



Parking Technical Advisory Group

728 St. Helens; Room 16

Meeting #118 – August 3, 2017, Notes

4:10 Meeting called to order by Co-Chairs

Steph Farber, one of the co-chairs, called the meeting to order. The attendees introduced themselves.

Eric Huseby from the City of Tacoma gave a brief update on some of the parking related items the City has been working on:

- The Yareton [Convention Center Hotel] groundbreaking is next week. Construction is expected to take approximately 20 months. This will result in the temporary loss of about 160 stalls. As part of the agreement with the developer, the City will be purchasing stalls back from the developer at a cost of approximately \$33k/stall. This is important when considering the value of parking assets from on-street stalls that are very convenient to off-street stalls in areas with parking constraints.
- With stalls being removed from inventory for the construction, the City is holding off on plans to remove parking capacity on Hood Street between 21st and 23rd along the Prairie Line Trail. This will be re-evaluated once the Yareton project is completed.
- The City has been working with petitioners seeking RPZs. The most challenging problem seems to be obtaining the minimum number of responses. As a reminder, the PTAG put forward rules requiring that 60% of the eligible residents support the creation of the RPZ. There are several alternative scenarios, that should be explored.

4:30 Review Application of Revised RPZ Rules

David Schroedel, a consultant, began by reminding the group of the ongoing discussion on restricted parking for residents within mixed use centers. Currently, based on PTAG recommendations in the past, residential parking preferences may be put in place in any residentially zoned area, but anywhere that is mixed use of residential and commercial is not currently eligible. This was intended to give the PTAG more time to evaluate who the priority users are in these areas.

Based on past discussions, the group had effectively come up with a set of guidelines for properties within the MUCs:

- 1) Block segments with commercial or non-residential uses would be allowed to have short-term parking.
- 2) Exclusively residential block segment would be allowed to participate in an RPZ if they could meet the other minimum standards of the RPZs.
- 3) Block segments on “Designated Pedestrian Streets” per TMC 13.06.300.C would be allowed to have short-term parking.
- 4) Block segments adjacent to an RPZ with less than 100ft of non-residential use may continue the adjacent RPZ while excluding the non-residential frontage.
- 5) Residential properties adjacent to an RPZ, but located on a block segment where RPZs are not allowed, may buy into the adjacent RPZ, but cannot have the RPZ designation on their block face.

Because of some of the confusion around the language the PTAG had developed to discuss parking types, a few definitions were also clarified:

Block Segment: Public street frontage funning from a named street to either an unnamed alley or named street.

Contiguous Frontage: In considering the continuity of a frontage for the purposes of RPZ eligibility, diagonally from corner to corner as well as across streets are considered contiguous.

Short-Term Parking: Areas where long-term parkers are not the priority, but rather short-term users like customers, clients and visitors. By not prioritizing a long-term user, it allows for a greater number of parkers to use the public on-street parking. Typical time limits are about 2-hours.

Since the Stadium MUC is the most complicated MUC the PTAG had looked at, they examined this area again to determine effectiveness of the rules. A couple of specific examples were highlighted:

Broadway Avenue and North ‘E’ Street between Division and North 1st Street: These are areas where RPZs are currently located that would no longer meet the minimum standards of a zone due to limited area, mix of uses, and apparent lack of parking demand (as shown in the parking occupancy study). The PTAG felt comfortable moving forward with the proposed rules.

North 2nd Street between Tacoma Avenue and G Street: There is a small home occupation on the west side of 2nd Street while the entire east side of 2nd is non-residential uses. Based on the rules, if an adjacent RPZ was created on G Street, the RPZ could continue onto 2nd Street on the west side. The PTAG felt comfortable moving forward with the proposed rules.

North 2nd Street between Tacoma Avenue and North 'E' Street: Based on the extension of the RPZ under the prior scenario, this would also allow the RPZ to continue across Tacoma Avenue on 2nd and provide an RPZ potential on both sides of the block between Tacoma and the alley. These RPZ's would both be ½ a block in length adjacent to a dense mixed-use area. The PTAG felt comfortable moving forward with the proposed rules.

5:10 Review of Stadium Occupancy Study

The City conducted an occupancy study over a few weeks in the greater Stadium area. The study included what the City saw as three specific areas:

Stadium Residential (generally north of N. 3rd)

Stadium Core (generally between N. 3rd & Division)

Stadium St. Helens (generally S. 6th to Division)

Generally, the St. Helens and Core area were significantly parked up with most blocks exceeding the 85% target for more than 3 hours per day. The Residential area still had a number of block faces with similar occupancy levels, but most block faces were less constrained.

Based on the results, the City felt that some intervention would be appropriate in the Stadium District. Typically, this begins with creating consistency across time stays and adding loading zones where appropriate (30min limit). Additional enforcement can also be another tool. Finally, paystations may be the end result to free up more customer parking.

The PTAG also discussed the impact of newly opened businesses, ongoing construction, and anticipated impacts of the Sound Transit Link extension. While the environment is going to be constantly changing, there seems to be a clear need to take action now.

5:30 Public Comment

There were two members of the public who provided comments:

- A representative from Nativity House around 1411 S. Yakima had returned to discuss the challenges with parking around the building, including illegal parking.
- A resident of The Ansonia at Tacoma Avenue and North 3rd Street expressed concerns about converting Tacoma Avenue to short term parking as it is currently parked up all day and evening. He was concerned that this change would put more pressure on the residents.

The meeting was adjourned at 6PM with the next meeting on 10/5.