I N T E R O F F I C E M E M O R A N D U M

Date: 06-Oct-1991 11:52am CDT
From: Marvin Krout
KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Sharon K. Hamrick (HAMRICK_S)

CC: Joe Allen Lang (LANG_J)

Subject: Old Town greensheet

Here's a little elaboration on the zoning overlay for your greensheet (Joe: I hope you can find some way to provide for escalation of assessments for owners who have been deferred from initial assessments or who want to intensify the use of a building on which they were initially assessed for parking, based on changes in cost of providing parking over time; I think that's a key issue - three years from now, if this is sucessful, land values could double or triple...)

under ANALYSIS:

The zoning overlay district recognizes that the current "E" industrial zoning classification for the Old Town area inhibits the development of this area for the intended uses. The proposed zoning overlay district would provide for

- a reduction in parking requirements, recognizing the proximity of this area to downtown and the intended mixed-use character of the district;

- a waiver of parking requirments for properties which are part of an established parking district and paying assessments for public parking to be provided; and

- permission for residential uses, not otherwise allowed in industrial zones, to be permitted in this area.

The proposed zoning overlay district will be considered in the next thirty days at a MAPC public hearing, with notice to property owners in and around the proposed district, and will then be scheduled for final approval by the City Council.

ACTION:

1. Direct staff to prepare an amendment to the zoning ordinance establishing a zoning overlay district for the Old Town area, and advertise for a planning commisson hearing to consider adopting this overlay district.

I N T E R O F F I C E M E M O R A N D U M

Date: 04-Oct-1991 03:50pm CD
From: Joe Allen Lang
LANG_J
Dept: Law
Tel No: 268-4681

TO: Sharon K. Hamrick (HAMRICK_S)

CC: Gary E. Rebenstorf (REBENSTORF_G)
CC: Marvin Krout (KROUT_M)
CC: Kelly Carpenter (CARPENTER_K)

Subject: Old Town Agenda items

[Sharon this is the ANALYSIS and ACTION REQUIRED, to put together however appropriate. I hope that the final charter ordinance will be available Tuesday, Karen will deliver a draft to you Monday. The zoning stuff should come from Marvin, but I included a little here. Note: there are 2 charter ordinances, one of these affects areas of special assessment other than Old Town, and I think it would be appropriate to have it as a separate agenda item. Therefore, I have it in the action item to come back with that charter ordinance.]

[Further note: Upon further research we cannot include periodic escalation of special assessments like the Manager asked and I thought we might be able to do. Once the assessments are set according to the plan, they are final. We are still looking at other possible ways to include old owners into new lots. Will have that information available in time.]

ANALYSIS -

Parking District: A key element to Old Town Development is the establish of a plan to provide adequate parking for businesses. This would allow businesses to meet their parking needs by participation in a parking district where public parking lots will provide spaces for off-site parking. To adopt the plan that is proposed it will first be necessary to enact 1) an overlay zoning ordinance, 2) a charter ordinance for to allow the City to establish parking districts in the area covered by the overlay, and 3) a charter ordinance allowing the City to delay payment of the special assessments that will pay the cost of acquisition and construction of parking.

The zoning overlay district recognizes the special character of the district in the uses allowed and the parking requirements., This is a zoning ordinance that will come back to the Council after it has been through the Planning Commission process.

A charter ordinance allowing the establishment of parking

districts charters the City out of the Parking Stations Act and the Municipal Parking Authority Act. The provisions give the City the authority to establish parking districts, to finance parking facilities by general obligation special assessment bonds, to acquire parking facilities by eminent domain, and to operate or lease parking facilities. The procedures set out in the charter ordinance are as follows:
-Once a Parking Plan is developed, a parking district would be established by resolution of the Council after hearing.
-After a district is established, parking facilities could be authorized from time to time as the need arises. This would be initiated by Council resolution or a 51% petition.
-The location of parking and the number of spaces set forth in the Plan could be amended from time to time as further development takes place.
-The cost of acquisition (purchase or eminent domain) and construction is assessed 100% to the benefit district. The costs are apportioned according to the number of off-street parking places a business needs to meet Code requirements.
-Special assessments are spread over 15 years but do not begin until the property owner needs the parking.
-A property owner obtains a waiver of off-street parking requirements by participation in a district and payment of special assessments.
-The City also has the authority to lease parking spaces. A property owner could be required to enter in to a non-exclusive lease with the City to rent the number of spaces needed. This rental could pay for the on-going maintenance costs.
-The City may finance the costs of parking with general obligation special assessment bonds.

A charter ordinance to allow deferral of special assessments charters the City out of certain special assessment statutes. The charter ordinance will allow the City to defer special assessments for construction of parking facilities within parking districts. A property would not have to participate in a district and pay special assessments for parking until the use is changed to a commercial or retail use that requires more off-street parking than the property can accommodate. Because it is necessary and appropriate to include other special assessment deferral procedures that do not involve Old Town, Staff proposes to bring this charter ordinance to the Council for consideration as a separate agenda item.

ACTION: [my part on parking and other matters; let me know if you need more information on any of these for Analysis]

1. Authorize the Planning Commission to hold public hearings on a Old Town Parking District Overlay Zone. [Marvin may have more specific wording]

2. Place on first reading a Charter Ordinance {authorizing the establishment of parking districts - use as much of the long title as you want]

3. Direct staff to return with a charter ordinance to authorize the deferment of special assessments for the parking district.

4. Direct staff to begin work on a comprehensive plan for the use of tax increment financing (TIF) to finance certain cost of the Old Town Project and upon its completion to return with the necessary resolution and ordinance to establish a redevelopment district.

[Note, Kelly, there is already a lot of TIF data prepared for and in the 8/90 contract]

5. Direct staff to begin work on a plan for the use of a municipal improvement district (MID) to finance certain costs of the Old Town Project and to return with the necessary resolution and ordinance to establish the district.

6. Direct Staff to negotiate and return with amendments to the Project Development Agreement of June 18, 1991, with MarketPlace Properties that will:

-Amend the completion dates of Phase I activities.

-Remove reference to use of eminent domain on any property not planned for inclusion in Phase I.

-Incorporate provisions from the Old Town Development Agreement of August 21, 1990, with Market Place Properties, Inc., that will provide for the development of the Farmers Market and Plaza.

7. Direct Staff to negotiate and return with a Management Agreement for the operation of the Farmers Market and Plaza.

05-Oct-1991 Sat 23:09

Sharon,

The Manager wanted me to provide to you the information on the threshold requirements for the Farmers Market from the original (expired) August 21, 1990 Agreement.

-The Developer was to provide evidence of its financial ability to carry on the project before the City was obligated to proceed.
-The Developer was to acquire and sell to the City, the Market and Plaza for **$526,335.**
-Private funds of **$150,000** toward acquisition of Market (many non-monetary conditions also) are required.
-Public funds of **$3,724,400**, with **$799,500** from County for the whole project, $1,431,000 of that total designated for the Market and Plaza.

