

Old Bellevue Parking & the Downtown Park

City of Bellevue Study Session

April 13, 2015

Background: Formation of Work Group

- ▶ Request on September 22 by Old Bellevue Merchants' Association of City:
- ▶ *" ... exploring a private/public partnership between the city and Old Bellevue, setting up a Local Improvement District or a similar funding mechanism that will increase parking for the expansion of the Downtown Park and the neighborhood."*
- ▶ Supported by BDA:
- ▶ *"We respectfully ask the City Council to approve the start of city staff work with stakeholders on the next steps to: build mutual understanding of the problem/need; provide information and resources regarding district formation; and ensure that staff leadership from parks, planning, transportation, development services, the city attorney's office, and the city manager's office take part in the process. The BDA is available to host the meeting(s) and/or help facilitate this conversation."*
- ▶ Approach supported by the Bellevue Chamber of Commerce.

Work Group Considerations

- ▶ Whether sufficient parking is planned for the current completion of the Downtown Park completing the circle and Inspiration Playground
- ▶ Whether parking in Old Bellevue is sufficient for visitors and employees
- ▶ Whether current Code provisions are appropriate, and
- ▶ Whether a public/private partnership could be formed to manage and/or build additional parking to serve Old Bellevue
- ▶ Four meetings were held of the Work Group comprised of the members of the BDA, VHC, OBMA, the Directors of Parks, Planning, Transportation, Development Services, and the CMO [10/14, 10/30, and 12/9/2014; 1/30/2015].

The Downtown Park Parking

- ▶ Adopted Master Plans in 1984, and 1997 with Citizens' Advisory Group
- ▶ 1997 Master Plan statement regarding parking:
- ▶ *"the recommendations ... are aimed at providing adequate parking for the everyday uses of the park while maximizing the amount of land that can be used for park purposes, as originally intended in the purchase of this land. The park should not be used to solve the parking problems associated with surrounding land uses."*
- ▶ In 2013 in preparation for completion of the circle and Inspiration Playground, the Gibson Study was commissioned on needed parking for the Downtown Park expansion.

Gibson Study Findings on Downtown Park Parking

- ▶ Study estimates parking stalls needed for average peak use of the Park to be 102 for existing use and 35 for the new developments, for a total 137 stalls needed for Park uses
- ▶ Currently there are 199 stalls in the Park providing an excess to Park needs during the average peak; more stalls are available to non-park users during normal average use
- ▶ Current project design replaces all but 5 stalls lost on the SE Corner due to park development for a planned total of 194 stalls; this leaves a 57-stall excess for non-park users
- ▶ Downtown Park Open House held March 26th to explain the current project and specifically regarding parking

Old Bellevue Parking

- ▶ Transpo Study commissioned in May, 2014; considered existing policies and studies, collect data within the area and develop management strategies to improve the parking supply
- ▶ Recommendations:
 - ▶ Improve Supply & Efficiency
 - ▶ Reduce Demand
 - ▶ Awareness, Enforcement & Authority
 - ▶ Long Term Strategies
- ▶ Estimated Phase II Feasibility Study to develop public/private partnership to implement Transpo recommendations: \$75,000-\$80,000
- ▶ Added 29 stalls of on-street parking

Land Use Code & Parking regulations in Old Bellevue

- ▶ Current Code provides parking exemption in Old Bellevue for restaurant and retail uses less than 1500 square feet in existing buildings; DSD prepared to add this issue to their docket for Council consideration
- ▶ Transpo Study recommends:
 - ▶ regulations that allow a closer alignment between specific uses, their parking needs, and new development parking requirements, and
 - ▶ innovative parking solutions to maximize the use of available parking through use of on-street parking solutions, shared parking agreements, shared public parking, and parking impact fees to fund off-site parking supply

Public/Private Partnership to address Parking in Old Bellevue

- ▶ Initial interest and support expressed in September, 2014 by OBMA, BDA, and Chamber
- ▶ Proposals proposed for private parking:
 - ▶ Underground parking at SE Corner of the Downtown Park
 - ▶ Additional levels of parking on the west side of the Downtown Park on 100th [50-150 stalls]
 - ▶ Parking of unspecified number of stalls on 100th south of Main Street within the Meydenbauer Bay Park and Land Use Area Plan area
 - ▶ All options require significant policy changes for the Downtown Park, Meydenbauer Bay Park and Land Use Plan, and to the city's role in providing parking for private properties; also technical and financial feasibility studies would be necessary
- ▶ No private partner has yet emerged; city staff continue to encourage

Council Direction Requested: Validate Current Direction or Provide New Direction

- ▶ Proceed with development of the Downtown Park completion of the circle and the Inspiration Playground, and
- ▶ Continue to work with a coalition of those willing to evaluate parking solutions for Old Bellevue if a private sponsor and financial partner emerges,

OR

- ▶ Council provides new direction
- ▶ Questions?