



**TO:** Mayor Marchione and City Council

**FROM:** Rob Odle, Director, Planning and Community Development, 425-556-2417  
Erika Vandenbrande, TDM Programs Manager, 425-556-2457  
Gloria Newby, Transportation Programs Administrator, 425-556-2442  
Chester Knapp, Senior Planner, 425-556-2476

**DATE:** June 5, 2012

**SUBJECT: STAFF REPORT - 160TH AVENUE PARKING LOT**

This staff report at the June 5, 2012, Council meeting will (1) provide an update of the status of the parking lot adjacent to 160th Avenue; and (2) seek concurrence and support from Council in exploring the use of this lot as a park and ride facility with King County Metro to increase access to local and regional transit utilizing an existing parking facility.

#### **OVERVIEW AND BACKGROUND**

Effective access to, and management of, parking is one of the key elements needed to support the vision of a vibrant downtown. There has been increasing demand for park and ride facilities with access to regional transit, especially since the onset of tolling of the SR 520 Corridor and with continued rise in gas prices. The Downtown Redmond Park and Ride and the Bear Creek Park and Ride are currently at capacity. On-street parking permit sales have increased to 90 permits per month.

Redmond residents, along with both City and County Council members, have identified increased demand for park and ride parking, as a key challenge to accessing transit in the Downtown. Staff has explored with King County Metro the use of the parking lot at 160th Avenue (Art Hill) for a temporary use agreement for a park and ride facility.

#### **Downtown Redmond Park and Ride Utilization**

In July 2009 a new park and ride with a capacity of 377 spaces was constructed in Downtown Redmond. This lot reached 95 percent occupancy within the first year and has been at 100 percent occupancy each subsequent year. With the beginning of tolling on the SR 520 Corridor in December 2011 and in response to rising gas prices, park and ride use is up across the Eastside. Reports indicate this lot is filling earlier in the morning. As of February 15, 2012, Metro reported ridership over the SR 520 Bridge is up 10 percent since tolling. This is in addition to a 15 percent increase in ridership reported in October 2010. As a result, the City has received many inquiries from the community about alternative locations and opportunities to be able to park to access transit. Demand for this additional parking capacity has been demonstrated consistently, as evidenced by the public using the site to park and access transit.

### **Park and Ride Lot Opportunity**

In fall 2008 the 160th Avenue parking lot, with 117 parking spaces, was leased by King County Metro to provide an interim park and ride facility during the construction of the Redmond Park and Ride in Downtown. After the opening of the Downtown Redmond Park and Ride in July 2009, the use of the 160th Avenue lot was returned to the City, and it has since continued to be used by the public.

In response to a request from the public, along with inquiries from King County Councilmember Kathy Lambert and Redmond City Councilmember Myers to explore using the parking lot as a park and ride, City staff contacted King County Metro about King County's desire to rent the lot at 160th Avenue for a limited duration to provide additional transit rider parking.

King County Metro has expressed preliminary interest in renting the 160th Avenue lot as a park and ride for \$15/space/month (equivalent to \$1755/month) for a limited duration. This is in contrast to an alternative, to operate a paid parking lot for a limited duration, which could potentially generate revenue of \$4,680/month (assuming 117 spaces at \$2/day \* 20 working days/month), but would not be a designated park and ride lot. The Council directed staff to proceed with plans to accelerate construction of the new Downtown Central Connector Parking Lot and seek ways to generate revenue to do so.

### **CONCLUSIONS/NEXT STEPS**

At the June 5, 2012, Council meeting staff will request that the Council recommend further exploration and development of a short-term use agreement with King County to provide a park and ride lot in return for monetary consideration to the City.