

AB 6359 Town Center Parking Study Draft Review

Exhibit 6: Items for City Council Discussion / Approval – **REVISED**

10/16/2023

Log #	Name	Comment / Question	Study Section	Page #	Staff Recommendation / Response
1	Public	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 Recommendation: No change to the Town Center Parking Study, City Council to evaluate future policy approach and time limits as part of 2024 work plan. This recommendation included in the Town Center Parking Study aims to make parking time limits for on-street parking spaces <u>consistent</u> across the Town Center zone. A two-hour time limit was recommended as the best option for encouraging turnover for these high-value spaces. Ultimately, the City Council will make the policy decision on deploying consistent parking time limits across Town Center and this policy work is planned for 2024. Early actions have already been taken toward implementation, including collecting new parking data in 2023 to inform decisions about where to phase in new parking limits first.
2	Staff	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 Recommendation: This item noted for awareness only. The recommendation in the Town Center Parking Study is to study options for street reconfiguration. This recommendation does not promote a specific configuration (e.g. angled parking vs. parallel parking, protected bike lanes on both sides, etc.). Staff believe further study and analysis of potential street reconfigurations can be incorporated into upcoming capital projects; any necessary code updates would be completed if/when Council direction is given to pursue a specific design option. Two capital projects are already slated and/or underway for SE 27 th Street and 77 th Avenue SE. If the City Council supports including this recommendation in the Study, staff will adjust project plans for the 6-Year TIP and CIP as needed.

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Discussion Items Added October 16, 2023					
3	Councilmember Reynolds	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 Recommendation: Complete update to parking citation fees and implement parking management platform before undertaking additional enforcement work. The early action items identified by the City Council include updating the parking citation fees (planned for 2024), which is necessary before additional parking enforcement strategies are deployed. Staff also support implementing consistent parking time limits throughout the Town Center and use of a parking management platform (such as Pay By Phone) to support management of these spaces. Implementation of a parking management platform is expected to occur in late 2024 or early 2025.
4	Councilmember Reynolds	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 Recommendation: Complete other actions before fully eliminating the Town Center Parking permit program. The Study includes a recommendation to suspend the Town Center Parking permit program if the Mercer Island Park & 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 & Ride. The 2023 data showed that the Park & Ride never reached 75% occupancy (the highest occupancy was 67% at 12pm on weekdays). Staff recommend conducting 2024 parking counts before making permanent changes to the Town Center Parking permit program. (These counts are already planned for 2024.)

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5	Councilmember Reynolds	Action item to discuss: Increase signage for public off street parking [See response to Q21 in Exhibit 5].	D. Strategies & Recommendations <i>2a. Improve awareness of and navigation to Town Center’s range of parking options.</i>	26	Staff Recommendation: None. Staff have been working to increase signage for public parking garages in Town Center and are finalizing plans to install additional “P” parking signs in City ROW locations. Those signs are anticipated to be installed by the end of 2023. If the City Council desires to pursue other specific actions identified in the Study – such as installing more signage or developing a comprehensive wayfinding plan, etc. – these items will need to be added to the work plan and resources identified to perform this work.
6	Councilmember Reynolds	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 Recommendation: None. Shared parking agreements associated with Town Center public parking garages were preliminarily reviewed as part of the Town Center Parking Study (see Appendix C, page 70-71). The Planning Department undertakes periodic review of on-site parking requirements when permits are received for new or changing uses at an existing facility, but otherwise staff are not currently conducting annual parking audits for all public parking garages. If the City Council desires annual parking audits to be conducted, this item will need to be added to the work plan and resources identified to perform this work.

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7	Councilmember Reynolds	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	<p>Staff Recommendation: None.</p> <p>Island Square currently provides 40+ public parking spaces available to the public on a first-come, first-served basis. The property’s use of a parking application does not violate this availability, as the spaces are free for the first two hours, but require payment if use extends beyond the initial two hours.</p> <p>Please see prior response about performance of annual parking audits.</p>

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8	Councilmember Reynolds	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	<p>Staff Recommendation: Suspend Capital Projectd if City Council desires to study Parking Alternatives for 77th and SE 27th.</p> <p>If the City Council desires to move forward with the study of alternative parking designs for 77th Avenue SE and/or SE 27th Street, staff need direction to suspend work on the two capital projects described below to perform this analysis.</p> <ul style="list-style-type: none"> • SP0110 SE 27th Street Overlay (from 76th Ave SE to 80th Ave SE): This project will resurface SE 27th 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. <u>This project is currently scheduled for completing in Q4 2024.</u> • 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). <u>This project is currently scheduled for completion in 2026.</u>
9	Mayor Nice	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	<p>Staff Recommendation: Complete update to parking citation fees and implement parking management platform.</p> <p>The early action items identified by the City Council include updating the parking citation fees, work which is anticipated to conclude in 2024. Implementation of a parking management platform is expected to occur in late 2024 or early 2025 following adoption of the new fees.</p>