I hope this is the information he was referring to. The agreement is quite detailed. Let me know if you need any other specifics.

Joe

(outline from Dave Burke)

CONFERENCE OCTOBER 3, 1991

ZONING OVERLAY

- Obtain approval of Council to proceed (authorize a MAPC public hearing) with a zoning overlay district in the Old Town Marketplace development area. This will allow residential uses and allow more flexibility on parking.
- Schedule request for council meeting October 15, 1991.

PARKING DISTRICT

- Marketplace Properties has Phase 1 signed by the majority of land owners. Since the benefit district will pay 100% of the costs, we request that payments be drawn out such that the parking is affordable to the start up businesses. Petition is set up to pay $7.50/stall/month for required parking.
- Council accepts petition and starts process to buy or condemn Mead parking lot.
- Obtain Councils approval October 15, 1991 to proceed with a Charter Ordinance.

(total # of spaces is less than current code for planned-occupancy of 3 motels)

INFRASTRUCTURE

- Marketplace Properties hopes that this beginning infrastructure will be complete in the Spring of 1992.
- Marketplace Properties has obtained majority petition to do Mosley Street. (alleys?)
- KG&E/What is status of the burden of cost for placing utilities underground.

FARMERS MARKET AND PLAZA

- Marketplace Properties requests that the City Council approve the funding in their October 15, 1991 meeting, such that the market would be in operation the Spring of 1992.
- Possible Schedule:
  - 10/15/91 - Council approval schedule to proceed with Market
  - 10/16/91 - Develop management agreement w/Marketplace Properties
    Begin Architectural/Engineering design (Burke?)
    Hire Market Manager
    City purchases Southwest Paper Property and Johnson Frazier Building
  - 12/1/91 - Out for Construction Bids
  - 12/15/91 - Award Construction Contract
  - 4/1/91 - Market Opens

  } very fast track
- We are presently interviewing several highly qualified managers that have managed public farmers markets in various other areas.

PRIVATE DEVELOPMENT

- Larkspur Restaurant (Modern Cleaners)
  We need a letter from you to Mike Holliman indicating that the City will accept a second mortgage on Modern Cleaners, behind a first of $70,000 (65,000 purchase plus 5,622 in closing cost and back taxes) and approve release of funds from the Historic Loan Fund.
  Opening scheduled for December 1, 1991 ??
  Phase 1 parking district must proceed before UNB will make our loans.
- Purchase of Southwest Paper Property is critical for the Market and the River City Brewery.

MISCELLANEOUS

- Arnholz Property
  Property cost $32,000 plus $8,000 legal fees, cost $40,000.
- Mounted Police
  Possibility of having the Livery Stable in Old Town. (?!)

I N T E R O F F I C E M E M O R A N D U M

T

Date: 03-Oct-1991 12:53pm CD
From: Joe Allen Lang
LANG_J
Dept: Law
Tel No: 268-4681

TO: Marvin Krout (KROUT_M)

Subject: Old Town ordinance

-1000 foot notice. Hate to have you do this, but since we are giving notice as an action affecting specific properties you had better go ahead with standard notice provisions as you indicate.

-I see your point on "meet" vs "exempt." That will just mean that the parking district will have to have a means to determine how much parking a persons "buys in to."

-Ordinance. Are you contemplating the same formula as set out here (reduced requirements) for determining the no. of spaces a person will need under the "waiver"?

As I read it, the same zoning pertains, except that all uses allowed under A AA etc. will also be allowed?

Tom, is suppose to be finishing up the charter ordinances. As soon as I get copies, we will need to get together and see if they fit the bill. I am still shooting for 8/15 agenda, haven't heard otherwise.

I N T E R O F F I C E M E M O R A N D U M

Date: 02-Oct-1991 04:24pm CDT
From: Marvin Krout
KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Joe Allen Lang (LANG_J)

Subject: Revised draft of Old Town overlay; 5B is simplified

28.04.137 "OT" Old Town overlay district. The Old Town overlay district is mapped in combination with the underlying zoning district designation in the area bounded by East Douglas Street, Washington Street, 2nd Street East, and the ATSF Railroad right of way. The purpose of the district is to recognize the special location and architectural character and the proposed mix of land uses by incorporating appropriate exceptions to the underlying zoning district. Use of property within this district shall comply with both the regulations in this subsection as well as the regulations in the underlying zoning district, except that in the case of any conflict between the regulations in this subsection and those of the underlying zoning district, the regulations in this subsection shall prevail.

A. USE REGULATIONS

1. All uses which are first permitted in residential zoning districts shall also be permitted in the "OT" overlay district.

B. PARKING REGULATIONS

1. Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit.

2. Parking for private clubs drinking establishments and restaurants that derive 50% or more of their gross income from food sales shall be provided at a minimum ratio of one space for every 4 occupants permitted.

3. Parking for taverns, private clubs and drinking establishments that derive over 50% of their gross income from the sale of alcoholic or cereal malt beverages shall be provided at a minimum ratio of one space for every 3 occupants permitted.

4. Parking for retail and office uses shall be provided at a minimum ratio of one space per 300 square feet of floor area.

5. Off-street parking requirements as a result of new buildings or additions or changes in use shall be waived if the property for which the parking is required is located within a parking district established by the governing body, through which benefitting property owners are assessed to fund land acquisition and construction of publicly-owned parking.

~~To Kathy~~ return. Revised version: Pls review & comment one more time. MK

Who will be doing add'l paperwork for this item? If hearing is re-authorized until 10/15 and an ownership list has to be produced for advertisement don't think it can all be done by January....

(good comment to change from "warehouse")

zoning

28.04.137 "OT" Old Town overlay district. The Old Town overlay district is mapped in combination with the underlying district designation in the area bounded by East Douglas Street, Washington Street, 2nd Street East, and the ATSF Railroad right of way. The purpose of the district is to recognize the special location and architectural character and the proposed mix of land uses by incorporating appropriate exceptions to the underlying zoning district. Use of property within this district shall comply with both the regulations in this subsection as well as the regulations in the underlying zoning district, except that in the case of any conflict between the regulations in this subsection and those of the underlying zoning district, the regulations in this subsection shall prevail.

A. USE REGULATIONS

1. All uses which are first permitted in residential zoning districts shall also be permitted in the "OT" overlay district.

mobile homes, too

B. PARKING REGULATIONS

even for apartments?

1. Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit.

(rationale: mixed-use; edge of downtown; on-street parking nearby; no nearby residential; etc.)

2. Parking for private clubs, drinking establishments and restaurants that derive 50% or more of their gross income from food sales shall be provided at a minimum ratio of one space for every 4 occupants permitted.

