

SEPA Environmental Checklist
Mercer Island Center for the Arts

Attachment P
Parking Management Plan

January 2017

Mercer Island Center for the Arts

Parking Management Plan

updated 11 January 2017

This parking management plan is intended to describe the way in which the parking needs of all tenants, audiences, and users of the proposed Mercer Island Center for the Arts (MICA) will be met. The MICA project itself will have no on-site parking. As a result, its parking demand will be met by a combination of available on-street parking, shared parking with owners of private off-street parking lots, and the management of activities that occur in the MICA building. This requirement is an important part of MICA's parking management plan. MICA controls the use of its building and can limit activity during parts of the day that would overwhelm the available parking supply. This active management of parking demand for a building is unusual, but is achievable in a facility that schedules use of its various venues. For example, if a particular activity is expected to attract an unusually large number of participants, an adjacent venue can be closed and will remain vacant during that time slot. The activity forecasts described in the sections that follow describe expected activity at MICA. Real conditions may vary, but can be managed through this active parking management approach.

1. PARKING SUPPLY

1.1 Town Center Off-Street Parking Supply

The Town Center Parking Study assessed existing off-street parking in surface lots at businesses throughout the Town Center, as part of the Town Center visioning process. The study's inventory found approximately 3,308 off-street non-residential spaces in the Town Center area of which approximately half (1,600) are within a quarter mile of the MICA site. Of these spaces, the highest occupancy period was 12:00 pm to 3:00 pm. During this time, the spaces were just over 40 percent full.¹

Per the study, there is more available parking in the Town Center than observed demand requires. The Town Center Parking Study recommends that 100 percent of the parking requirement for new projects be accommodated through shared parking with shared off-street parking agreements.

To accommodate forecast parking demand, MICA will need shared off-street parking agreements in the evenings from 5:00 pm to 10:00 pm to allow shared parking in the evenings and during the day on Sundays.

¹ Berk. Mercer Island Town Center Parking Study. April 2016.

1.2 On Street Parking Supply

There are currently 116 on-street parking spaces within a quarter mile of the MICA site located as follows:

- 32 spaces on SE 29th Street between 76th and 78th Avenues
- 19 spaces on SE 32nd Street between 77th and 80th Avenues
- 65 spaces on 80th Avenue between 30th and 34th Streets

A parking occupancy survey conducted by Transpo Group over two weekdays in April 2016 found an average of 45 vacant and available spaces in the afternoon (2:00 pm - 3:00 pm) and as many as 78 spaces vacant in an evening (6:00 pm - 7:00 pm).²

In addition, there could be as many as 88 new spaces added on 77th Avenue between SE 28th and SE 32nd Avenue as a part of the recently completed Town Center Development and Design Standards.

For the purposes of parking management, MICA has assumed that up to 45 available spaces (afternoon) and up to 78 available spaces (evening) would be available to users and patrons.

2. MICA'S PARKING NEEDS

MICA's activity and therefore parking needs fall into three distinct scenarios:³

- A. Daytime class activity (9:00 am – 6:00 pm)
- B. Typical evening performance activity (6:00 pm – 11:00 pm)
- C. Peak evening performance activity (6:00 pm – 11:00 pm)

2.1 Daytime Class Activity

During the day, parking spaces will be used by MICA and user group staff members, class instructors, adult students, and the dropping off and picking up of youth students. Though it is expected that youth students will access the building by a combination of bus, bike, walking, and drop-off/pick-up, the worst-case scenario is that each student is picked up or dropped off by one car. With proper scheduling, only one class at a time will be dropped off or picked up, requiring a maximum 15 spaces in the queue, of which 6 are accommodated in the pickup/drop-off zone proposed at the corner of 77th Avenue SE and SE 32nd Street.

Current activity forecasts show the maximum expected daytime parking demand is 30 spaces, occurring between 4:30 and 5:00 p.m. Of these 30 spaces, 9 are forecast to be short-term use for drop-off and pick-up, with a maximum sustained parking demand of 21 spaces.

