



## **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  $\frac{1}{2}$  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  $\frac{1}{2}$  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



**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