(¾ x new code requt; 1¼ x old requt)

3. Parking for taverns, private clubs and drinking establishments that derive over 50% of their gross income from the sale of alcoholic or cereal malt beverages shall be provided at a minimum ratio of one space for every 3 occupants permitted.

(⅔ x new code requt; 1⅓ x old requt)

4. Parking for retail and office uses shall be provided at a minimum ratio of one space per 300 square feet of floor area.

(20% cut from current code)

5. When additional off-street parking is required to be provided for a new building or an addition or a change of use to all or a portion of a building, the requirements shall be waived if the property for which the parking is required is located within the boundaries of a parking district established by the governing body to assess benefitting property owners for the acquisition of land and improvement of publicly-owned parking. This is the case provided said use is within 300 feet of the public-owned parking lots

Is there an easier way to say this

(for now, no architectural requirements - down the road, historic district designation)

Good Kraddick

If we're trying to help people not provide off-street parking, then just expand CBD!

DM/~~Bob B~~: pls review & return to me by end of Tuesday w/ any comments/suggestions before I send up to Law; MC

(Old town)

28.04.137 "W" warehouse overlay district. The warehouse overlay district is mapped in combination with the underlying district designation in the area bounded by East Douglas Street, Washington Street, 2nd Street East, and the ATSF railroad right of way. The purpose of the district is to recognize the special location and architectural character and the proposed mix of land uses by incorporating appropriate exceptions to the underlying zoning district. Use of property within this district shall comply with both the regulations in this subsection as well as the regulations in the underlying zoning district, except that in the case of any conflict between the regulations in this subsection and those of the underlying zoning district, the regulations in this subsection shall prevail.

A. USE REGULATIONS

1. All uses which are first permitted in residential zoning districts shall also be permitted in the warehouse overlay district. ("E" does not allow duo, schools, etc.)

B. PARKING REGULATIONS

1. Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit. (a "break" from new min req'mt of 1.5/du)

2. Parking for ~~office~~ and ~~retail~~ uses shall be provided at a minimum ratio of three spaces per 1000 square feet. (a "break" to recognize not all uses have peak parking @ same time)

3. When additional off-street parking is required to be provided, for a new building or an addition or a change of use to all or a portion of a building, the requirements shall be waived if the property for which the parking is required is located within the boundaries of a parking district established by the governing body to assess benefitting property owners for the acquisition of land and improvement of publicly-owned parking.

Might be better to give "break" to bars/restaurants instead

(any other key regulations needed? (short of historic district designation) eg: (color?) brick as predom exterior material for new construction/additions/remodels? other?)

private clubs, dr clubs, and rest/cats that derive 50% or more of their gross income from food sales shall provide one space for every 4 occupts permitted. Taverns, prvt clubs, & drinking establishments that derive over 50% of their gross income from the sale of alc or CMBS shall provide one space for every 3 occupts permitted.

NATIONAL CENTER FOR PRESERVATION LAW

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PRESERVATION LAW UPDATE

1991-7 April 17, 1991

New York Court Orders Variance from Off-Street Parking Requirements to Protect Character of Historic District

A lawyer's plans to purchase for office uses a Gothic Revival structure built originally as a private residence and subsequently converted for church use has been furthered by a court decision ordering Rome, New York to grant a variance from off-street parking requirements which would otherwise have impeded the project. The New York Appellate Division issued its brief but insightful decision in Sanzone v. City of Rome (No. 1699) on February 6, 1991.

The Appellate Division gave a helpful summary of the complicated fact situation which led to its decision:

> Petitioner Philip Sanzone proposes to purchase a church owned by petitioner First Church of Christ Scientist and to convert the property to professional offices. The property is located in an historic district and in an R-G zone, which permits use for professional offices provided there is compliance with an off-street parking ordinance. Attempting to comply with the parking requirement, Sanzone applied to the City of Rome Historic and Scenic Preservation Commission . . . for permission to build parking lots on either side of the building. That proposal was vetoed by the Commission on aesthetic grounds, and that determination was upheld by respondent Common Council. Sanzone then sought an area variance from respondent Zoning Board of Appeals granting him a waiver of the off-street parking requirement. That application was denied. Petitioners commenced an article 78 proceeding challenging those determinations and requesting that Sanzone be permitted either to construct the two parking lots or that he be granted a complete parking exemption. The court annulled both determinations . . . .

The Appellate Division decided first that the trial court had incorrectly annulled the Preservation Commission's decision (itself then upheld by the Rome Common Council) that construction of the desired parking lots on the lawn of the Sanzone property would damage the character of the historic district:

The "Preservation Law Update" series is made possible in part by a grant from the J. M. Kaplan Fund.

Preservation Briefs 17

The Architectural Character Checklist/Questionnaire

Lee H. Nelson, FAIA
National Park Service

This checklist can be taken to the building and used to identify those aspects that give the building and setting its essential visual qualities and character. This checklist consists of a series of questions that are designed to help in identifying those things that contribute to a building's character. The use of this checklist involves the three-step process of looking for: 1) the overall visual aspects, 2) the visual character at close range, and 3) the visual character of interior spaces, features and finishes.

Because this is a process to identify *architectural character*, it does not address those intangible qualities that give a property or building or its contents its historic significance, instead this checklist is organized on the assumption that historic significance is embodied in those *tangible* aspects that include the building's setting, its form and fabric.

Step One

1. Shape

What is there about the form or shape of the building that gives the building its identity? Is the shape distinctive in relation to the neighboring buildings? Is it simply a low, squat box, or is it a tall, narrow building with a corner tower? Is the shape highly consistent with its neighbors? Is the shape so complicated because of wings, or ells, or differences in height, that its complexity is important to its character? Conversely, is the shape so simple or plain that adding a feature like a porch would change that character? Does the shape convey its historic function as in smoke stacks or silos?

Notes on the Shape or Form of the Building:

2. Roof and Roof Features

Does the roof shape or its steep (or shallow) slope contribute to the building's character? Does the fact that the roof is highly visible (or not visible at all) contribute to the architectural identity of the building? Are certain roof features important to the profile of the building against the sky or its background, such as cupolas, multiple chimneys, dormers, cresting, or weathervanes? Are the roofing materials or their colors or their patterns (such as patterned slates) more noticeable than the shape or slope of the roof?

Notes on the Roof and Roof Features:

3. Openings

Is there a rhythm or pattern to the arrangement of windows or other openings in the walls; like the rhythm of windows in a factory building, or a three-part window in the front bay of a house; or is there a noticeable relationship between the width of the window openings and the wall space between the window openings? Are there distinctive openings, like a large arched entranceway, or decorative window lintels that accentuate the importance of the window openings, or unusually shaped windows, or patterned window sash, like small panes of glass in the windows or doors, that are important to the character? Is the plainness of the window openings such that adding shutters or gingerbread trim would radically change its character? Is there a hierarchy of facades that make the front windows more important than the side windows? What about those walls where the absence of windows establishes its own character?

