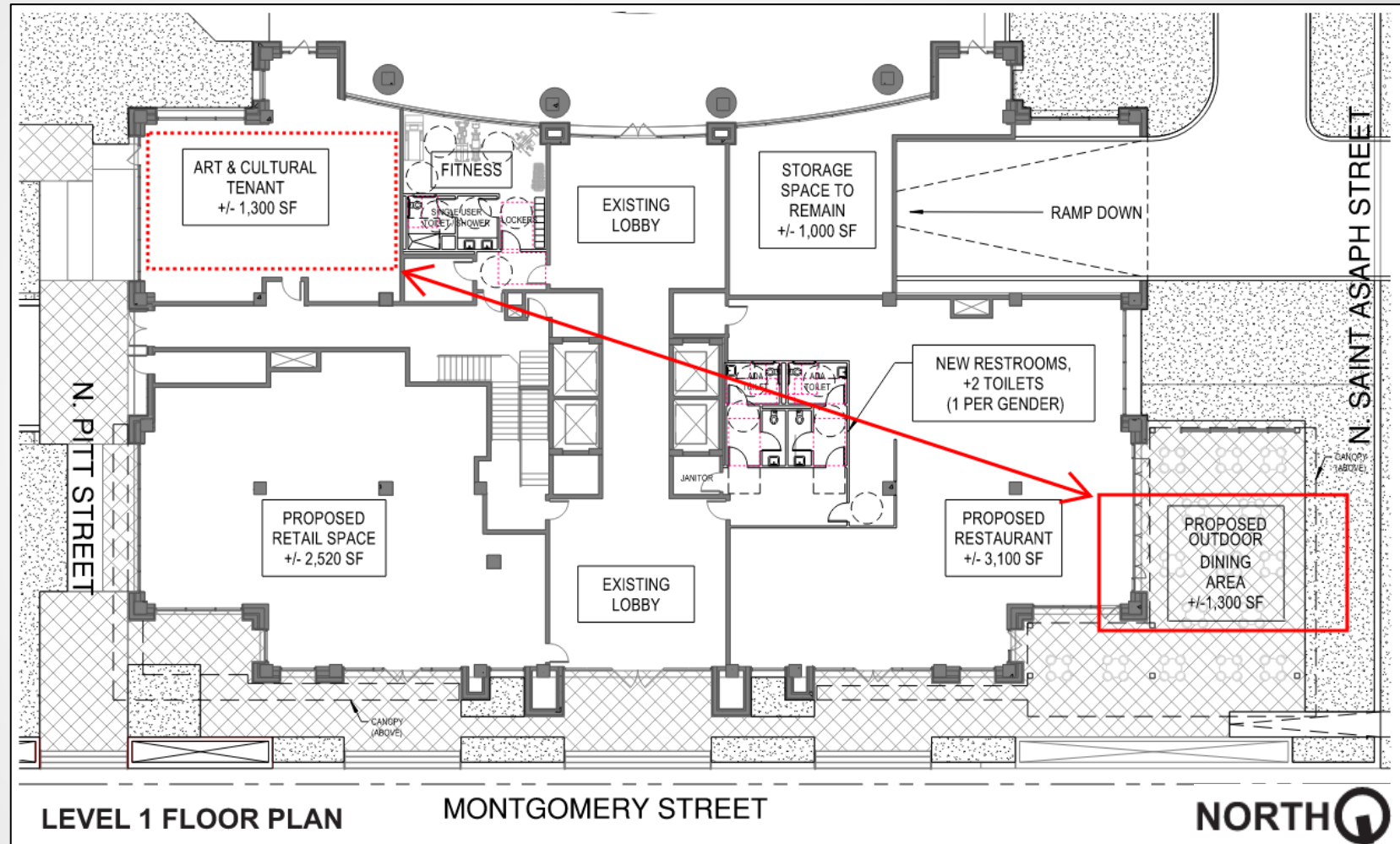
Main building entrance from Montgomery Street

