

Mission Bay South Block 2

Residential Parking Conversion

June 20, 2023





Block 2 Program

- 315 units
- 313 parking spaces
- 8,100 sq ft of ground floor retail

Action

- **Amends the design approval to conditionally authorize the conversion of 69 residential parking spaces to:**
 - **Short-Term Commercial Metered Parking**
 - **Valet Parking**
 - **Off-Site Below Market Rate Residential Parking**
- **Amendment to the Basic Concept / Schematic Design (BC/SD) to allow for change in parking uses**

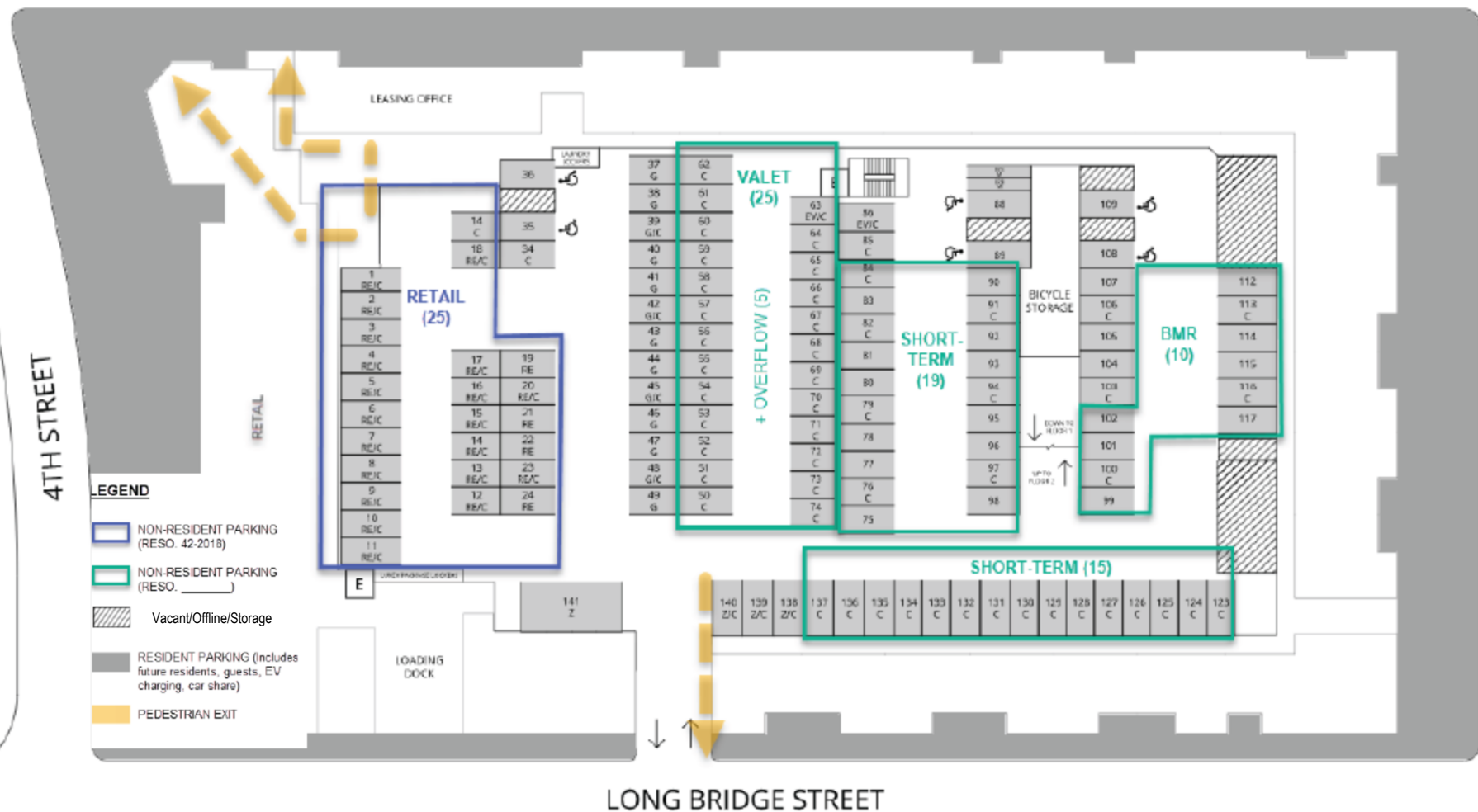
Block 2 History

- **Parking ratio aligned with Mission Bay South D for D – 1 space per 1 unit (approved for 315 spaces total)**
- **Parking is unbundled; residents can opt to pay month to month**
- **2018 – 25 residential parking spaces converted to retail parking dedicated to Gus' Community Market**
- **At time of Gus's Community Market conversion, approx. 50% of parking spaces vacant**
 - **Residential parking spaces are still underutilized at the property, approx. 50%**

Current Parking Proposal

- **Conversion proposal from UDR:**
 - **34 short-term commercial spaces (hours 7am to 9pm)**
 - **30 valet spaces (25 stalls, 5 drive aisle). Initially for LUMA Hotel.**
 - **10 Below Market spaces for residents of Mission Bay South affordable housing**

3RD STREET



Short-Term Commercial Parking Rates

- **Proposed hourly rate approval.**
 - **Multi-hour rates based on Planning Code**
- **Future increases subject to Commission approval, except CPI**

Duration	Price
0-30 min	Free
31-60 min	\$4.00
Each Additional Hour (1-8 hours)	\$4.00
Max (8-12 hours)	\$40.00
Overnight (12+ hours)	\$56.00

Short-Term Commercial Parking Management

- **PayByPhone smartphone application (same as SFMTA)**
- **Special Events Parking controls**
 - **No price increase**
 - **No all day parking; duration limited to 2 hours**
 - **Parking garage closes at 9 pm**
 - **Signage**

Valet Parking

- **25 spaces with 5 created in drive aisle**