Notes on the Openings:

4. Projections

Are there parts of the building that are character-defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments or chimneys?

Notes on the Projections:

5. Trim and Secondary Features

Does the trim around the windows or doors contribute to the character of the building? Is there other trim on the walls or around the projections that, because of its decoration or color or patterning contributes to the character of the building? Are there secondary features such as shutters, decorative gables, railings, or exterior wall panels?

Notes on the Trim and Secondary Features:

6. Materials

Do the materials or combination of materials contribute to the overall character of the building as seen from a distance because of their color or patterning, such as broken faced stone, scalloped wall shingling, rounded rock foundation walls, boards and battens, or textured stucco?

Notes on the Materials:

7. Setting

What are the aspects of the setting that are important to the visual character? For example, is the alignment of buildings along a city street and their relationship to the sidewalk the essential aspect of its setting? Or, conversely, is the essential character dependent upon the tree plantings and out buildings which surround the farmhouse? Is the front yard important to the setting of the modest house? Is the specific site important to the setting such as being on a hilltop, along a river, or, is the building placed on the site in such a way to enhance its setting? Is there a special relationship to the adjoining streets and other buildings? Is there a view? Is there fencing, planting, terracing, walkways or any other landscape aspects that contribute to the setting?

Notes on the Setting:

(2) Upon receipt by the Commission of such a written complaint charging any property owner, resident or occupant of a historical preservation district or a historical landmark district with violation of any provision of this chapter, the Commission may schedule a mediation hearing to consider such complaint.

(3) The Secretary of the Commission shall promptly notify the complainant and the person or persons alleged to have committed the violation by registered or certified mail, return-receipt requested, of the time and place of the hearing and the nature of the complaint, and invite the parties to appear and to be heard.

(4) Attendance at such hearing shall be voluntary.

(5) Such hearing shall be held for the purpose of mediating the dispute which is the subject of the filed complaint and for the further purpose of fostering compliance with this chapter.

(6) Nothing in this section shall be construed so as to require any person, including officers and employees of this City, to delay the filing of any complaint, information or other charging instrument or to delay the filing of any complaint, information or other charging instrument, or to delay the prosecution of any action in law or equity, until the Historical Preservation and Landmark Commission shall have considered a matter at a mediation hearing.

4200.4 "HL" Historical Landmark Zoning District

A. Creation. There is hereby created the "HL" Historical Landmark Zoning District.

B. General Provisions and Description. The "HL" Historical Landmark District and its regulations may be applied to property located in any other zoning district, whether residential, commercial, industrial or agricultural, in accordance with the provisions of the Historical Preservation and Landmark Ordinance. The "HL" Historical Landmark District is intended to be an overlay zoning district and the regulations imposed by such district shall be in addition to the regulations of the underlying zoning district applicable to the subject parcel. All provisions of the Historical Preservation and Landmark Ordinance, including the definitions contained therein, but not including the Regulations of the "HP" Historical Preservation District, shall be applicable to this district.

C. District Identification. Tracts, buildings or sites designated by the City Council as being within the "HL" Historical Landmark District shall be identified on the Official Zoning Map of the City and in other official writings by the suffix "HL."

Oklahoma City Landmark Ordinance (Excerpt)

D. District Regulations. The following regulations shall be applicable to the "HL" Historical Landmark District and shall control the use of all properties within such district, to-wit.

(1) The erection, moving, demolition, reconstruction, restoration, or alteration of any structure is prohibited unless a certificate of appropriateness is granted by the Oklahoma City Historical Preservation and Landmark Commission.

(2) All structures and grounds shall be maintained in good condition in keeping with the historical nature of the site designated.

(3) All interior portions of structures shall be kept in such good repair to the extent necessary to prevent structural deterioration.

(4) Full compliance shall be had with all provisions and procedures of the Historical Preservation and Landmark Ordinance.

E. Ordinary Maintenance or Repair. Nothing in this section shall be construed to prevent ordinary maintenance or repair of any structure except exterior change.

F. Permitted Uses. Property located within the "HL" Historical Landmark District may be used for any purpose, and only those purposes, permitted within the basic zoning district in which such property is located, subject to compliance with all regulations imposed by such basic zoning district and subject to compliance with all provisions of this article.

4200.5 Historical Preservation Zoning District

A. Creation. The Historical Preservation Zoning District is hereby created.

B. General Provisions. All property within The City previously designated as "HP" Historical Preservation District as of October 21, 1980 and all property subsequently included within this district shall be subject to and shall comply with the regulations and restrictions of this section. All provisions of the Historical Preservation and Landmark Ordinance, including the definitions contained therein, shall be applicable to this District. The "HP" Historical Preservation District is intended to be a basic zoning district and is not intended to be an overlay zoning district.

C. District Identification. Sites designated by the City Council as being within the "HP" Historical Preservation District shall be identified on the Official Zoning Map of The City and in other official writings by the symbol "HP".

D. District Restrictions. Unless otherwise specifically provided in this section the following restrictions shall apply to this District:

(1) The erection, moving, demolition, reconstruction, restoration or alteration of any structure is prohibited unless a certificate of appropriateness is granted by the Oklahoma City Historical Preservation and Landmark Commission subsequent to review and analysis by that body;

(2) All structures and grounds shall be kept in good repair;

(3) All interior portions of structures shall be kept in such good repair to the extent necessary to prevent structural deterioration;

(4) All structures and grounds shall be maintained in good condition in keeping with the historical nature of the site designated.

(5) All driveways shall have hard surface pavement;

(6) Outside storage of materials or supplies on a permanent basis is prohibited;

(7) All external signs and advertising displays shall be prohibited, except for identification name plates which shall be placed flat against the front exterior wall of a residence, museum or art gallery. One temporary sign not exceeding two (2) feet square offering a property for sale, is permitted. All existing signs or displays not in conformance with the provisions of this article shall be removed;

(8) Parking and/or operation of all vehicles shall be allowed only on hard surface pavement in driveways and except for periods of loading and unloading, not to exceed 72 hours, all boats, commercial vehicles of more than two axles, recreational vehicles and trailers shall be parked completely to the rear of the front wall of the main building located on the subject property and in the case of a corner lot, any such vehicle shall be screened from view from the side street abutting the subject property.

(9) All provisions and procedures of the Historical Preservation and Landmark Ordinance shall be complied with fully.

E. Uses Permitted. A building or premises shall be used only for the following purposes:

(1) Single family dwelling, provided that no more than one single family dwelling per lot shall be permitted.

(2) Servants' or caretakers' quarters, either attached to or separate from a single family dwelling.

(3) Temporary buildings for use incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

(4) Open or public park, playground, or recreation area, but excluding recreation facilities or services furnished on payment of a fee or admission charge.

(5) Private park, recreation area, and clubhouse, when owned and maintained by members of a homeowners association or organization actively engaged in supporting the preservation of homes of architectural and/or historical significance.