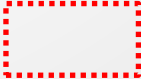


SUP#2022-00012 | 500 Montgomery Street

# Proposal

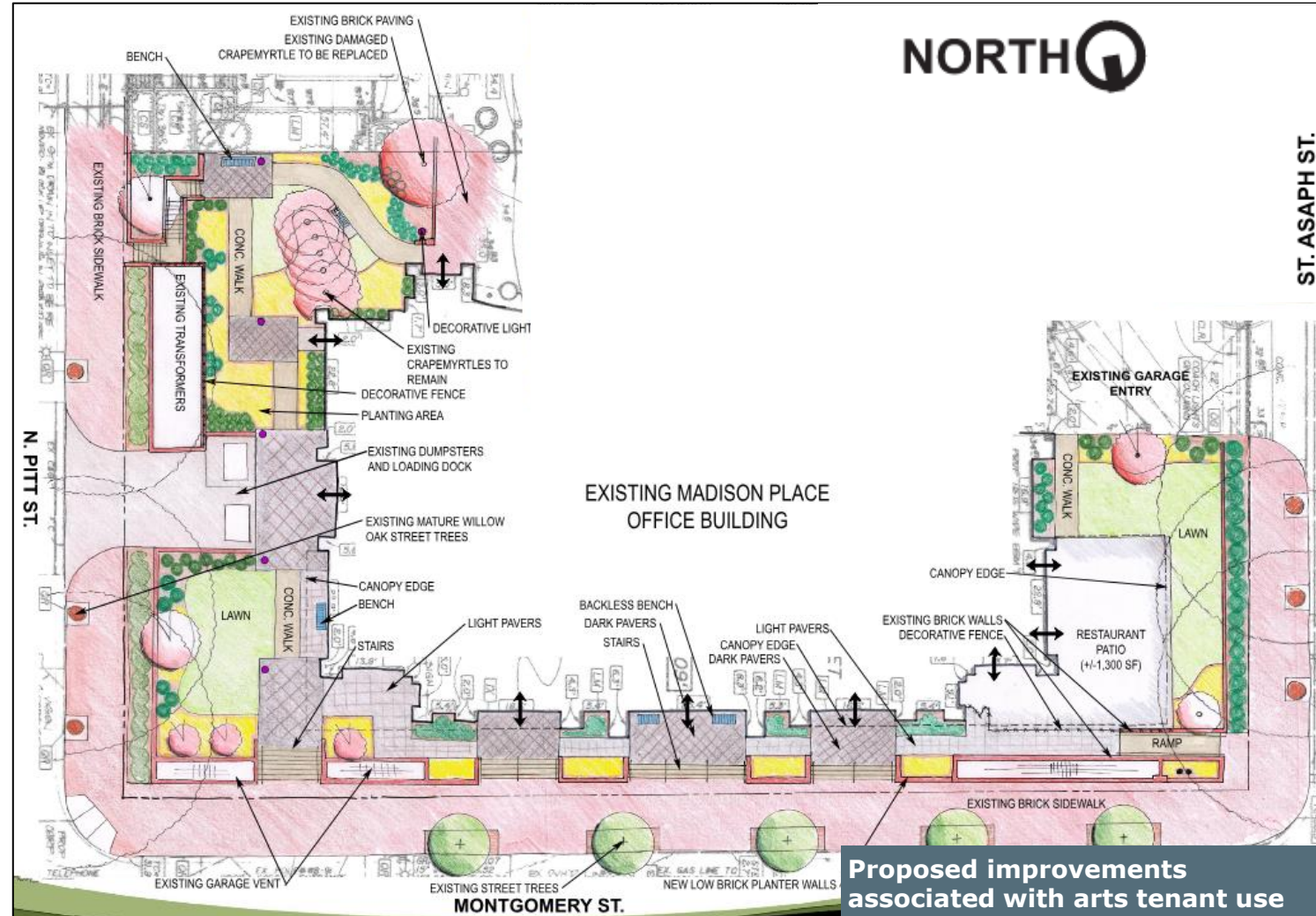
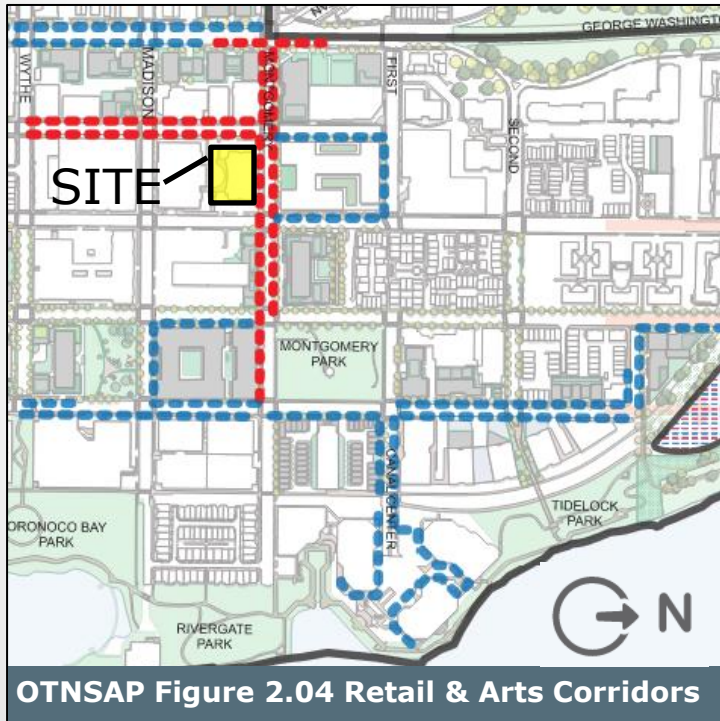
- SUP for an arts and cultural tenant & 1,300 square foot F.A.R. swap for covered outdoor dining patio per Section 6-903



