

From: [Josh Olson](#)
To: [Plan Commission Comments](#)
Subject: Opposing Item 10 - 7/28/25
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Hi Plan Commission,

I'm registering in opposition of item 10 - 1502-1702 Pankratz Street (District 12):
Consideration of a conditional use pursuant to Section 28.141(6)(b)4 of the Zoning Code to allow automobile parking in excess of the maximum allowed for an expanded parking lot for an office building.

This office building is in TOD and I believe is located right next to a B bus stop on Packers and Schlimgen. With the North-South B BRT route still going as planned, this specific stop is also going to be converted to a BRT location.

My quick analysis, which I can see is also provided by Staff, shows that this 25,450 sqft office space is allowed 1 spot per 325 sqft, or ~78 stalls. The applicant is asking for 180 stalls, which is more than double what is allowed.

I could understand if the business was requesting an exemption for 90 or maybe even 100 stalls. But 180 stalls is excessive in my opinion. I know the area is not as developed as it could be, but these decisions have an impact decades down the line and we need to be considering future context. Allowing this now could be detrimental for better development in the future.

I would also be more amenable to supporting this if the business showed significant support for alternative transportation options, like bus passes or better bike infrastructure. Currently they seem to be providing the minimum required amount.

For now, I'm a no. I will not be able to attend the meeting tonight but I hope PC can inquire why the business is seeking an exemption, if they understand the importance of relieving congestion in TOD districts, and what they plan on doing to help their employees who will be commuting into this area.

Josh Olson