

AB 6369 Town Center Parking Plan Adoption

Exhibit 2: Summary of October 17 Discussion Items + Follow-Up Actions

11/15/2023

Log #	Comment / Question	Section	Page #	Discussion Summary	Final Plan Updates	Other Follow-Up
1	Consider changing the on-street parking limit to three hours instead of two hours.	D. Strategies and Recommendations <i>1a. Revise on-street parking time limits to be consistent throughout Town Center.</i>	16-17	Staff confirmed that the recommendation included in the Town Center Parking Plan (“Parking Plan”) is to make parking time limits for on-street parking consistent across the Town Center, and the City Council will make the policy decision on deploying consistent parking time limits across Town Center in 2024.	No change to the Parking Plan.	Parking counts in Town Center will be conducted again in Q2 2024. Staff will update the Council and seek additional direction related to on-street parking time limits in Q3 or Q4 2024.
2	Staff wish to highlight that the recommendation to study street reconfigurations in Town Center conflicts with the street design standard identified for 77th Avenue SE in MICC 19.11.220. Currently, the code calls for this street to be redesigned with parking on both sides of the street and sharrows (i.e., a shared-lane marking that indicates the road should be shared by bicycles and vehicles). This redesign eliminates the existing bike lanes, creates new on-street parking, and is slated for 2026 in the current 6-Year TIP. If the Council wishes to move forward with the Town Center Parking Study recommendation to explore options for street reconfiguration, the City code will need to be amended in the event that an alternative street design is selected.	D. Strategies and Recommendations <i>3d. Study options to reconfigure some Town Center streets with considerations for adding parking and loading, improving walking and bicycling facilities, improving wayfinding and access, and making area streets calmer and safer for all users.</i>	32-33	Staff confirmed that the recommendation in the plan is to study options for street reconfiguration and that the Parking Plan identifies SE 27th Street and 77th Avenue SE as good candidates but that no specific design is recommended. The City Council discussed two capital projects slated for SE 27th Street and 77th Avenue SE in the 2023-2028 Capital Improvement Program (CIP): <ul style="list-style-type: none"> • SP0110 SE 27th Street Overlay (from 76th Ave SE to 80th Ave SE): This project will resurface SE 27 Street from 76th Avenue SE in the Town Center with a hot-mix asphalt overlay. Work will consist of pavement repairs, pavement gridding, asphalt paving, ADA ramp replacements, raising utility castings to grade, and new pavement markings. [Overlay is used in the context of asphalt overlay here and is defined as a layer of new asphalt applied over the existing base layer.] • SP0136 77th Ave SE Channelization Upgrades (from SE 32nd Street to North Mercer Way): This project will modify existing channelization to provide on-street parking from SE 32nd to SE 27th Streets in Town Center and provide sharrows in the north/southbound travel lanes to connect to the Mountains to Sound Greenway Trail (I-90 Trail). [Channelization is defined as the use of secondary roads to separate certain flows of traffic from the main traffic lanes.] The City Council directed staff to proceed as planned with SP0110 in 2024 and to adjust the CIP as needed if the Council ultimately decides to pursue an alternative design option for 77th Avenue SE before work on SP0136 begins.	No change to the Parking Plan.	N/A

