

Westlake Avenue North Corridor Workgroup

February 21, 2007

6:00 - 8:00 pm

South Lake Union Armory, 860 Terry Avenue N., Room 122

Meeting 5 Summary

Members Present Phil Bannon
 Ann Bassetti
 Jim Codling
 Robert Gerrish
 Lynne Reister
 Cameron Strong
 Bill Wehrenberg
 Bill Wiginton
 Tim Zamberlin

Members Absent: Tim Hesterberg
 Lloyd Shugart
 Don Stonehill
 Stan Waldrop

SDOT Attendees: Marty Curry (consultant)
 Bill Timmer (consultant)
 Mike Estey
 Sue Partridge

1. Walking Tour

Workgroup members and SDOT staff shared their impressions of the walking tour they took on Friday February 16. The group met in front of China Harbor and walked north to the end of the corridor and back. Participants found it interesting to see the corridor at water level, where they were able to view a myriad of businesses supporting the marine community. They talked directly to several business owners along the way, and were able to get a close look at some of the businesses and floating homes.

It was generally agreed that it was a successful tour of the north portion of the corridor. Workgroup attendees tentatively scheduled a second walking tour of the south portion for Friday, March 16.

2. Survey Results and Proposed Management Tools

Bill Timmer presented a compilation of the information received from the surveys that Workgroup members had distributed over the past weeks. The information was useful in defining the distribution of user types along the various sectors of the WAN corridor (attachment 1). Workgroup members will provide SDOT with any supplemental information and corrections within the next week so that the survey information can be recalculated and finalized.

3. Structure for Finalizing Workgroup Recommendations

Workgroup members discussed the format and production methodology for the final recommendations. It was decided that the members divide into three sub-groups (attachment 2) with each sub-group focusing on a section of the corridor to start developing parking management recommendations based on the results of the surveys, and all other information and presented to the Workgroup during the previous four meetings.

Mike Estey passed out a suggested outline for the final plan recommendation, consisting of Cam Strong's draft outline annotated for writing assignments (Workgroup, Consultant, and SDOT) with added sections for principles, considerations and strategies (attachment 3).

Attachments:

1. Survey Data Results & Parking Management Considerations by Zone (.pdf)
2. Geographic Area Assignments
3. Draft Outline, Westlake Avenue North Parking Management Plan

Attachment 2

Westlake Avenue North Parking Workgroup
Geographical Area Assignments
2/21/07

Area	Name		
ABC, DEF	Jim Codling		
	Tim Hesterberg		
	Lynne Reister		
	Tim Zamberlin		
G, HIJ, O, N	Robert Gerrish		
	Cameron Strong		
	Stan Waldrop		
	Bill Wehrenberg		
K, L, M, P	Phil Bannon		
	Ann Bassetti		
	Bill Wiginton		

Attachment 3
DRAFT Outline
(Mike's 2/21/07 notes on top of Cam's proposed outline)
Westlake Avenue North Parking Management Plan

- = Suggest SDOT staff do first draft
- = Suggest Workgroup does first draft
- = Suggest Marty do first draft

EXECUTIVE SUMMARY

I. Introduction

- Membership of Westlake Parking Workgroup (includes SDOT staff participants)
- Map & description of Westlake Avenue North Corridor (including number of parking spaces 2000 & 2007)
- History of unique maritime corridor, industry, use, etc. (from the Locks to the Montlake Cut)
- Development in corridor and potential parking impacts
- SDOT Parking Management Goals
- Chronology of events leading up to parking study
- Community feedback on parking study (including key stakeholder meetings)
- SDOT creation of the Westlake Avenue North Parking Management Plan Workgroup

II. Workgroup Charter

IV. Problem Definition and Supporting Data

- Workgroup definition of Problem Statement
- City Traffic Engineer definition of Problem Statement

IV. Analysis of Critical Information related to Westlake Avenue North Corridor

- Identifying the Westlake Ave. North Community of stakeholders & their unique needs
- Data Collection & Presentations
 - Seattle Comprehensive Plan 1994 – 2014 (Parking Goals & Policies)
 - SDOT Parking Control Options Presentation
 - SDOT Westlake Parking Study – May 2005 Presentation
 - Seattle Police Dept. Parking Enforcement Presentation
 - Seattle Police Dept. Patrol and Crime Prevention
 - Seattle Department of Planning and Development “Zoning & Land Use” Presentation
 - SDOT Transit & Transportation Demand Management Presentation
 - SDOT Restricted Parking Zones (RPZ) Presentation
 - Survey of Westlake Ave. N. Community
 - Classification of community zones within the Westlake Ave. N Corridor
- Relevant Federal, State, County and City regulations & statutes
- Analysis of Westlake Ave. North Parking Solution Options & Stakeholders Impacts
- Cost Impacts

V. Parking Management Plan Recommendations

- Guiding Principles
- Recommendations Actions, Locations & Phases

Guiding Principles

- Objective is 85% peak occupancy: parking well-utilized but spaces available
- Solutions for implementation must be legal (though recommendations could be made to seek changes to existing law)
- Overall consistency with City goals, policies
- Access for all users
- Feasible given the realities of enforcement