(6) Directional and information signs subject to the provisions of Chapter 3, Article V of this code.

(7) Private garage.

F. [Reserved]

G. Uses Permitted on Review. A special exception to permit the following uses within this District may be granted by the Board of Adjustment:

(1) Multiple family dwelling, not to exceed a four family dwelling;

(2) Museum, art gallery or other similar public building; or

(3) Church or synagogue.

H. Height Regulations. No building shall exceed three and one half (3½) stories or forty (40) feet in height, whichever is greater.

I. Area and Setback Regulations.

(1) Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet.

(2) Side yard. There shall be a side yard on each side of the building which shall have a width of not less than five (5)

feet; however, on corner lots where the side yard abuts the street there shall be a minimum setback of fifteen (15) feet on the side abutting such street.

(3) Rear yard. There shall be a rear yard having a depth of not less than ten (10) feet.

(4) Minimum lot width. The minimum lot width shall be fifty (50) feet measured at the front building line.

(5) Screening requirement. All parking lots and other similar uses shall be screened from abutting property and abutting streets by sight-proof screening not less than six (6) feet in height.

J. Ordinary Maintenance or Repair Except as Previously Provided. Nothing in this section shall be construed to prevent ordinary maintenance or repair of any structure.

K. Uses Adjacent to Historical Preservation District. Any use permitted in a residential, commercial, business, or industrial district while lying adjacent to or across the street from structures or areas falling within the "HP" Historical Preservation District, shall be screened or designed as appropriate, to minimize its effect upon such structures or area. This required screening or design is specifically made applicable to all properties and uses whether coming into existence prior to October 21, 1980 or subsequently coming into existence.

4200.6 Historical District Designation Process

Historical District Designation Process.

A. Procedure

(1) The City of Oklahoma City may designate tracts and sites for inclusion within the Historical Landmark District and/or the Historical Preservation District in the same manner prescribed for the designation of other zoning districts by this chapter and subject to compliance with this section; however, all designations of tracts and sites for inclusion within the Historical Landmark District shall be reviewed and considered by the Historical Preservation and Landmark Commission. Such Commission shall forward its recommendation regarding a proposed district designation to the Planning Commission and City Council.

(2) Notice of consideration of a district designation by the Historical Preservation and Landmark Commission shall be the

same as is required for consideration of the adoption or amendment of zoning district boundaries by the Planning Commission as such is prescribed in Article VII of this chapter. As a part of such notice, the Director of Public Works shall notify the owner or owners of record of affected properties by certified mail with return receipt requested of the proposed designation, including a copy of the proposed designation ordinance, a letter outlining the basis for the designation, and the obligations and restrictions which result from such designation.

(3) The initiation of a proposal of designation may be made by the Commission, the Council, the Public Works Department, the Planning Commission or on the application of the owners of the parcel to be designated or their authorized agents. Any such application shall be made upon forms or pursuant to standards set by the Commission for this purpose.

(4) The Commission may solicit and present expert testimony or documentary evidence regarding the historical, and architectural, archeological, or cultural importance of the property proposed for designation.

(5) As part of every such designation, or amendment of a designation, the Commission shall state in written form the attributes of the area or site designated as such attributes relate to and comply with the review criteria for district designation as provided in this section. In addition, the Commission shall state in writing whether or not, in its review, a designation is in compliance with prior actions of the City Council approving plans, programs, or authorizations for public trusts, agencies or authorities of the City. It shall by the duty of the Director of Public Works or Director's designate, to report to the Commission as to the existence of such plans, programs or authorizations which might have application to the property proposed for designation, and further to offer a professional opinion as to whether or not the proposed designation is in accordance with such plans, programs, or authorization.

(6) The Director of Public Works shall officially notify the Commission of all approvals or disapprovals of designation ordinances at the next regular meeting of the Commission following Council action.

(7) The Commission shall have the authority to effect the amendment or repeal of any designation of a site, structure, building, district or monument in the same manner and according to the same procedure as provided herein for the original designation.

I N T E R O F F I C E M E M O R A N D U M

Date: 27-Sep-1991 04:18pm CDT
From: Marvin Krout
KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Chris Cherches (CHERCHES_C)

CC: Joe Allen Lang (LANG_J)
CC: Gary E. Rebenstorf (REBENSTORF_G)
CC: Steve Lackey (LACKEY_S)
CC: Paul Steinbrenner (STEINBRENNER_P)

Subject: Update on Old Town

1. On Thursday Sept 26, MAPC reviewed the proposed amendment to the Urban Renewal plan and map that would establish a new Old Town district. This is one of the steps needed so that we can condemn and resell land in that area. MAPC's statutory responsibility is to review for conformance with the Comprehensive Plan. After their review and recommendations, this amendment would be advertised and the City Council would consider adopting a resolution amending the plan and map at a public hearing, probably in mid-November. MAPC had several questions, and wanted more information about the plans for Old Town (Dave Burke agreed to make a presentation at their next meeting); so they voted to defer the item for two weeks. In the end, I think they will be supportive, although the Council can do this with or without their support. I think they just want to know more about what's going on. Gardner asserted that this amendment was too general in nature and could not legally serve the purpose, but Joe Lang disagrees with his assertion.

2. On Friday, at Gary Rebenstorf's request, Joe Lang brought all of us who have had something to do with Old Town - me, Joe Lang, Moshier, Lackey and Lindebak, and Potucek (Steinbrenner was out) - together to brief each other on what we are all doing and where we are. Here are a couple of key points from that discussion:

a. zoning overlay district. We're almost complete with the drafting of an amendment to the zoning ordinance, which would accomplish several purposes: exempt someone from parking requirements if they are part of an established public parking district; reduce some of the parking requirements to recognize the mixed-use character of this area - this reduced formula would also be the basis for calculating the number of public spaces that need to be constructed and the assessment charge to each owner in the parking district; and allow residential uses not now permitted in the underlying "E" industrial district. In order to proceed with this, we need the City Council to direct

building. Steinbrenner is apparently the lead on these and we weren't sure of status. I had referred Wilson sister (Kansas Paint) to Potucek a couple of weeks ago; she seemed interested in negotiating a sale with City.

I N T E R O F F I C E M E M O R A N D U M

T

Date: 27-Sep-1991 05:09pm CD
From: Joe Allen Lang
LANG_J
Dept: Law
Tel No: 268-4681

TO: Marvin Krout (KROUT_M)

Subject: RE: draft ordinance for Old Town

Overlay ordinance - we may need to coordinaate with the District Plan a little, but rather than "waiving" parking requirements, I think we want to say parking requirements "can be met" by participation in a District. Would that avoid our having the set forth separate criteria in the distict plan on how many spaces one must pay for?

Notice: Doug and I reviewed this an he concurs that it would be best to send individual mailed notice. It is admittedly "gray," but this comes down to affecting "specific" property a lot more than the airport zone did, it would seem. Be glad to provide a formal opinion if you desire.

