

Impact of LUC Amendment A-3

Presented by Vander Hoek Corporation

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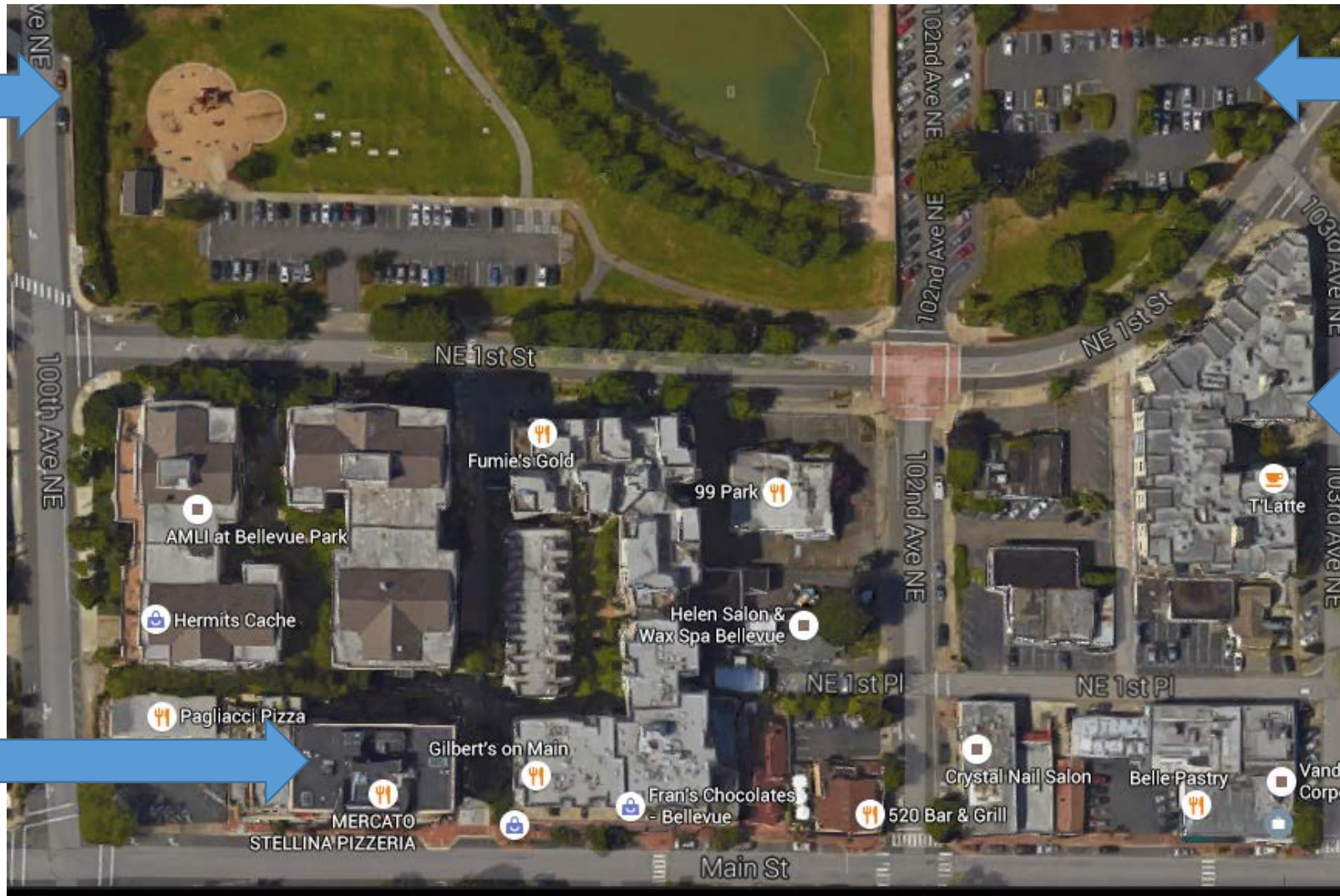
Old Bellevue and Downtown Park

