

STAFF REPORT REGULAR MEETING

AGENDA DATE: October 21, 2025

DEPARTMENT: City Manager

TITLE:

Presentation and discussion regarding the K Street Parking Garage Conceptual Design options and City Commission direction on next step

SUMMARY:

Continuing the discussion, the City's owner's representative and the architect will make a presentation regarding the options for the K Street Parking Garage's conceptual design within the parameters of the City's existing Land Development Regulations (LDRs), Historic Preservation Ordinance, Comprehensive Plan, and other regulations. The presentation will provide options for the City Commission to consider and provide direction on the development of the conceptual design into the preliminary design.

BACKGROUND AND JUSTIFICATION:

As set forth in the City's Development Agreement and Relocation Agreement with SLWD and the CRA, the City's original direction for the development of a conceptual design for the proposed K Street parking garage included the relocation of two (2) contributing historic structures from 17 S M Street to the northwest corner of N K Street and 1st Avenue South. Inclusion of these historic structures provided a mix of uses on the parking garage project site, which allowed for the overall conceptual design to follow a mixed use Urban Planned Development district entitlement process (UPD process). The UPD process allows all such mixed-use projects to take advantage of both development waivers and historic preservation waivers.

On July 15, 2025, the City Commission discussed the original conceptual design and provided direction on potential options for removing the historic structures and creating an expanded parking garage footprint. On August 19, 2025, the City Commission heard three (3) options on the expanded parking garage footprint with the exclusion of the historic structures. The City Commission ultimately provided direction to staff to move forward with a conceptual design with a larger footprint for the parking garage at 4½ stories and exclusion of the historic structures from the project site.

On August 20, 2025, City staff began a much deeper review of the Commission's direction against the City's current LDRs, Historic Preservation Ordinance, and Comprehensive plan (as well as the Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines) realizing at that time that the Commission's direction would remove the parking garage project from the UPD process. That deeper review revealed several challenges if the project does not follow the UPD process with the primary challenges being:

1. Project maximum height of 45 ft;
2. Greater setback and stepback requirements;
3. Maximum building footprint of 60%; and,
4. Maximum impermeable surface of 80%.

Thus, to develop the parking garage project consistent with the August 19 direction, the City would need to make changes to the City's existing LDRs, guidelines, and other regulations, and/or obtain variances.

To avoid such changes and variances, City staff has reviewed how the project could qualify for the UPD process. To qualify for the UPD process, the project must have some type of mixed-use (e.g., garage and office use or garage and park use). By following for the UPD process, the project will qualify for certain waivers of the existing regulations (e.g., up to 56.25 ft of height, lot coverage of 70%, and maximum

impermeable surface of 90%), and the City will avoid making changes to the existing City regulations and guidelines and the necessity for variances.

During the September 16, 2025, presentation, staff were directed to provide a summary of different funding sources the commission may consider using if the consideration is to exceed the original budgeted amount of the parking garage.

As directed, staff provided a financial summary of funding sources in the presentation; we are seeking clear direction from City Commission related to the conceptual design to the preliminary design to include the following:

Which configuration of the K Street Garage is preferred?

- **With Relocation 17 South M Street**
- **With Civic Use Park Space**

How many levels Should the K Street Garage be?

- **4 levels**
- **4.5 levels**
- **5 levels**

MOTION:

Direction may be by consensus for further review and development of a conceptual design option(s) or by motion to move forward with the preliminary design of a conceptual design option.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Presentation on Parking Garage options