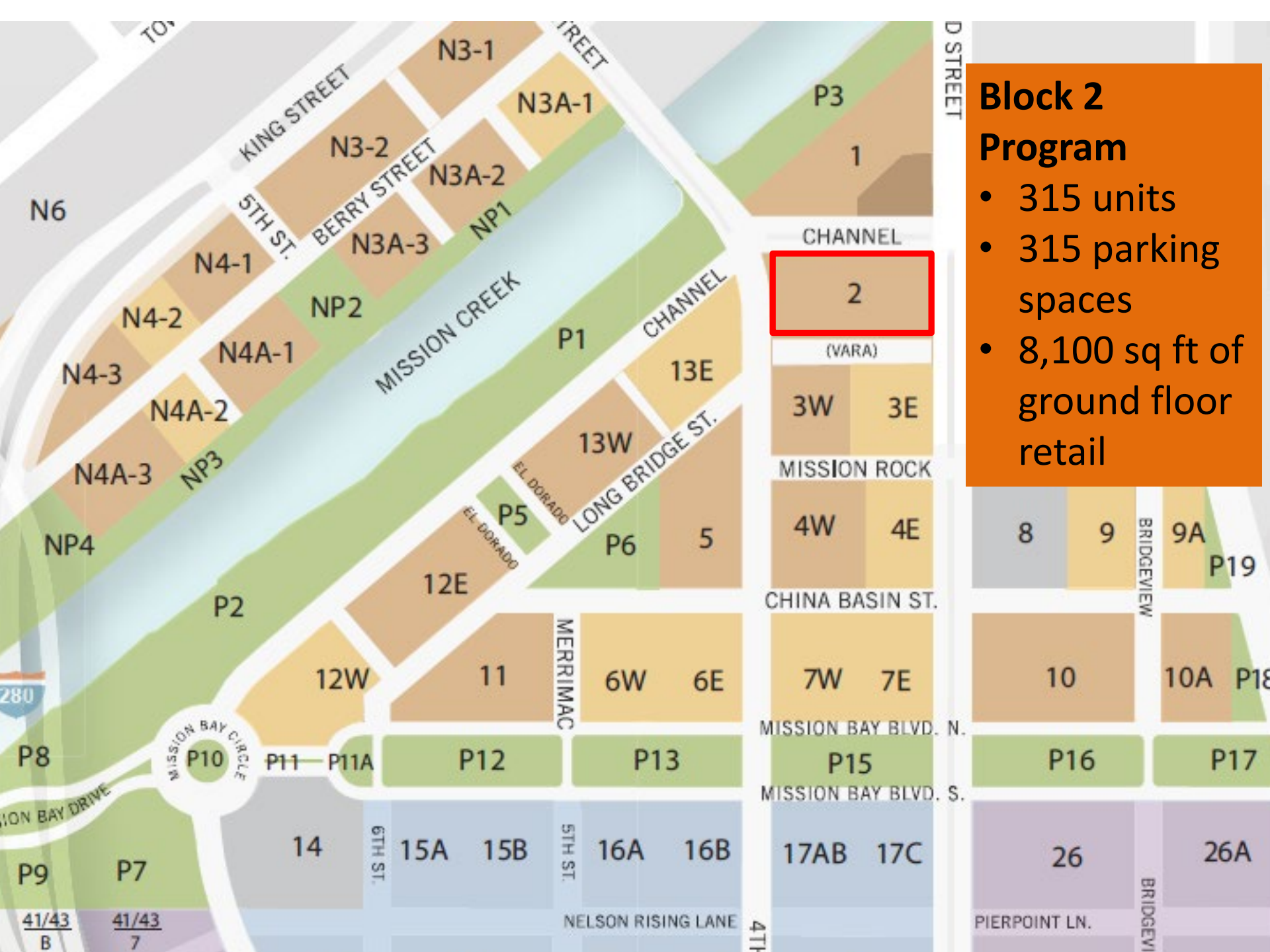


Mission Bay South Block 2

Residential Parking Conversion

May 11, 2023





Block 2

Program

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

Action

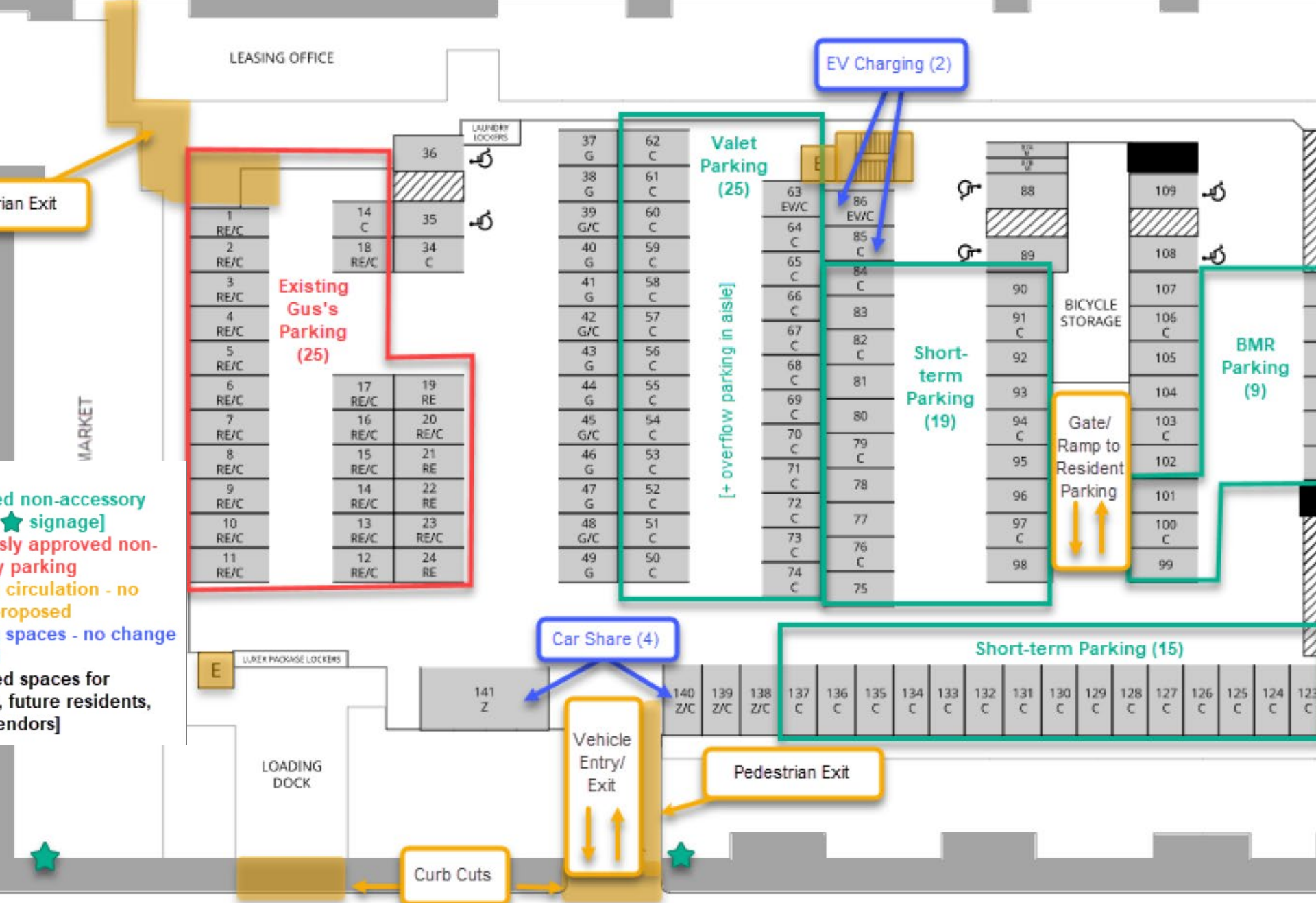
- **OCH proposes to conditionally authorize the conversion of 68 spaces to short-term parking, valet services for Luma Hotel and off-site residential parking spaces**
- **Up for CAC recommendation - amendment to the Basic Concept / Schematic Design (BC/SD) to allow for an additional parking conversion**

Block 2 History

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

Current Parking Proposal

- **Proposal from UDR:**
 - **34 spaces short-term parking meant to support businesses on 4th Street**
 - **25 spaces valet for LUMA Hotel (to supplement 19 spaces on-site)**
 - **9 Below Market Spaces for residents of Mission Bay South affordable housing**
 - **17 spaces car-share, visitor parking**
 - **48 space buffer if additional residential demand**
- **Non-residential spaces to be located on ground floor (operational hours 7am - 9pm)**
- **Leased residential spaces on second floor; rapid closing electronic gate installed after Gus's approval in order to control access**



Next Steps

- **Commission will take action June 6, 2023**
- **Logistics to be finalized by owner, parking operator and OCII staff**

Questions