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3	Action item to discuss: Ramp up parking enforcement efforts.	D. Strategies & Recommendations <i>1e. Implement additional enforcement of Town Center parking regulations, including education and marketing campaigns.</i>	23	Staff updated the City Council on progress to increase the parking citation fees, which is necessary before deploying other enforcement strategies. Additionally, staff expressed support for implementing consistent parking time limits and deploying a parking management platform (such as PayByPhone) to manage on-street spaces. The Council discussed how a parking management platform would work with the City's existing ALPR technology and raised concerns about how requiring use of a parking app may present a barrier to entry for community members. Ultimately, the Council did not direct staff to pursue more enforcement activities until the parking citation fees have been updated and further study of the use of a parking management platform has been completed.	No change to the Parking Plan.	Staff's recommendation for new parking citation fees will be included in the City's 2024 Fee Schedule, which will be presented to the City Council for adoption on December 5. Additional code update work may be necessary after the 2024 Fee Schedule is adopted; City staff will bring these updates to the City Council in 2024.
4	Action item to discuss: Eliminate commuter parking options (except for the grandfathered three firms).	D. Strategies & Recommendations <i>1b. Monitor the RPD and Town Center Parking permit programs. Modify them as needed to prepare for future parking impacts due to increased commuter traffic and the opening of the East Link Extension.</i>	18-20	Staff confirmed that the recommendation in the plan is to suspend the Town Center Parking permit program if the Mercer Island Park-and-Ride continues to show less than 75% occupancy. The City began monitoring the Restricted Parking District (RPD) and Town Center Parking permit programs in 2023, including conducting parking counts of the Park-and-Ride. The 2023 data showed that the Park-and-Ride never reached 75% occupancy (the highest occupancy was 67% at 12pm on weekdays). Staff recommended conducting 2024 parking counts before making permanent changes to the Town Center Parking permit program. These counts are already planned for 2024. The City Council gave no additional direction for other actions related to the Town Center Parking permit program.	No change to the Parking Plan.	Parking counts in Town Center will be conducted again in Q2 2024. Staff will update the Council with this data and seek additional direction related to the parking permit programs as needed.
5	Action item to discuss: Increase signage for public off-street parking.	D. Strategies & Recommendations <i>2a. Improve awareness of and navigation to Town Center's range of parking options.</i>	26	Staff updated the City Council on progress to increase signage for public parking garages in Town Center. Additional "P" parking signs will be installed in City ROW locations by the end of 2023. The Council discussed other signage options, including roadway markings that provide navigation to parking garages. Staff explained reasoning for not implementing this option first, and the Council provided no additional direction related to installing other signage in 2024.	No change to the Parking Plan.	Messaging about Town Center parking options will be rolled out in 2024, including about new parking map resources and wayfinding signage to parking options. Staff are developing methods for monitoring the effectiveness of these tools and will update the City Council as needed.
6	Action item to discuss: Initiate an audit for compliance with current off-street parking requirements.	D. Strategies & Recommendations <i>2b. Promote agreements for public use of currently underutilized private parking.</i>	27	Staff explained that review of off-street parking requirements occurs when permit applications are received for new or changing uses at existing facilities. These reviews are tracked in parking spreadsheets maintained by the Community Planning and Development department. The City Council did not direct the staff to complete additional annual audits of compliance with off-street parking requirements.	No change to the Parking Plan.	N/A

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7	Action item to discuss: Force Island Square to eliminate use of parking app, since it violated the principle of first come, first served.	D. Strategies & Recommendations <i>2b. Promote agreements for public use of currently underutilized private parking.</i>	27	Staff updated the City Council that additional research was required to determine whether Island Square has violated any terms of its shared parking allowance by using a parking management platform to monitor parking and charging for parking after the first two hours of use. The Council directed staff to complete additional research and contact Island Square to share Council concerns about the facility's current parking management practices.	No change to the Parking Plan.	Since October 17, City staff have reviewed all available documentation pertaining to shared parking requirements at Island Square. Available documentation indicates that Island Square was permitted to provide shared parking when the project was approved by the Design Commission. Staff have not located official documentation that stipulates public parking time limits, allowed mechanisms for managing public parking, or Island Square's ability to charge for public parking.
8	Action item to discuss: Initiate study on alternative parking designs for 77th and 27th.	D. Strategies & Recommendations <i>3d. Study options to reconfigure some Town Center streets with considerations for adding parking and loading, improving walking and bicycling facilities, improving wayfinding and access, and ensuring area streets are calm and safe for all users.</i>	32-33	The City Council covered this item during its discussion of Log #2 (above). No additional discussion was had or direction given.	No change to the Parking Plan.	N/A
9	Action Item to discuss: Implement a parking management application in Town Center to include an allowance for short-term/free parking.	D. Strategies and Recommendations <i>1a. Revise on-street parking time limits to be consistent throughout Town Center.</i>	16-17	Staff confirmed their support for implementing a parking management platform (such as PayByPhone) to monitor and enforce on-street parking in Town Center. The Council discussed the possibility of implementing paid parking requirements for on-street parking, but no direction to explore this option further was given. This is a policy decision that Council could pursue in the future if desired.	No change to the Parking Plan.	citation fees will be included in the City's 2024 Fee Schedule, which will be presented to the City Council for adoption on December 5. Additional code update work may be necessary after the 2024 Fee Schedule is adopted; City staff will bring these updates to the City Council in 2024. Implementation of a parking management platform is expected to occur in late 2024 or early 2025 following adoption of the new fees.