If the west side of 77th Avenue were signed for temporary loading and unloading at times of peak need, an additional 9 to 12 spaces could be provided, easily accommodating the maximum of 9 cars picking up/dropping off. MICA will stagger the start and end times of classes to minimize

² See Attachment O: Transportation Impact Analysis for detail.

³ See Attachment O, Appendix D for detailed parking space use/activity forecast.

peaks in dropoff/pickup queuing, as the mode split between bus, bike, walk, and dropoff will vary from class to class. Class start and end times would not coincide with audience arrival and departure for performances.

2.2 Typical Evening Performance Activity

On a typical evening, it is anticipated that only one of MICA’s performance halls would be in use for performance. On weekdays, some evening class and rehearsal activity could be concurrent with a performance. Though some MICA performances are anticipated to be youth performances, the most parking demand would come with adult performers, and so this scenario is described here.

The typical scenario projects a maximum evening parking need of 126 spaces, based on an expected typical 75 percent capacity audience in the Mainstage Theatre (225 audience at 2.2 persons/vehicle + forecast performers and staff)⁴. This need can be satisfied with the 78 available on-street spaces plus 48 shared spaces in privately-owned lots in the Town Center (see section 3.1 below for detail). Additionally, there are 34 available spaces in city-owned parking at the Mercer Island Thrift Shop. Because this lot is located in the Mercerdale neighborhood, MICA will designate specific parking for VIPs, subscribers, and/or staff for this location; general patrons will not be guided there to prevent overflow into the neighborhood. Using this lot will make more Town Center on-street and off-street spaces available.

On-street spaces available	78
Thrift Shop spaces available	34
Shared off-street parking available (see section 3.1 below)	80-120
Total Available Spaces	192
Maximum Forecast Demand (Typical)	126

2.3 Peak Evening Performance Activity

Occasionally MICA may have two sold-out evening performances running at one time, which would constitute the maximum expected activity levels at the facility. This would require a maximum of 192 parking spaces (400 audience at 2.2 persons/vehicle + forecast performers and staff). These would be provided by the 78 available on street spaces, the 34 spaces in the thrift shop lot, and 80 shared spaces in privately owned lots.

On-street spaces available	78
Thrift Shop spaces available	34
Shared off-street parking available (see section 3.1 below)	80-120
Total Available Spaces	192-232
Maximum Forecast Demand (Peak)	192

⁴ See Attachment O: Transportation Impact Analysis p 19-20 for discussion of this ratio.

3. MICA PARKING MANAGEMENT

3.1 MICA Parking Agreements

MICA's evening activity will require agreements with local businesses for use of off-street parking spaces in Town Center privately owned lots. It is assumed that no owner will want to commit his/her parking permanently, or even for an extended period of time. MICA expects any agreement to be able to be cancelled with perhaps as little as 30 days' notice. As a result, MICA expects to have agreements for at least 120 spaces (33 percent above peak demand) to cover the circumstance that one or more owners wishes to rescind their agreement. If a minimum of 80 off-street spaces cannot be maintained for evening hours, MICA will curtail its evening activity until new agreements can be secured.

In the event that the City takes the Town Center project's recommendation and creates 88 additional on-street parking spaces on 77th Avenue SE, enough on-street spaces would exist to satisfy MICA's needs even in the peak activity scenario. However, the decision to create those spaces has not been made at this time.

3.2 MICA Parking Coordinator

MICA will designate a Parking Coordinator who will be the point person to assure that MICA's parking requirements are actively managed. This person will also be the one that the City will go to in the event there are problems.

3.3 Patron Education

MICA will educate tenants and audiences regarding preferred on-street and off-street parking locations and alternative transportation options to minimize parking, queuing, and traffic impact at the site and in surrounding areas. Strategies include: website and social media information, literature included with tickets and course information, email newsletters, and on-site displays.

3.4. Activity Forecast Review

MICA will coordinate with the City of Mercer Island approximately 6 months prior to project opening to update activity forecasts and ensure the strategies outlined in this PMP adequately address expected demand. If adjustments are needed at that time to the quantities and management approaches described herein, MICA will work with the City to develop a mutually agreeable update.