



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 5872**  
**May 18, 2021**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 5872: Scoping Session on Town Center Parking Study	<input checked="" type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Provide input on priorities for 2021 Town Center Parking Study project scope.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jeff Thomas, Interim Community & Development Director Jason Kintner, Chief of Operations Ed Holmes, Chief of Police Sarah Blugas, Economic Development Coordinator
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Map 1: Town Center Street Parking 2. Map 2: Street Parking in Town Center and Surrounding Areas 3. Map 3: On-Street and Off-Street Parking in Town Center 4. 2008 Town Center On-Street Parking Study Report 5. 2016 Town Center Parking Study Report 6. Town Center Parking Study Scoping (Comparison Matrix of Past Areas)
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ 80,000
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

City Council approved a 2021-2022 budget proposal to conduct a Town Center Parking Study to review the current code, review existing parking restrictions, and identify opportunities for parking improvements within the Town Center. During the City Council meeting, staff will facilitate a project scoping discussion with the Council to gather input and inform development of the Request for Proposals (RFP) for consultant support.

### BACKGROUND

Parking restrictions (see Exhibits 1 and 2) within the Town Center and the North Mercer Restricted Parking District (see Exhibit 3) are governed by [MICC 10.74.010-10.74.040](#), and parking requirements for Town Center development are stipulated in [MICC 19.11.130](#).

The City has conducted two Town Center parking studies in the last fifteen years:

- **2008 KPG Study:** This study assessed on-street parking supply and demand, see Exhibit 4.
- **2016 BERK Study:** This study was completed as part of the 2014-2016 Town Center code update process and included an inventory of non-residential on-street and off-street parking, peak occupancy data, a parking regulations audit, and an evaluation of parking lot standards. The study evaluated parking lot design standards, conducted limited counts of multi-family residential sites in Town Center, and estimated future parking demand for the Town Center, see Exhibit 5.

Both studies attempted to address concerns related to Town Center parking supply vs. demand and potential impacts of future Town Center development on parking supply. Additionally, parking regulations, enforcement, and locations of existing parking are areas that have consistently been raised by residents, local business owners, and other Town Center advocates.

## PROJECT SCOPING DISCUSSION

The 2021-2022 City Work Plan includes the following description for the Town Center Parking Study:

*This budget proposal will include a study, completed by an outside consultant, to review current code, review existing parking restrictions, and identify opportunities for parking improvements within the Town Center. The study will provide recommendations on modifications that can be made to the Town Center Parking District ahead of the opening of the Sound Transit Light Rail Station. The scope of work will include an evaluation and recommendation on the City's existing permit parking system.*

Exhibit 6 provides a matrix of areas of analysis and questions explored in the previous parking studies. Examples of the areas of analysis include:

- Inventory (on-street and/or off-street parking supply)
- Current Usage + User Groups
- Future Demand
- Permit Parking Programs (restrictions, fees, enforcement)
- Wayfinding + Walkability
- Impacts on Neighboring Residential Areas

Staff will facilitate a discussion with the City Council of the areas of analysis included in the matrix and seek City Council's input on which components to prioritize; identify other key concerns that may not have been previously addressed; and discuss desired deliverables and community engagement needs for the study.

## NEXT STEPS

Following this discussion, staff will finalize and distribute the RFP, with the goal of selecting a consultant by September 30. City Council authorized \$80,000 in the 2021-2022 biennial budget to conduct this study: \$40,000 from the General Fund (transferred to the Street Fund). The remaining \$40,000 will come from Sound Transit Mitigation dollars for allowable use on the portion of the study that addresses mitigation impacts. An additional appropriation may be needed for this project, depending on the final scope of work. If necessary, staff will return to City Council once the consultant has been to approve the scope of work and appropriate additional funding.

## RECOMMENDATION

Discussion only. Provide input on project priorities for the 2021-2022 Town Center Parking Study scope of work.