



220 South Union Street / Hotel Indigo Amendment

Development Special Use Permit #2021-10021

City Council
September 18, 2021

Project Location



Hotel Indigo - DSUP#2021-10021

Background

- DSUP2012-0019 for 120-room hotel with restaurant approved by City Council in 2014
- Hotel Indigo opened in 2017 as one of the first projects in the Waterfront Plan area since plan approval in 2012
- Applicant/hotel operator contacted City in 2019 to amend DSUP approval to allow for more flexibility in parking garage access and operation



Project Description

- Applicant requests new DSUP to amend conditions in DSUP2012-0019 to reduce hotel parking requirement to current standards (0.2 spaces per bedroom)
- Applicant has excess parking capacity in its garage, and requests ability to open garage for public parking use

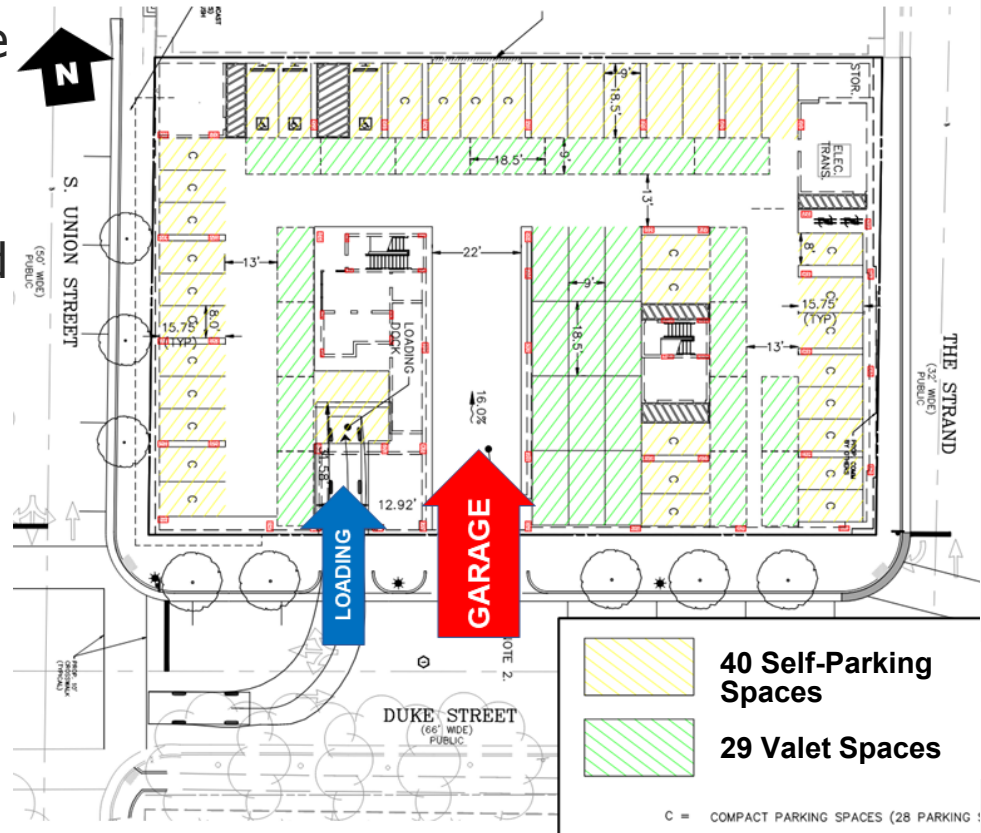
Use of Parking Spaces	Spaces
Total Spaces in parking garage	69*
Parking required for 120 hotel rooms	24 (at 0.2 spaces/bedroom)
Public Parking Use	45**

**Maximum number of spaces to be parked at discretion of hotel operator, not to exceed 69 spaces.*

***Maximum number of spaces for public parking at discretion of hotel operator based on parking arrangement and hotel parking demand.*

Project Description (cont.)

- In addition to amending parking ratio, applicant requests to open to garage to self-parking in addition to valet parking
- The one-level underground garage has 40 self-parking spaces
- When more than 40 parking spaces are needed, valet service will operate garage
- Applicant will monitor the available parking via a parking access control system installed at the parking garage entrance.



Compliance with Master Plan



PROPOSAL COMPLIES WITH WATERFRONT SMALL AREA PLAN

- Proposal helps to “ensure adequate parking throughout the Plan area,” and aids in “maximiz[ing] underutilized parking opportunities elsewhere in Old Town”
- Proposal implements plan recommendations related to parking, including “new parking capacity on redevelopment sites should be made available to support the overflow parking needs of Old Town residents”
- Opening the Hotel Indigo garage to the public provides up to 45 additional public parking spaces by the Old Town Waterfront

Parking Analysis

- Applicant daily provided parking counts for five months in 2018 and 2019
- Daily counts showed an average of approximately 22 to 32 spaces were occupied on a given day, depending on month
- There were several days per month on average where more than 40 cars were parked in the garage, though parking demand seldom exceeded 50 spaces
- The hotel operator will have the flexibility and capacity to reserve spaces for hotel guests when demand is high and valet service is required to park in the garage

Conclusion

- City staff provided a letter to Waterfront Commission in July briefing members on proposal
- The applicant corresponded with Old Town Civic Association
- **Staff and the Planning Commission recommend approval of the DSUP**
- The proposal will provide additional opportunities for public parking in the core of the Waterfront

