

TO: Planning Commission

FROM: Lori Peckol, Policy Planning Manager, 425.556.2411
Jayme Jonas, Senior Planner, 425.556.2496

DATE: May 13, 2009

SUBJECT: OVERLAKE PARKING MANAGEMENT STUDY

This memo and staff presentation at the May 13 meeting are to update Commission members on work underway on the Overlake Parking Management Study and to seek feedback on the draft Overlake Parking Management Plan (Attachment A). Please contact Jayme Jonas if you have any questions prior to the meeting.

OVERLAKE PARKING MANAGEMENT STUDY BACKGROUND

This study is an early implementation action as part of the Overlake Neighborhood Plan (ONP) update. The results of the study will directly inform implementation of ONP policy N-OV-42: create and implement a parking development and management program for Overlake. It is also an implementation item of the Overlake Growth and Transportation Efficiency Center (GTEC) and is related to the Downtown Parking Study completed in January 2008.

Staff began work with a consultant, Fehr & Peers, in October on a policy overview. Two sets of public workshops were held in December and February respectively, to discuss current and future parking issues in Overlake as well as potential strategies the City could use to address identified issues. Notice for these meetings was sent to a list of nearly 700 interested parties, Planning Commission, City Council, and was posted on the web. Attendees included property owners and business representatives, Overlake and nearby citizens, affordable housing advocates, and representatives from the Chamber of Commerce.

Feedback from these workshops, as well as sessions with Planning Commission and City Council was used to create the Draft Overlake Parking Management Plan (Attachment A).

DRAFT OVERLAKE PARKING MANAGEMENT PLAN

This study session with Planning Commission is primarily to present the recommendations included in the draft Overlake Parking Management Plan and to seek feedback on the draft document. The draft plan is available online for public comment (<http://www.redmond.gov/intheworks/Overlake/parkingplan.asp>) and feedback from City Council will be solicited during a study session on May 26.

The draft Overlake Parking Management Plan includes both short-term action items and issues and strategies for additional consideration. The short-term action items include:

- Gather evidence to support future changes to parking requirements. A strategic reduction of the current parking rates should be considered with particular attention to long-term shared parking objectives. The first step in this process should be conducting detailed parking demand studies for specific commercial land uses in Overlake Village.
- Develop standard shared parking agreement template: A standard shared parking agreement that is reviewed and approved by the City Attorney should detail maintenance, insurance and recommended costs.
- Advocate use of shared parking reduction in new developments: After refining shared parking criteria for specific office and retail uses in the RCDG, the City should encourage use of this provision by all proposed developments in Overlake Village.
- Refine bicycle parking standards: A review and update to the current bicycle parking standards should occur. The review should consider the short and long term bicycle facility plans identified in the Transportation Master Plan.
- Establish in-lieu parking fees. A strategic in-lieu parking fee program should be established that is predictable, implementable, and accountable.
- Evaluate inclusion of parking triggers in Overlake Neighborhood Plan policies: The various land use, transit, and parking condition triggers proposed in this plan to signal when the City should consider implementing additional parking strategies should be incorporated as policy in the Overlake Neighborhood Plan to ensure future progression in addressing parking issues in Overlake Village.
- Evaluate Citywide parking policies and regulations: An enhanced parking program that creates consistency in approaches to similar problems occurring in various districts of the City should be developed as part of a Transportation Master Plan update.

The draft plan also includes medium- and long-term parking strategies that may not be immediately implementable and transit, land use and parking-condition triggers to signify when the City should consider implementing the strategies. The three alternatives evaluated as part of the Parking Management Study provide three basic strategies that could be considered for implementation when one or more of the triggers noted below are met for each.

- Consider specific parking rate reductions for zones or projects in Overlake when:
 - A Master Plan application for any of the three cornerstone sites is initiated
 - RapidRide or Sound Transit Bus Rapid Transit Service begin
 - 500 residential units are permitted in Overlake Village

- Consider using the Village at Overlake Station as a test case for public parking or consider a capital funding program to provide public parking when:
 - A public park is developed in Overlake Village
 - East Link light rail station area planning begins
 - The perception of a parking “poaching” problem has led to private parking enforcement levels increasing significantly
 - Private developers have used RCDG provision 20D.130.10-040 (3), Alternatives to Parking, at least once in Overlake Village (this provision allows private developers to build more than the maximum permitted parking spaces provided the spaces provided above the maximum are available to the public)
- Consider locations for centralized public parking facilities and consider the establishment of an Overlake Parking District authority to manage a public parking program when:
 - A Master Plan application for a second cornerstone site is initiated
 - Construction of the East Link light rail line begins
 - Public parking in private garages achieves 100% occupancy during peak periods

Planning Commission, City Council and public feedback on the draft Parking Management Plan will be incorporated into the final document. The final plan will be considered by City Council in July.

ATTACHMENTS

Attachment A: Draft Overlake Parking Management Plan