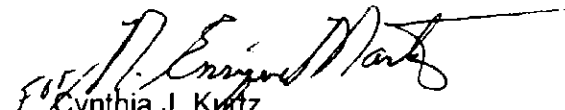
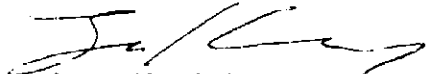


7. Interchangeability: How does the 1,000 square foot interchangeability number relate to current projects?
8. Recent office development activity which includes subterranean parking.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Jason Kruckeberg
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**EXAMPLES OF PARKING REDUCTIONS
FOR COMMERCIAL PROJECTS & RESIDENTIAL PARKING RATIOS**

At the October 25th hearing, Council received information about the parking at the Trader Joe's Market on Arroyo Parkway. The Council wanted to know if the market was substantially below the current requirement for parking. Additionally, the Council received information regarding the parking reductions for Western Asset Plaza (PD-26) and Crown City Center, the office building under construction at the southwest corner of Walnut and No. Lake. The Council asked about other office/commercial projects that have received parking reductions. The information Council requested is included as Exhibit 1. This exhibit shows that parking reductions have been used for a variety of projects and that there has been a range of reductions. Additionally, information has been provided in Exhibit 2 that shows how many parking spaces per unit are being constructed for residential projects in the Central District.

Exhibit 1**Survey of Parking Reduction for Commercial Projects in Pasadena**

Project/Address	Required Number of Parking Spaces	Number of Spaces Provided	Percentage of Reduction
Ahmanson Commercial Development – 55 So. Lake Ave. CUP #2446 - 1991	1,460 spaces	1,262 spaces	13.5%
Champion Development – 175 So. Lake Ave. CUP #4154 - 2002	242 spaces	223 spaces	8%
Jacobs Engineering Complex – 201 So. Lake Ave. MCUP #4134 - 2002	2,227 spaces	2002 spaces	10%
Western Asset Plaza - Colorado/Los Robles PD – 26 - 2001	1,025 spaces	772 spaces	25%
Pasco Colorado – 300 E. Colorado EUP #3643 - 1999	4,026 spaces	3,255 spaces	19%
Plaza Las Fuentes – Walnut/Los Robles PD – 12 - 1986	1,150 spaces	850 spaces	26%

Exhibit 2

Survey of Parking for Residential Projects in the Central District

Project	# of units	Commercial	# of parking spaces	Parking Ratio for Residential
Arpeggio – 325 E. Cordova	135	1,000 sq. ft.	218	1.5 spaces per unit
Acapella – 160 E. Corson	143	1,000 sq. ft.	224	1.5 spaces per unit
Operating Engineers – 290 No. Hudson	140	None	230	1.5 spaces per unit plus guest parking
Champion Project – 175 Sol Lake; 160 So. Hudson	72	2,000 sq. ft.	112	1.5 spaces per unit
Trio Project – 621 E. Colorado	304	14,600 sq. ft.	876	1.5 spaces per unit
Archstone – 25 So. Oak Knoll	120	8,000 sq. ft.	221	1.5 spaces per unit
Alexan – 801 E. Walnut	214	None	372	1.7 spaces per unit
Pasco Colorado – 278 E. Colorado	387	Lots!	581	1.5 spaces per unit
840 E. Green	103	27,000 sq. ft.	214	1.55 spaces per unit
Dayton Street Townhomes – 46-56 W. Dayton	17	3,920	43	1.5 spaces per unit