Corridor-Long Strategies to Consider

- Transit and transportation demand management (i.e., vanpool, carpool)
- Parking enforcement
- Performance monitoring
- Land use zoning and development
- Paid parking zone hourly rates
- Wayfinding (signs, curb markings)

Information To Consider for Zone-Specific Strategies

- Payment requirements
- Appropriate technology (pay-by-space vs. pay-and-display)
- Zone locations
- Access/egress locations and zone design
- Short-term vs. long-term parking demand
- Residential parking demand
- Loading needs (passenger, commercial, unique – oversize)
- Dumpster locations
- Disabled permit parking

Examples of potential parking management considerations for a specific zone

- Does parking demand exceed supply?
- Is paid parking an appropriate tool to consider?
- What is the best type of mix of paid parking technology for this zone?
- Is the demand for residential parking in this zone significant?
- What is the mix of demand for short-term vs. long-term parking?
- If paid parking is an appropriate tool to consider, is more than one payment zone an option in this area? If so, are there natural zone “breaks” available (i.e., access/egress locations?)
- Are there loading needs that should be accommodated – what is a suggested mix?
- Are there unique loading needs (i.e., oversize boats, trailers, etc.) that should be considered in the final design?
- Are there dumpsters that need to be accommodated? What are the suggested locations?
- Are there disabled parking needs that should be specifically accommodated?
- Is there a desire to set aside some parking for potential vanpool or carpool purposes? What would be the proposed amount and locations?

Westlake Avenue North

Survey Data Results & Parking Management Considerations by Zone

SDOT Problem Statement

(presented January 8, 2007)

Westlake Avenue North corridor parking demand, diversity and competition exceeds ability of current parking controls to meet user needs and City goals.

The current combination of area parking occupancy rates and parking controls limit access for area businesses, residents and recreational users.

Westlake Avenue North

Parking Survey Results

- 126 surveys returned as of 2-21-07
- Survey data sheet summarizes requested vehicle parking during peak occupancy
- Peak occupancy is defined as between
10 am – 2 pm
- Results do not capture all visitors to the Westlake area (recreational, transit riders, car pools, event specific, etc.)

Westlake Avenue North

Parking Mgt. Tool Definitions

- Residential Parking Zone (RPZ): a designated number of spaces that can be used for parking when the vehicle displays a valid RPZ permit or guest permit. The designated spaces may also be shared with “paid “ parking vehicles if signed for this use. The RPZ permit is still subject to the 72-hour rule.
- Commercial loading zone: Typically provides 30 minutes to load/unload with proper permit display.
- Passenger loading zone: Typically provides 3 minutes of free parking for passenger load/unload.

Westlake Avenue North

Parking Mgt. Tool Definitions

- Pay-and-display and pay-by-space parking: Two forms of paid parking control equipment.
- Paid parking: Typically from 8 AM – 6 PM, Monday through Saturday
- Short-term paid parking: The ability to purchase from 1-10 hours of parking.
- Long-term paid parking: The ability to purchase from 1-? days of parking.

Westlake Avenue North Overall Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	681	175	856
Employees	603	266	869
Floating Home Res. & Guests	174	0	174
Live-aboards	107	0	107
West-side Res. & Guests	0	39	39
Potential Moorage Users	5645	0	565
Total	2130	480	2610

Parking Zone Data

Net Space Availability for Right-of-Way

(from January 8, 2007)

Zone	Total Spaces	Load Zones	Accessible Reserved	Other	Net for Parking
ABC	169	0	2	0	167
DEF	238	0	8	2	228
GHN	249	5	10	6	228
IJO	220	2	4	6	208
KL	190	0	1	12	177
M	189	0	3	5	181
P	~55	0	0	~5	~50
Total	1310	7	28	36	1259

Westlake Avenue North Space Availability/Demand Summary

Zone	Net for Parking	Net for Parking w/ 15% Vacancy	Survey Space Requests	2005 Peak Occp'y Count
ABC	167	142	293	164-167
DEF	228	194	787	223-228
GHN	228	194	178	223-228
IJO	208	177	495	187-196
KL	177	150	293	124
M	181	154	479	100
P	~50	43	85	Not measured
Total	1259	1054	2610	

Westlake Avenue North Zone ABC Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	150	75	225
Employees	10	58	68
Floating Home Res. & Guests	0	0	0
Live-aboards	0	0	0
West-side Res. & Guests	0	0	0
Potential Moorage Users	0	0	0
Total	160	133	293

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Zone ABC Parking Management Considerations

Observed use:

- Primarily used by customers & employees

Parking mgt. tools to consider:

- Consider all-day (10 hr) pay-and-display control

Westlake Avenue North

Zone ABC

Westlake Avenue North Zone DE Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	320	0	320
Employees	187	24	211
Floating Home Res. & Guests	0	0	0
Live-aboards	20	0	20
West-side Res. & Guests	0	0	0
Potential Moorage Users	81	0	81
Total	608	24	632