WLS: 3:30

INTEROFFICE MEMORANDUM

Date: 16-Sep-1991 01:23pm CDT
From: Marvin Krout
KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Joe Allen Lang (LANG_J)

CC: Chris Cherches (CHERCHES_C)
CC: Paul Steinbrenner (STEINBRENNER_P)

Subject: Old Town

1. We have your comments back on the proposed amendment to the Urban Renewal Plan for Old Town. We want to run this by David Burk informally, and are planning to mail out the material this Friday for MAPC's required review, at their meeting of Thursday Sept 26. Since Gardner will probably still be on MAPC, you may want to attend to address legal issues that he is bound to raise.

2. We have not gone any further in refining the draft of our zoning overlay for Old Town to exempt parking under certain circumstances. After reading Tom Powell's comments, I'm a little confused and need your help in drafting refinements to what we prepared earlier (e.g. I'm not sure if and how we should draft language for the zoning ordinance on a parking "maintenance fee" that would also be called a "lease of public parking"). Also, since we do not have a petition from Burk and other property owners to establish an overlay zone, we need the City Council (or the MAPC) to direct that a public hearing be authorized to consider an overlay ordinance (Manager: I was hoping that the Council was going to do that at their workshop last week, but they got bogged down on the petition issue and never got to the other questions - can you get them to vote to tell us to do it?). Once they do, we need to prepare a legal advertisement, refine the draft ordinance, etc. in advance of a MAPC public hearing, which would probably be October 24.

① discount the prkg requirements ??
②
exempt residential uses
a & b & . . .
1 or 2 or 3
(copy to
o David Burke:
o Gary Streepy:
o Gary Ray:
(Kurt Harper: 267-1281)
o Sheldon Kamen:
if a parking district has been established and the owner agrees upon may meet by participation in a parking district
to the results of the district as to fin'g of prkg improvmts

FAX to David Burke: 267-0118

Dave: Attached is a draft for an Old Town overlay zoning district, as we discussed. Thought you might review it and give me comments on Thursday pm. Main purposes are to allow residential uses, and to provide an exemption from parking requirements for all properties which are within a (to be established) parking district. Joe Lang is also reviewing.

Note I've also drafted reductions in parking now required by code, for residential and bars and restaurants. This would recognize that if this district is successful, then not all uses will have the same peak parking need - offices closed at night, when bars have peak hours, etc. - and also there will be some amount of walk-in and trolley-in traffic. The reduction amounts to 1/3 for bars, and 1/4 for restaurants; that may be excessive. I think the implication is also that if we approved these reductions, the calculation of assessments for public parking, and the actual number of spaces that would eventually be constructed and maintained, would be based on these ratios and would be less than code would normally require.

We are also thinking about whether or not there are two or three simple, non-discretionary aesthetic standards that could be inserted, to protect the character of the district - e.g. dealing with brick, window openings, build-to-street, etc. Need your input on this.

Marvin Krout, Director/MAPD

9-25-91

Rec'd FAX this am. MK

Draft
9-25-91

28.04.137 "OT" Old Town overlay district. The Old Town overlay district is mapped in combination with the underlying district designation in the area bounded by East Douglas Street, Washington Street, 2nd Street East, and the ATSF Railroad right of way. The purpose of the district is to recognize the special location and architectural character and the proposed mix of land uses by incorporating appropriate exceptions to the underlying zoning district. Use of property within this district shall comply with both the regulations in this subsection as well as the regulations in the underlying zoning district, except that in the case of any conflict between the regulations in this subsection and those of the underlying zoning district, the regulations in this subsection shall prevail.

A. USE REGULATIONS

1. All uses which are first permitted in residential zoning districts shall also be permitted in the "OT" overlay district.

B. PARKING REGULATIONS

1. Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit.

2. Parking for private clubs, drinking establishments and restaurants that derive 50% or more of their gross income from food sales shall be provided at a minimum ratio of one space for every 4 occupants permitted.

3. Parking for taverns, private clubs, and drinking establishments that derive over 50% of their gross income from the sale of alcoholic or cereal malt beverages shall be provided at a minimum ratio of one space for every 3 occupants permitted.

4. Parking for retail and office and personal service uses shall be provided at a minimum ratio of one space per 300 gross square feet of retail area and one space per 300 gross square feet of office and personal service area.

5. When additional off-street parking is required to be provided, for a new building or an addition or a change of use to all or a portion of a building, the requirements shall be waived if the property for which the parking is required is located within the boundaries of a parking district established by the governing body to assess benefitting property owners for the acquisition of land and improvement of publicly-owned parking.

Alterations to existing buildings shall retain the original or existing fenestration, and unpainted or natural brick and stonework, excepting that (complimentary?) signs may be painted thereon and ghost signs may be restored. (New construction shall be compatible with regard to the use of red brick and limestone, and to massing.)

MK - Old Town aesthetics clause. I have noted (<?>) a couple of optional phrases, but either way I think it defines the character of the district. S.b

I N T E R O F F I C E M E M O R A N D U M

Date: 25-Sep-1991 09:57am CDT
From: Marvin Krout
KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Joe Allen Lang (LANG_J)

Subject: draft ordinance for Old Town

Here's a revised draft for an Old Town overlay district. Still may need some work, but thought you should begin looking at it. A couple of expanatory notes:

- may want to delete boundaries from 1st paragraph; legal description of area should maybe stand separately.

- not sure if we want to provide the "break" in parking for bars and restaurants as drafted. But it makes some sense that if this area is going to work, the total parking needed should be less than the code would normally require - bars' peak time is evening, after offices and at least some retail is closed; some people in offices will walk or take trolley to restaurants; etc. This is equivalent to a 1/3 reduction for bars and a 1/4 reduction for restaurants; that may be too much. It also implies that if and when the city sets up a parking district, it will only assess and build public parking based on this reduced requirement.

- we may want to add a couple of simple non-discretionary aesthetic standards in this overlay; still considering that.

- I'm going to share a copy with David Burke and get his views this week.

28.04.137 "OT" Old Town overlay district. The Old Town overlay district is mapped in combination with the underlying district designation in the area bounded by East Douglas Street, Washington Street, 2nd Street East, and the ATSF Railroad right of way. The purpose of the district is to recognize the special location and architectural character and the proposed mix of land uses by incorporating appropriate exceptions to the underlying zoning district. Use of property within this district shall comply with both the regulations in this subsection as well as the regulations in the underlying zoning district, except that in the case of any conflict between the regulations in this subsection and those of the underlying zoning district, the regulations in this subsection shall prevail.

A. USE REGULATIONS

1. All uses which are first permitted in residential zoning districts shall also be permitted in the "OT" overlay district.

B. PARKING REGULATIONS

1. Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit.

2. Parking for private clubs drinking establishments and restaurants that derive 50% or more of their gross income from food sales shall provide one space for every 4 occupants permitted.