 = excluded floor area  
 = added floor area

# OTNSAP Retail & Arts Corridor

- Required Retail or Arts and Cultural Uses
- Optional Retail or Arts and Cultural Uses
- Area for Retail or Arts and Cultural Uses



# Staff Analysis

- Supports OTNSAP Retail and Arts Corridors
- Supports pedestrian activity
- Compatible with surrounding uses
- Enhance site use/appearance



# Recommendation

Staff and Planning Commission recommend  
**APPROVAL**







# Appendix I: Improvements Pallette

BENCH



BACKLESS BENCH



DECORATIVE FENCE



EXISTING LOW BRICK PLANTER WALLS



DECORATIVE LIGHT



LIGHT PAVERS



DARK PAVERS

## APPENDIX II: Parking

| <u>Existing &amp; Proposed Uses</u>                   | <b>Parking<br/>Required<br/>(minimum)</b> | <b>Parking<br/>Required<br/>(maximum)</b> |
|-------------------------------------------------------|-------------------------------------------|-------------------------------------------|
| <b>Office (existing)</b>                              | 25 spaces                                 | 149 spaces                                |
| <b>Hotel (existing)</b>                               | 50 spaces                                 | 100 spaces                                |
| <b>Restaurant &amp; Outdoor<br/>Dining (proposed)</b> | 4 spaces                                  | 10 spaces                                 |
| <b>Arts &amp; Cultural Tenant<br/>(proposed)</b>      | 4 spaces                                  | 4 spaces                                  |
| <b>Misc. Commercial/Retail<br/>(proposed)</b>         | 7 spaces                                  | 7 spaces                                  |
| <b>TOTAL PARKING REQUIRED</b>                         | <b>90 spaces</b>                          | <b>270 spaces</b>                         |
| <b>TOTAL PARKING PROVIDED</b>                         | <b>498 spaces</b>                         |                                           |