

Town Center Parking Study Scoping Discussion

AB 5872 | May 18, 2021



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Why a new parking study?

- City Council interest in addressing issues/concerns related to Town Center parking and forthcoming Light Rail station
- Study proposed in the 2021/2022 Work Plan
- Budget proposal approved by City Council during 2021/2022 biennium process



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Tonight's Agenda

- Staff seek direction on City Council priorities for this study
- Discussion Topics
 - Potential Areas of Analysis + Other Key Concerns
 - Desired Deliverables
 - Community Engagement Expectations



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Previous Parking Studies

- **2008:** Conducted by KPG; assessed on-street parking supply and demand in Town Center.
- **2015:** Conducted by BP Squared; explored feasibility of adding a commuter parking facility within Town Center/surrounding area.
- **2016:** Conducted by BERK; comprehensive parking study completed as part of the 2014-2016 Town Center visioning process.



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2016 Parking Inventory

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- 258 on-street public stalls
 - 82 time-restricted
 - 73 permitted
 - 103 unrestricted
- 3,308 off-street non-residential stalls



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Past Analysis Comparison

Area of Analysis	2008 Study	2016 Study	2021 Study
Geographic Area	N/S: Sunset Hwy to 32nd St E/W: 80th Ave to 76th Ave	N/S: Sunset Hwy to 32nd St E/W: ICW to 76th Ave	?
Off-Street Inventory		X	
On-Street Inventory	X	X	
Locations of Parking		X	
Current Usage	X	X	
User Groups			
Future Demand		X	
Code/Regulations		X	
Regulatory Authority			
Permit Parking Program		X	
Enforcement		X	
Design Standards	X	X	
Wayfinding		X	
Walkability		X	
Multi-Family Inventory		X	
Sound Transit Impacts			

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Town Center



Town Center + Surrounding Areas

What geographic area should the study analyze?

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Parking Supply

- Should we update the 2016 on-street and off-street inventory?
- Should we inventory all multi-family / mixed-use parking?



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Parking Usage

- What are usage trends for Town Center parking??
- Who is using Town Center parking?
- Does demand vary by location?
- What is future demand for parking?

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Parking Regulations

- Two primary code chapters relevant to this study:
 - MICC 10.74: Permit Parking
 - MICC 19.11.130: Parking requirements for Town Center development
- 2016 study included a code audit, which:
 - Examined the regulations in one or both code chapters
 - Compared Mercer Island code to neighboring communities'
- Should we conduct a code audit as part of the new study?



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Parking Management

What are Interests related to the Permit Parking Program?

- Fees?
- Time limits/restrictions?
- Enforcement?
- Something else?

Street Parking in Town Center and Surrounding Areas



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Other Areas to Consider

- Walkability
- Wayfinding
- Anything else?

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Study Deliverables
What do you hope to receive as a result
of this study?

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Community Engagement
What are your expectations for engaging
the community during this study?

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Next Steps

- Incorporate the feedback into a draft scope of work for City Council review and approval. (June/July)
- Issue the Request for Proposals. (July/August)
- The final scope of work will inform:
 - Project phasing and timing
 - The project budget (an additional appropriation may be needed)