- **Initially dedicated to LUMA Hotel use**
 - **Higher demand for parking from guests**
 - **Supports hotel's business**

Below Market Rate Spaces

- **15% of converted spaces**
- **Available to residents of OCII-sponsored buildings in Mission Bay South**
- **Will comply with parking section of MOHCD's Inclusionary Affordable Housing Program Monitoring and Procedures Manual**
- **Pricing regulated by MOHCD**

	55% AMI	80% AMI	110% AMI
Monthly Parking Price	\$100	\$175	\$250

- **Majority of Mission Bay South affordable housing residents will fall into the 55% AMI bracket**

Below Market Rate Spaces

- **BMR parking requires further discussion between affordable housing owners, OCII and parking garage owner regarding:**
 - **Creating an interested parties list with affordable housing owners**
 - **Spaces allocated through a public lottery process**
 - **Waitlist created from lottery list for when spaces become vacant**
 - **Other long-term management considerations**

Conditions of Approval

- 1. Policies that control for the use and pricing of the short-term metered spaces to prevent special events parking**
- 2. Owner will charge proposed pricing, otherwise will need approval from OCII; all pricing will be compliant with Planning Code**
- 3. Owner will work with OCII and affordable housing property management representatives to lease below market rate spaces**
- 4. # of below market rate spaces will be set at 15% of converted spaces**
- 5. Below market spaces will be priced in accordance with MOHCD's inclusionary manual**
- 6. Owner will submit a signage plan for OCII staff review and approval**

Mission Bay Citizens Advisory Committee

- **June 8, 2023**
- **CAC recommended to support the action**
 - **Special events parking**
 - **Gus's spots to remain free of charge**
 - **Below Market Rate parking rates and logistics**

Next Steps

- **July 2023: Signage plan and permitting**
- **June – August 2023: Discussions between affordable housing owners, OCII and parking garage owner**

Questions