3. Taverns, private clubs and drinking establishments that derive over 50% of their gross income from the sale of alcoholic or cereal malt beverages shall provide one space for every 3 occupants permitted.

4. When additional off-street parking is required to be provided, for a new building or an addition or a change of use to all or a portion of a building, the requirements shall be waived if the property for which the parking is required is located within the boundaries of a parking district established by the governing body to assess benefitting property owners for the acquisition of land and improvement of publicly-owned parking.

OLD TOWN MARKETPLACE

CITY COUNCIL
WORKSHOP
SESSION

10 September 1991

AGENDA

CITY COUNCIL WORKSHOP

SEPTEMBER 10, 1991

Presentation/Discussion of Old Town Marketplace

- Status of Phase 1 Agreement
  - Private Sector
  - Public Sector

- Phase 2
  Private Sector Involvement
  - Investment into Buildings/Concepts — Page 2
  - Grant By D.A.C.

  Public Sector Involvement
  - Infrastructure — Page 3
  - Parking District — Page 4
    Map — Page 5
  - Market/Plaza — Page 6
  - Miscellaneous
    - Negotiations/Purchase of KS Paint
    - Develop Petition for Tax Increment District
    - Develop Zoning Overlay
    - Extend Preferred Developer Status to Marketplace Properties

- Financial Summary — Page 7

1. **STREETHEARTS**
   Use: Office
   Location: Booth Building
   Total Investment: $190,000
   Financial Institution: Emprise
   Scheduled Move-In: Complete
   Status: Complete

2. **HEROES**
   Use: Sports Bar & Grill — Seating: 200
   Location: Cox Annex
   Total Investment: $352,500
   Financial Institution: First National
   Scheduled Opening: November 11, 1991
   Status: Under Construction

3. **OLD TEXAS ROADHOUSE**
   Use: Steak Restaurant — Seating 200
   Location: Cox Building, First Floor
   Total Investment: $452,500
   Financial Institition: First National
   Scheduled Opening: March 1992
   Status: Under Architectural Design

4. **RAILROAD CAR**
   Use: Dessert Restaurant — Seating 40
   Location: South of Cox Building
   Total Investment: $112,500
   Financial Institution: First National
   Scheduled Opening: March 1992
   Status: Under Architectural Design

5. **RIVER CITY BREWERY**
   Use: Restaurant/Bar — Seating: 450
   Location: SW Paper B Building
   Total Investment: $750,000
   Financial Institution: Union National
   Scheduled Opening: April 1992
   Status: Dependent Upon SW Paper Purchase by the City
   Complete Equity Investment

6. **OLD TOWN BANQUET HALL**
   Use: Meetings, Special Events — Seating: 250
   Location: Cox Building, Second Floor
   Total Investment: $172,500
   Financial Institution: First National
   Scheduled Opening: June 1992
   Status: Under Architectural Design

7. **OLD TOWN BARBECUE & CHILI FACTORY**
   Use: Restaurant — Seating 150
   Location: Chuzy B Building
   Total Investment: $290,000
   Financial Institution: Emprise
   Scheduled Opening: February 1992
   Status: Waiting to Begin Construction After Relocation
   of Royal Body Shop (approximately 45 days)

GENERAL:

This involves the reworking of public streets and alley, providing pedestrian walks, landscaping and lighting.

PHASE 1:

Currently under design, majority petition is only possible for Mosley until City obtains control of parking lot betweeen Mosely and Rock Island.

Estimated Cost: $516,000
Approved: City 50%, Developer/Owner 50%

PHASE 2: REQUEST BY MAJORITY PETITION

Extension of Mosely to First Street
Rework of alley south of Dye Building between Mosely and Washington

Estimated Cost: $400,000
Approved: Shared cost 50% City, Developer/Owner 50%

GENERAL:

The Old Town Marketplace needs to have adequate free public parking that is coordinated with the development of the area.

PHASE 1 PARKING

This phase includes 3 parking lot locations (see next page for locations on map). Lot A is currently owned by the City, Lot B will be required to be condemned and Lot C purchased. This will serve 3 restaurants.

Total Cost: $340,000
Request: Developer/Owner of properties pay 50% of the cost to the City over a 15 year period at current bond rates. Public pays 50% of total cost.

PHASE 2 PARKING:

Refer to next page for location. This is needed to serve additional uses outlined in private development.

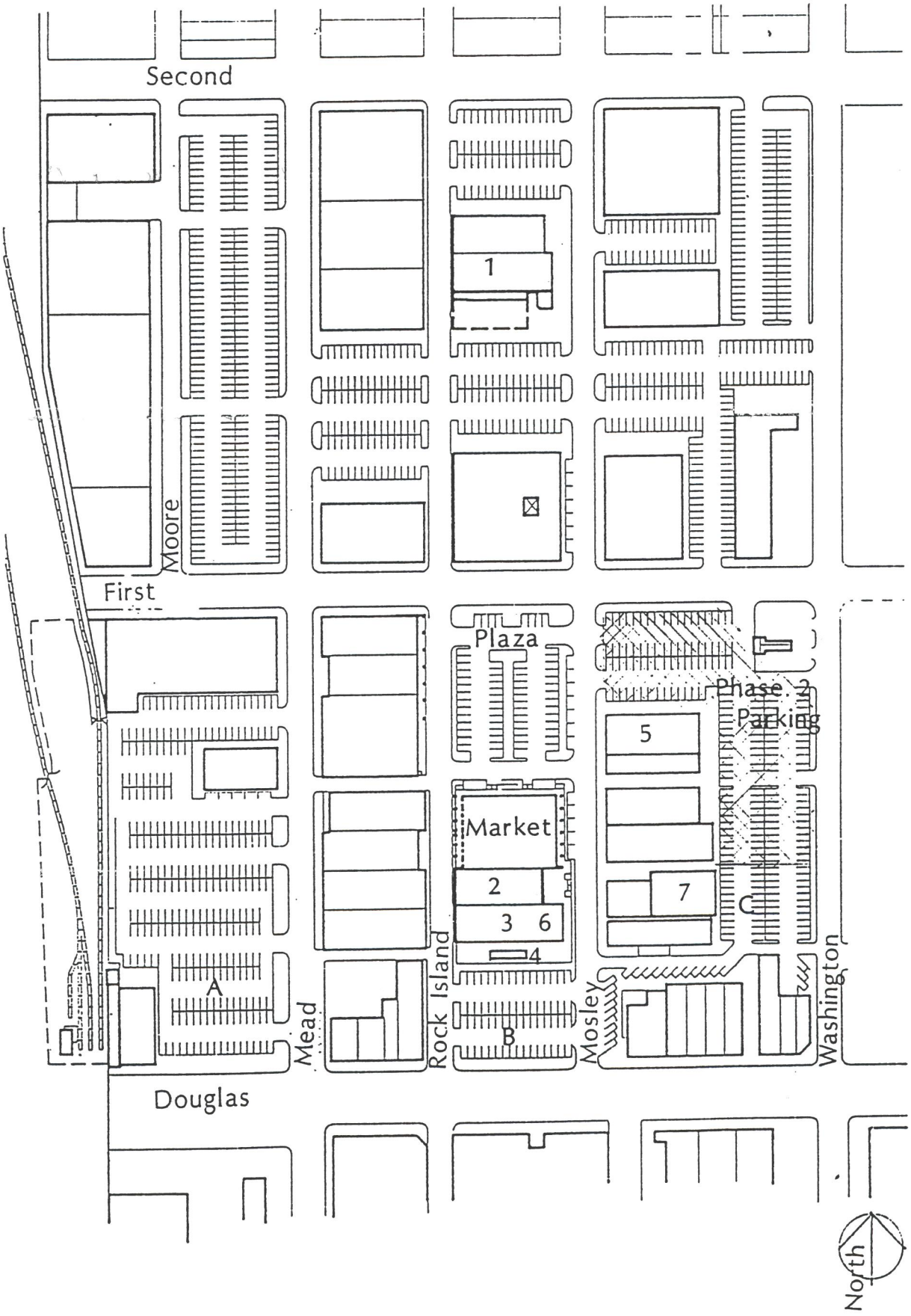
Total Estimated Cost: $600,000
Request: Developer/Owner 50%
Public 50%

