



11930 Cyrus Way • Mukilteo, WA • 98275

City Council  
Land Use & Economic Development Committee  
Wednesday, October 19, 2016  
6:00-7:30 p.m.  
Executive Conference Room

## Agenda

### Invitees:

Committee Members: Councilmember Emery, Councilmember Wheeler and Councilmember Whelpley

Alternate Committee Member: Council President Champion

Executive Branch: Mayor Jennifer Gregerson  
Management Services Director Phillips

Chamber of Commerce: President and CEO Martin

City Staff: Community Development Director Love  
Senior Planner Ritter

### Discussion Topics:

1. Approve September 21, 2016 Meeting Notes
2. Parking Study Update

### Next Meeting:

November 16, 2016; 6:00 pm



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City Council Land Use & Economic Development Committee  
Wednesday, September 21, 2016  
5:00-6:30 p.m.  
Planning Department Meeting Table

## Meeting Report

### Attendees:

**Committee Members:** Councilmember Emery; Councilmember Champion, and Councilmember Cook

**City Staff:** Community Development Director Love and Senior Planner Ritter

**Absent:** Councilmember Wheeler, Councilmember Whelpley, President and CEO Martin

**Guest:** Brian Carroll, Tribal Representative for the Tulalip Tribe; Commissioner Curt Gordon, Port of South Whidbey; and Fred McDonald, Tulalip Tribes

**Public:** Charlie Pancerzewski

### Meeting Objective:

**1. Approve Meeting Notes of August 17, 2016 meeting**

The Meeting Notes of August 17, 2016 were approved

**2. Parking on Lot 8 of the Tank Farm**

Brian Carroll presented information regarding the proposed temporary use of the 2.5 acres of waterfront property next to Edgewater Beach. The Tulalip Tribe is proposing to temporarily use the property as a parking lot to provide overnight parking options for visitors to the Island and for walk on commuters. With the restrictions at Lighthouse Park for overnight parking, this will provide those who desire to visit friends on the Island a safe place to leave their vehicle. The development of the proposed parking lot provides an opportunity to help with the cleanup efforts on the Tank Farm by removing the old tank bottoms and helping to restore habitat and water flow. The tribe does not want to be limited on temporary uses of the property and would like to reserve the right for their future leaders to decide the long-term use of the property. Brian identified examples of uses that could occur on the property such as a dock for fisherman, gift shop, hotel, or aqua cultural facility.

The Committee discussed the proposed temporary parking lot and wanted Brian to define temporary use and permanent development rights, traffic management for the new parking lot, possible shuttle service further up the hill for commuters and visitors to the Island, and temporary parking setting an expectation of permanent parking.

### **3. Parking Study**

Due to time constraint, the Committee decided to discuss this topic at the October 19, 2016 meeting.

**LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT**

<b>SUBJECT TITLE:</b> Agenda Topics	<b>FOR AGENDA OF:</b> October 19, 2016
<b>Department Director:</b> Patricia Love, Director of Community Development	<b>EXHIBITS:</b>
<b>Contact Staff:</b> Patricia Love, Director of Community Development  Linda Ritter, Senior Planner	

**Parking Study Update**

The City is working on a parking feasibility study with Sound Transit, Port of South Whidbey and Island County. This study investigates parking alternatives in or around Mukilteo which could be used to mitigate the high demand and impact of parking within the City’s small downtown area. Options include implementing parking management strategies to operating off-premise remote shuttle lots.

Parking demand comes from Sound Transit riders, Whidbey Island day and overnight commuters, park users, business patrons, business district employees, Washington State Ferries employees, and general residents. Therefore the study criteria required that the parking facility or strategies accommodate those within walking distance or require a convenient and reliable shuttle to high demand areas such as the Sounder Station, ferry terminal, businesses and Lighthouse Park.

Both short term and long term parking alternatives are being evaluated using the following criteria.

- Convenience to user – walking distance to destinations
- Value to stakeholders – cost and risk to develop parking spaces
- Community impacts – traffic and future development opportunities

Several locations were pre-selected as potential sites for some type of parking facility. The initial sites were selected based on walking distance or being shuttled to high demand areas such as the Sounder Station, ferry terminal, businesses and Lighthouse Park.

The pre-selected parking sites include:

1. Transit Center on the Tank Farm,
2. Lighthouse Park Commuter Parking Lot,
3. Public Works Facility on 2nd Street & Park Avenue,
4. Lower Rosehill Parking Lot, and
5. The Bernie Webber Park & Ride Lot with shuttle service to the Multimodal Facility

As the study progressed several other sites and/or property owners requested that their site be included in the evaluation. These sites included:

6. Mukilteo Water and Wastewater District property off of SR 525 near Goat Trail Road
7. Buzz Inn property off of Front Street
8. Tulalip property on the Tank Farm
9. Lot 1, Mukilteo Tank Farm
10. Mukilteo Lane

The purpose of this LU&ED committee meeting is to start discussing the short and long term parking options.

### ***Short Term Options***

There are several strategies that the City of Mukilteo could take in the near- and long-term to maximize the effectiveness of parking downtown. While these concepts are still under consideration, emerging ideas include:

- Variable rates and parking hours at Lighthouse Park
- Shared parking in the commuter parking lot during off hours
- Shared parking at Rosehill Community Center during off hours
- Demonstration project to determine if an off-site parking lot would be effective during the peak summer months.

### ***Long Term Options***

Three long term solutions have been preliminary identified. However, further evaluation is needed to determine their long term viability. Each category also has distinct advantages (+) and disadvantages (-) that should be considered in the evaluation of the alternative sites.

#### *Privately Developed Parking Facilities:*

- Buzz Inn Site, by developer
- Lot 8 (Tank Farm), by the Tulalip Tribe

#### Risk:

- Stakeholders (City, Sound Transit, Island County, Port of South Whidbey) are not at risk for finances and operations of the parking facilities
- City and stakeholders are not in control of development decisions/results and parking fees
- Stakeholders competes for parking revenues with private parking garage operators
- City receives parking tax revenue

#### *Publicly Developed Parking Facilities*

- Lighthouse Park Site, by City
- Rosehill Community Center Site, by City

#### Risk:

- City has control over where commercial development takes place
- City competes for parking revenues with private operators
- City takes financial and operational risks

Remote Lots served by Shuttle

- Bernie Webber Site, by City in cooperation with Snohomish County (Paine Field) and Community Transit
- Water District Site, by City in cooperation with the Water District
- Other sites near SR 525 along the CT 113 bus line

Risk:

- Potentially a lower cost alternative
- Requires coordination and agreements among multiple agencies
- Requires long-term land leases, improvements
- Temporary solution
- Less convenient alternative, as mode transfer will discourage use, compared to parking facility within walking distance to destination
- Requires user education to develop parking user base