



Memorandum

Meeting Details: Board of Commissioners Workshop Meeting, January 28, 2026

Prepared For: Honorable Mayor Brooks and the Board of Commissioners

From: Community Development Department

Subject: John's Pass Village Parking Garage Discussion

Discussion:

In 2022, the Board of Commissioners adopted Resolution 2022-02, which dedicated \$0.50 of the parking meter rate to be spent on designing and building a parking garage within ½ half mile of John's Pass Village. I also included in the agenda packet a previous parking garage memo from 2021 and a 130th Avenue Draft Concept document.

There are two city owned properties within ½ mile of John's Pass Village that potentially could be used to build a parking garage. One proposed location is John's Pass Park. This property would need a Future Land Use amendment and a Zoning amendment to allow a parking garage as a permitted use. The second proposed location is the 130th Avenue Beach Parking and Access. The John's Pass Resort Character District would need to be amended via a land development regulation text change amendment to allow a parking garage as a permitted use. Located below is additional zoning and future land use information for both proposed locations. A parking garage feasibility study would be needed for both properties since it is unknown if a parking garage would be feasible at either location.

Proposed Location 1 (John's Pass Park):

Zoning: R-3, Medium Density Multifamily Residential

Future Land Use: Recreation/Open Space

Impervious Surface Ratio (ISR): 0.60

Floor Area Ratio (FAR) 0.25



Proposed Location 2 (130th Avenue Beach Parking and Access:

Zoning: C-1, John's Pass Village Activity Center (John's Pass Resort Character District)

Future Land Use: John's Pass Village Activity Center

Impervious Surface Ratio (ISR): 0.85

Floor Area Ratio (FAR): 2.0



Recommendation(s):

City Staff has reached out to Kimley-Horn about initiating a John's Pass Village Parking Garage Feasibility Study. At the next BOC Workshop meeting, City staff will be bringing a quote for a John's Pass Village Parking Garage Feasibility Study from Kimley-Horn.

Fiscal Impact or Other:

N/A

Attachments:

Parking Garage Memo January 15, 2021

Parking Garage 130th Avenue Draft Concept

Resolution 2022-02