REQUEST:

City accepts Phase 1 petition, moves to set up a Charter Ordinance for the entire area, proceed with the purchase of SW Paper and negotiate purchase of Kansas Paint.

Breidenthal
&
Burk

Architecture
Interior Design
Planning



The MarketPlace

Suite 110
The Orpheum Centre
200 North Broadway
Wichita, Ks. 67202
(316)267-0101

GENERAL:

Proceed with funding of the Market and Plaza as an anchor in the area and finalize with Marketplace Properties a long term Management Agreement.

ESTIMATED COST:

Purchase of Property		
SW Paper	$500,000	
Johnson Frazier	$275,000	
Construction		
Building	$1,200,000	
Plaza	$200,000	
Design		
Architectural/Engineering		
Building	$75,000	
Plaza	$20,000	
Start-Up	$50,000	
Reserve	$20,000	
Misc.	$20,000	
Subtotal	$2,360,000	
Credit From Land Into Parking District		<$250,000>
Credit From Selling 3 SW Paper Buildings		<$ 80,000>
Credit From DAC Grant		<$150,000>
Subtotal:		<$480,000>
TOTAL ESTIMATED COST:		$1,880,000

PRIVATE SECTOR	
Buildings	
Phase 1	$398,000
Phase 2	$2,320,000
Infrastructure 50%	
Phase 1	$258,000
Phase 2 (Estimate)	$200,000
Parking 50%	
Phase 1	$170,000
Phase 2 (Estimate)	$300,000
Overall Development Cost	
Planning/Legal...(Estimate)	$300,000
	$3,946,000
PUBLIC SECTOR	
Infrastructure 50%	
Phase 1	$258,000
Phase 2 (Estimate)	$200,000
Parking 50%	
Phase 1	$170,000
Phase 2 (Estimate)	$300,000
Farmers Market/Plaza	$1,880,000
Overall Development Cost	----
Planning/Legal...(Estimate)	$300,000
	$3,108,000

INTEROFFICE MEMORANDUM

Date: 05-Sep-1991 01:13pm CDT
From: Chris Cherches
CHERCHES
Dept: City Manager
Tel No: 268-4351

TO: Joe Allen Lang (LANG_J)
TO: Marvin Krout (KROUT_M)
TO: Gene Rath (RATH_G)

CC: Steve Lackey (LACKEY_S)

Subject: Old Towne

1. No, the parking petition is 100%, to pay for parking requirements of the area...there is no 50-50 on this one. It is to be set up as a special assessment district where benefited property owners pay for the parking facilities reqired to service their businesses; in turn, we remove the restrictions for them to provide parking, etc.

2. I would prefer that the parking districct be area-wide; that is, to allow us to start acquiring land for parking before the costs escalate...which will happen when some development starts. For example, we need to move now on the S/W paper tract, etc.

3. Go on the drafting of the necessary ordinance. If Krout needs some help to get the district overlay zone done, get it. This is an old, pending matter that we need to finish so something can happen.

4. We need a game plan as to what is to be done, when and by whom. Can you guys meet and get working on the MID (Municipal imroveent district); urban renewal amendment, developers agreement, etc.? We can catch up on the TIF later...what we need now is to get the infrastructure done and get the parking benefit district off and running. The other stuff can come...but we need to get things off the ground or we'll be asking ourselves next year about this time, what happened.

Let me know what I need to do...thanks.

I N T E R O F F I C E M E M O R A N D U M

Date: 05-Sep-1991 08:09am CD
From: Joe Allen Lang
LANG_J
Dept: Law
Tel No: 268-4681

TO: Chris Cherches (CHERCHES_C)

CC: Marvin Krout (KROUT_M)
CC: Gene Rath (RATH_G)

Subject: Old Town Agenda

Marvin Krout, Gene Rath, and I have had several meetings relative to Old Town parking and related issues and have met with Tom Powell and David Burke. We need some direction on certain matters:

INTERIM PARKING PETITION:

As to parking, we have an interim petition for Burke to circulate that will provide parking for his and Streepy's immediate projects. It is set up to assess funds to provide for acquisition of the necessary parking. It is 50% to owners and 50% at large (per Burke's request); **is that your understanding of the arrangement?** Burke thinks he can get this signed by Tuesday.

COMPREHENSIVE PARKING PLAN:

For an overall Parking plan we will need the following elements:

-A parking overlay zone that will provide a means for qualifying properties within the area to have common off-site parking to meet code requirements. This is a **zoning ordinance** that will have to go through MAPC and Council.

-A **Charter Ordinance** that will authorize the City to establish **parking districts** within the zone, provide for the financing of parking through assessments and other means, and provide the framework for leasing parking spaces. This will require charter ordinance procedures.

We will be ready to proceed with drafting these at your or Council's direction. We have this plan outlined in writing if you want me to go ahead and send it over. There are several options and policy issues under each that need some decisions.

OTHER OLD TOWN ISSUES:

Other items that need to be discussed in the near future (maybe you plan to do it at the workshop next Tuesday):

-Parking (above)
-Condemnation plans for parking
-Long term maintenance costs for parking
-Amending developers' agreement
-Tax increment financing (time sensitive)
-Urban Renewal amendment
-Acquisition and construction of the Market

If you are planning a broad-based discussion of Old Town at the workshop, Marvin and I need to discuss these with you prior to then. There are a lot of options under each item and we want to provide you with information and get direction. Please let us know.