21
Parking
Stalls on
100th

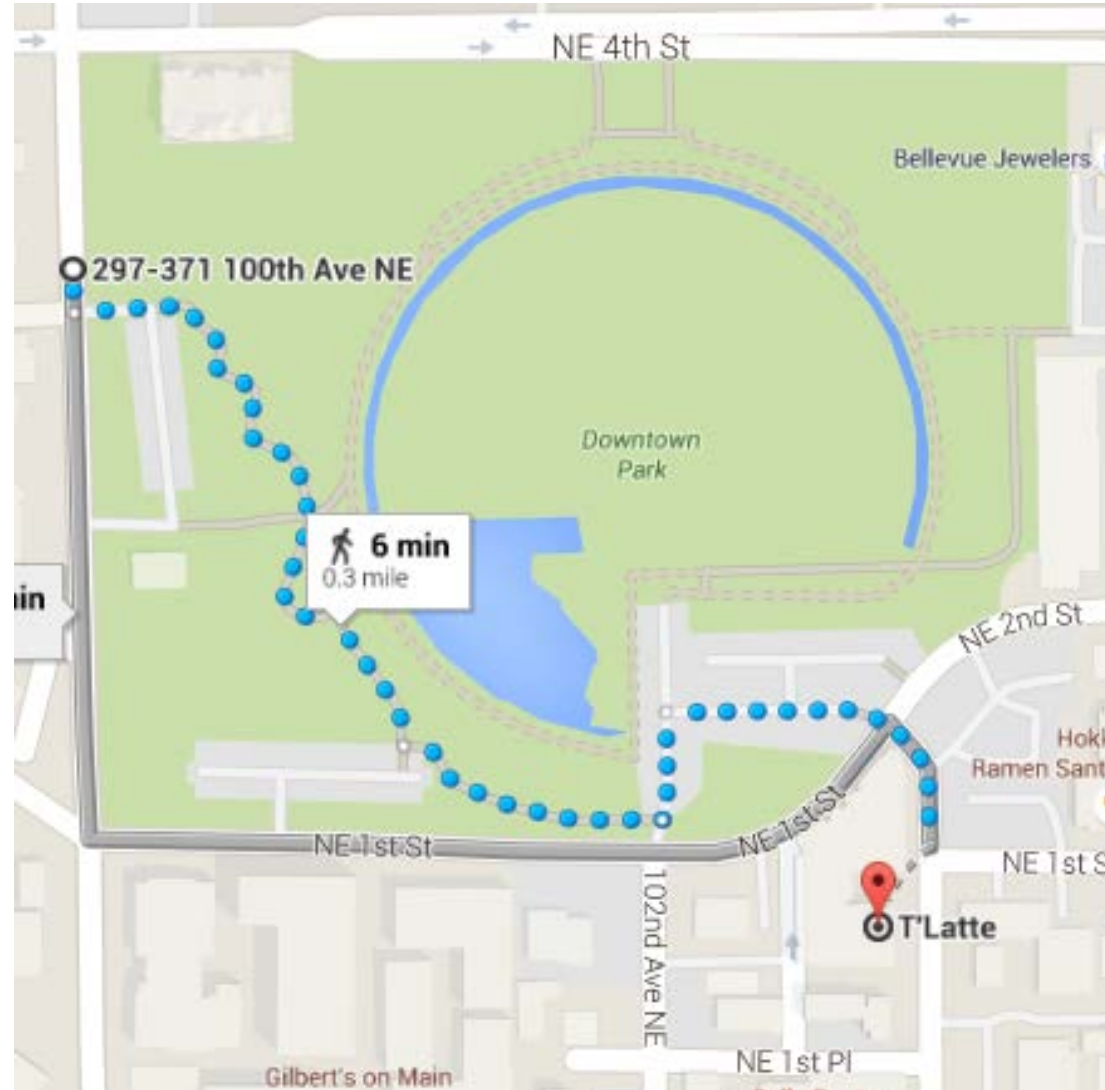
Downtown Park
SE Parking Lot

Borgata

One
Main



Walk from 100th Ave Parking to Borgata=.3 miles



By Voting A-3, You're Voting To:

- Increase cost of monitoring private and public parking adjacent to Borgata/One Main
- Allow Borgata/One Main customers take up private/public parking intended for neighboring businesses, leaving those customers and park users nowhere to park
- Allowing increased traffic because of cars circling without clear directional signage and parking provided
- Grandfather 7 more buildings, making every building standing today allowed to take advantage of the credit which was originally intended to only apply to existing businesses as of 1988
- Perpetuate the struggle for the businesses who are already struggling due to lack of parking

Borgata and Neighboring VHC Property



**Borgata Parking
garage entrance**



Borgata

**VHC
parking S.
of Borgata**

Customer Parking at Borgata

- There are 8 stalls in the commercial garage-open for employees and customers, but mainly utilized by employees due to signage saying “Suite A, Suite B, etc.”
- No signage exists to direct customers to the parking garage
- During the permit approval process for a new business (barbershop called “The Shop”) to go into the corner space, it was determined that 5 additional stalls needed to be provided for customer use to meet code.
- From the planner who approved the permit: “The applicant agreed to provide 5 additional spaces behind the gate in the garage. They will be providing commercial tenants with a clicker to operate a gate when customers enter the garage and don’t find parking in the area in front of the gates. The property owner will also install a sign indicating phone numbers drivers should call to gain access. The commercial tenant will then refer the driver to one of the 5 designated spots in the garage.”
- Customers choose to park at the park or in an open stall on neighboring private property, or even worse, take their business elsewhere.



Alternative Options for Borgata

- Re-tenant the 4 spaces with retail only=2 additional stalls needed in the building
- Move the garage gate and convert some of the excess residential stalls into commercial stalls
- Sign the parking garage appropriately to make it easily accessible for customers so they will actually park there
- Move all employees into the residential garage

Your Options

- ✓ Vote A-1 to correct the code to define the word existing and reduce the burden on the entire Old Bellevue neighborhood and Downtown Park
- Vote A-3 and perpetuate the problem beyond what currently exists, continuing to burden the neighboring property owners and Downtown Park