



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 5611
October 7, 2019
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 5611: Pilot Project for Short Term Commuter Parking	<input checked="" type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Receive report and provide direction on project.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT OF COUNCIL LIAISON	Parks and Recreation	Zach Houvener, Interim Recreation Manager
EXHIBITS	n/a	
CITY COUNCIL PRIORITY	1. Sunset Highway Aerial Pictures 2. Current Parking Restrictions on Sunset Highway 3. Cost Analysis for Short Term Parking Project	
	2. Prepare for Light Rail and Improve Mobility	

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

SUMMARY

BACKGROUND

At the June 4 City Council meeting (see [AB 5571](#)), staff introduced a pilot parking project to administer a fee-based parking system. The pilot project focused on three potential sites, the BP/ARCO Property, the east end of the Sunset Highway cul-de-sac, and the Mercer Island Boat Launch. The City Council expressed support for the pilot parking project and asked staff to provide additional information on enforcement strategies, the communications plan, project costs, and the implementation timeline for the three suggested project sites.

Staff returned to Council on September 3 (see [AB 5598](#)) to provide a project update, and to request direction on the following:

- 1) Confirm the direction to move forward with implementation at the Mercer Island Boat Launch for January 1, 2020 (this was confirmed by the City Council).
- 2) Provide project updates and seek direction on the pilot project at the BP/ARCO site which would include:
 - a. Apply for a Conditional Use Permit and pursue implementation during the first quarter of 2020, or
 - b. Suspend the pilot parking project at the BP/ARCO site.

BP/ARCO Property – No Longer Included in Pilot Project

Prior to the September 3 City Council Meeting, staff identified permitting requirements for the BP/ARCO Property that were previously unknown. These requirements resulted in increased project costs for the BP/ARCO property (total implementation cost is \$10,950) as well as anticipated delays in project implementation. The delays are specific to the time needed to process a Conditional Use Permit (CUP). As a result of this discussion, the BP/ARCO Property is no longer being considered for the pilot parking study.

Sunset Highway – Inclusion of West End Cul-De-Sac

During the September 3 City Council meeting, City Council requested staff to gather more information regarding the potential to expand the Sunset Highway project scope to include both the west and east end cul-de-sacs. Staff were also asked to revisit overall project costs (including staff costs) and determine whether the pilot project would cost recover.

The west end cul-de-sac of Sunset Highway is currently used for public parking, presumably by visitors to the nearby Aljoya property or other Town Center businesses. Currently, there are no designated parking stalls in this location. The area is heavily utilized and can accommodate anywhere from 10 to 17 cars, depending on how the cars are parked (see [Exhibit 1](#)). Striping this area for paid parking may be problematic as installing parallel spots will reduce the parking capacity to about seven stalls. Staff are still exploring the parking configuration that will safely maximize parking usage in this area and may ultimately recommend no striping in this area.

The current parking designation at the west end cul-de-sac is “Town Center Permit Parking” with restrictions in place Monday – Friday from 7:00 am – 9:00 am (see [Exhibit 2](#)). Mercer Island Police officers enforce parking without a permit between 7:00 am and 9:00 am on weekdays only. At other times, posted parking regulations apply. In general, a vehicle cannot be parked in a public right-of-way longer than 72 hours (see [Parking Permits on Mercer Island](#) for application restrictions and instructions).

The Mercer Island Fire Marshal has confirmed that parking is permissible in the west end cul-de-sac.

In the “middle” of Sunset Highway (adjacent to the 77 Central Apartment building), a 2-hour restricted parking area is painted for seven vehicle stalls and was also considered in the cost analysis.

Ordinance Amendment

The east end of the Sunset Highway cul-de-sac is designated *Time-Limited Parking* and is restricted to four hours per [MICC 10.74.030\(B\)\(1\)](#), and *Permit Parking* on the west end per [MICC 10.74.030\(B\)\(2\)](#). Implementation of the pilot parking project will require these ordinances to be amended. Staff time for this work is estimated at 10 to 15 hours inclusive of City Attorney and Police Department review time. This work item is tentatively scheduled for December, pending final direction from the City Council on the project and prioritization of other work items.

Sunset Highway Estimated Project Costs & Cost Recovery

A breakdown of anticipated revenues and expenditures for Sunset Highway, BP/ARCO, and the Boat Launch is shown in [Exhibit 3](#). Although the BP/ARCO Property is no longer being considered for the pilot parking project, the cost projections were included for comparison purposes.

One-time project costs for Sunset Highway are estimated at \$3,900 and include the cost of applying for and obtaining a Right of Way permit and implementation of the parking technology system. Net revenue for Sunset Highway is estimated at \$1,200/month and is based on usage projections provided by a third-party parking vendor and observed parking practices in the area. The one-time costs are anticipated to be recovered in the first four months of the project. Ongoing staff costs for oversight of the parking technology system are expected to be minimal, likely less than 1 to 2 hours per month.

The staff time dedicated to parking enforcement at Sunset Highway will be consistent with the staff time spent enforcing this area currently.

When all the staff costs are factored in, it is estimated that the project will be close to cost recovery at the one-year mark. If the project extends beyond one-year, full cost recovery is likely.

NEXT STEPS

Staff are seeking feedback and direction from the City Council on whether or not to proceed with this pilot parking study at Sunset Highway.

As a reminder, implementation of the paid parking technology is scheduled to begin at the Boat Launch in 2020.

RECOMMENDATION

No formal action required. Receive report and provide direction on project.