

ALTERNATIVES TO: "PAVING PARADISE TO PUT UP A PARKING LOT"

Original: 2014 - Revised: Nov. 2019

Nov. 6, 2019

I understand that some of these ideas may not be practical or won't work because of information that I don't have but they are just ideas for thoughtful consideration. I also understand some things on the Spit have changed since I first suggested these ideas.

Related to the Ferry terminal parking area, a gate similar to the ones used on railroad crossings that could be activated 12 hours ahead of the ferry arriving might be one option. Sorry this is only a general idea, not one with the specifics of how it might work.

I really feel adding only 40 new parking spaces ($20 + 50 - 30 = 40$) won't solve the problem.

I think people's behavior can be changed and that effort needs to be made, even if in incremental steps. I think removing the 7 day free parking from the business district would be a reasonable first step.

Original suggestions from 2014

Background Info from a less than \$15,000 study.

The grassy area for the proposed parking area is less than an acre, approximately enough room for 40-60 cars depending on parking method.

The existing parking area and the grassy area is 2.52 acres.

Approximately 70 cars can park in the existing lot.

The lot to store the dredge materials (right in and adjacent to tourist areas) is 3.5 acres, approximately 1.5 acres is actually used for storage.

The beach in front of the grassy area doesn't see much annual erosion and doesn't need replenishment.

Long-shore currents carry sand from the base of the spit towards and around the end of the spit. Dredge materials deposited near the end of the spit will re-enter the harbor much quicker than materials deposited near the base of the spit or along the rip-rap.

Numbers to consider

Angle in parking, as in front of the boardwalk across from the Harbor Master's office, appears to be more efficient than the parking as in the existing lot.

Creating angle in parking in front of the dredge spoils to the Seafarer's Memorial would add approximately 96 parking spots, equal to or greater than the grassy area with no fill needed and leaving the storage area in tact.

Moving the roadside barrier at the Seafarer's Memorial back a few feet would allow the same number of cars to park in that lot and approximately 30 additional angle in parking spaces could be created.

Creating angle in parking along the Coast Guard storage area to Fish Dock Road would add approximately 25 parking spaces.

2/10 of a mile is enough for 60 parking spaces.

Utilizing the area between the Ferry parking lot and the road (already paved ditch) from the End of the Road Park to Freight Dock Rd. approximately 224 angle in parking spaces could be created.

Utilizing one acre of the 3.5 dredge spoils storage area could create 50-70 parking spaces depending on parking method.

Other Considerations

Coal Point Park is 1.09 acres, the park area designated by the pines is about 1/10 of an acre, leaving at least $\frac{3}{4}$ of an acre or room for 25-30 parking spaces if marked.

Existing Harbor Master's lot is .97 acres, potential for 40-60 cars. Just moving the office and visitor parking to the new office frees up 9-10 spaces.

Store dredge materials for shortest time possible.

Use dredge materials to replenish beaches at Mariner Park, Rip Rap area across from Barge Basin. Private landowners on the ocean side would probably love to have some free dredge materials. This area as a depository / replenish area would also save the city time and money protecting the camping / ticket office.

Some ideas

Utilize the State Ferry parking area, a green light when not needed for parking for loading-unloading ferry. A red light to denote No Parking due to ferry schedule.

Utilize space at old Harbor Master's office.

Paid parking, \$1.00 per day, everyone from Anchorage and other cities will be happy parking is so cheap. Residents will grumble at the "new tax" but we can give residents a deal by not charging for parking nine months of the year. Anything over 20ft, \$2.00 per day unless in a paid camping spot.

No parking for vehicles over 20 ft. beyond the dirt parking lot before the business district.

Long term parking for folks across the bay and fisherman shouldn't be in the high demand area near the shops and restaurants but readily accessible to one or more of the ramps, perhaps on the back side of the harbor.

Encourage Homer Spit Properties to develop paid parking on the lot next to the Hockey Rink.

Encourage the Hockey Assoc. to develop paid parking at the hockey rink. This could be a source of income for the Hockey Assoc.

Provide parking between Bob' Trophy Charters and the Commercial Truck access road. Still can be use for boat haul out area in the off season like the campground area is.

Support the Homer Trolley in stopping at paid or free parking areas and acting as a shuttle.

Long term parking only 7 days, \$2.00 per day. Over 14 days, \$3.00 per day. Try to find those rates in any city, especially for workers in downtown Anchorage i.e. workers on the spit.

Develop free off-spit parking with shuttle (trolley, subsidized by the city or businesses) provided. Places like high school and middle school parking lots or the airport parking area for junk cars.

Utilize back side of harbor for storage of dredge materials, the pumping distance the same or less.

Utilize the area in front of Pier 1 as organized but free parking. Encourage walking the new trail.

Charge for two vehicles if parking is for boat trailer and vehicle-two spaces.

Utilize Farmer's Market as free off-Spit parking on no market days, subsidize Farmers Market Assoc.

Summary: Grassy area made into parking provides for 40-60 cars. It is the last grassy spot on the end of the spit. Not paving paradise and utilizing just three suggestions above approximately 370 parking spaces could be realized.

Creative, organized, paid parking (close to businesses) and free parking further away can be accomplished without filling the grassy area.

I understand that filling and paving the grassy area may be too far along to consider the above but I hope not. Imagine filling and paving this one and the next one and the next one..."you don't know what you've got until it is gone."

All of the spit can be filled, paved and made into parking lots and it won't be enough. Charge for parking, encourage use of shuttles, encourage walking and biking.

Submitted by: Dave Brann, November 19, 2014, slightly revised Jan. 8, 2016, August 15, 2019, and Nov. 6, 2019

Thank you all for the hard work you do.

Sincerely
Dave Brann