Westlake Avenue North

Zone DE Parking Management Considerations

Observed use:

- Primarily used by customers & employees
- Live-aboard parking request
- Boat moorage user requirement

Parking mgt. tools to consider:

- Provide RPZ Permit parking
- Review location of marina load/unload spaces
- Consider all-day (10 hr) pay-and-display control
- Direct long-term (multiple day) parking to off-street or Zone IJO

Westlake Avenue North

Zone DE

Westlake Avenue North Zone F Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	10	60	70
Employees	16	65	81
Floating Home Res. & Guests	0	0	0
Live-aboards	0	0	0
West-side Res. & Guests	0	0	0
Potential Moorage Users	4	0	4
Total	30	125	155

Westlake Avenue North

Zone F Parking Management Considerations

Observed use:

- Primarily used by customers & employees
- Small moorage use

Parking mgt. tools to consider:

- Consider all-day (10 hr) pay-and-display control

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Zone F

Westlake Avenue North Zone G Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	14	37	51
Employees	36	89	125
Floating Home Res. & Guests	2	0	2
Live-aboards	0	0	0
West-side Res. & Guests	0	0	0
Potential Moorage Users	0	0	0
Total	52	126	178

Westlake Avenue North

Zone G Parking Management Considerations

Observed use:

- Primarily used by customers & employees
- Small east-side residential parking requirement

Parking mgt. tools to consider:

- Direct RPZ Permit parking to Zone IJO
- Consider all-day (10 hr) pay-and-display control

Westlake Avenue North

Zone G

Westlake Avenue North Zone IJO Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	84	1	85
Employees	153	4	157
Floating Home Res. & Guests	3	0	3
Live-aboards	37	0	37
West-side Res. & Guests	0	35	35
Potential Moorage Users	178	0	178
Total	455	40	495

Westlake Avenue North

Zone IJO Parking Management Considerations

Observed use:

- Large number of potential moorage users
- Large concentration of live-aboards
- Moderate customer & employee parking requirement
- West-side residential parking requests

Parking mgt. tools to consider:

- Provide RPZ Permit parking
- Review location of marina load/unload spaces
- Consider mix of pay-and-display (10 hr) and pay-by-space (multiple day) parking management

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Zone IJO

Westlake Avenue North Zone K Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	11	0	11
Employees	31	0	31
Floating Home Res. & Guests	132	0	132
Live-aboards	11	0	11
West-side Res. & Guests	0	0	0
Potential Moorage Users	78	0	78
Total	263	0	263

Westlake Avenue North

Zone K Parking Management Considerations

Observed use:

- Primarily used by customers & employees
- Small moorage user parking requirement

Parking mgt. tools to consider:

- Consider all-day (10 hr) pay-and-display control
- Direct longer-term (multiple day) moorage parking to Zone L

Westlake Avenue North

Zone K

Westlake Avenue North Zone L Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	7	0	7
Employees	15	0	15
Floating Home Res. & Guests	116	0	116
Live-aboards	0	0	0
West-side Res. & Guests	0	0	0
Potential Moorage Users	40	0	40
Total	178	0	178

Westlake Avenue North

Zone L Parking Management Considerations

Observed use:

- Large floating home and live-aboard concentration
- Moderate moorage user parking needs

Parking mgt. tools to consider:

- Provide RPZ Permit parking
- Review location of marina load/unload spaces
- Use pay-by-space (multiple days) parking management control
- Direct shorter-term (less than 10 hrs) parking requirements to Zones K & M

Westlake Avenue North

Zone L

Westlake Avenue North Zone M Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	72	2	74
Employees	96	26	122
Floating Home Res. & Guests	28	0	28
Live-aboards	37	0	37
West-side Res. & Guests	0	4	4
Potential Moorage Users	214	0	214
Total	447	32	479

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Zone M Parking Management Considerations

Observed use:

- Requirement for live-aboard and floating home parking
- Potential moorage user parking similar to customer/employees requirements
- Customers and employee parking represents about 40% of demand

Parking mgt. tools to consider:

- Provide RPZ Permit parking
- Review location of marina load/unload spaces
- Consider all-day (10 hr) pay-and-display control
- Direct long-term (multiple day) parking to Zone L

Westlake Avenue North

Zone M

Westlake Avenue North Zone P Parking Survey Results

Requested User Vehicles	East-side	West-side	Total
Customers	12	0	12
Employees	54	0	54
Floating Home Res. & Guests	9	0	9
Live-aboards	2	0	2
West-side Res. & Guests	0	0	0
Potential Moorage Users	8	0	8
Total	85	0	85

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Zone P Parking Management Considerations

Observed use:

- Primarily used by customers & employees
- Live-aboard parking request
- Boat moorage user requirement

Parking mgt. tools to consider:

- Provide RPZ Permit parking
- Review location of marina load/unload spaces
- Consider all-day (10 hr) pay-and-display control
- Direct long-term (multiple day) parking to Zone L

Westlake Avenue North

Zone P

Westlake Avenue North

- Discussion.....