

# EASTSOUND PARKING STUDY

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# WHY THIS STUDY?

- 1. Adequate parking is a key component of “urban village vitality”.** Users of the Eastsound Commercial/Retail Core are predominantly dependent on private vehicles to access the village, as there are no significant mass transit options, and only a small % of Orcas housing and transient rental units are within walking distance of Eastsound.
- 2. Parking Availability is a regularly mentioned frustration among locals, especially in the peak summer season.**
- 3. Parking is also a key requirement for future development in the retail core.** Inadequate parking either presently or in the future can be a deterrent to economic opportunity and success.

# HOW STUDY WAS DONE

- **Review Parking Requirements in Sub Area Plan** (example: 1 parking space per 300 of retail space)
- **Inventory the parking spaces available for each tax parcel.** (2013 Aerial Photography, and Field Checked)
- Credit each tax parcel with **BOTH the on-site available parking spaces and the street parking** that abuts the property.
- **Determine square footage on each property** (Assessor and/or Polaris)



-  Adequate Parking
-  Inadequate Parking
-  Marginal Parking
-  Commercial Core Boundary
-  Wetland on Property

**Eastsound  
Parking Study**

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Feb 2014

# CONCLUSIONS

- The total number of available parking spaces in the commercial core appears to equal what is required by code.
  - Future On-street parking opportunities are limited.
  - Two property owners provide roughly a quarter of all private parking spaces in Eastsound. (Templins and Island Market)
  - Parking along the Eastsound waterfront is scarce and it is in this area that the largest of concentrated “inadequate parking” situations exist.
  - Critical areas on West of Town present challenges for expanding parking.
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# RECOMMENDATIONS

- **Compare Code:** The parking requirements of the Eastsound Subarea plan should be compared to other urban growth areas.
- **A peak season inventory of available parking spaces** would be a better indicator of the parking situation in Eastsound.
- Initiate an **online public parking survey**.
- **Change of Use** should go through some form of permitted to insure appropriate application of codes including parking requirements.
- **Accessible parking spaces** needs to be vetted with current codes.



# QUESTIONS RAISED

- How should Saturday Farmers Market parking demand be reflected in Subarea planning?
  - How many cars does an Orcas Center performance generate? Code requires 1 parking space per 6 seats at Orcas Center. 200 people only generates 33 cars.
  - What do we do to help our guests find parking?
  - The County provided “parking credits” to shoreline properties in exchange for public beach access to East Sound. What steps were taken to address the parking demands related to those properties?
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# PARKING OCCUPANCY STUDY SUMMER 2015





# **PARKING OCCUPANCY STUDY SUMMER 2015**

## **Process**

- **Mapped towns available parking spaces, field verified.**
- **Drive designated route with video camera running.**
- **Map specific “point in time” occupancy.**
- **Rinse and Repeat**

# PARKING OCCUPANCY STUDY SUMMER 2015

## Results

Date	Time	% Occupancy	Inventoried Spaces	Open Spaces
Saturday, June 27, 2015	1:00 PM	95.5%	444	20
Saturday, July 04, 2015	3:40 PM	57.0%	322	140
Saturday, July 18, 2015	11:00 AM	91.7%	443	37
Saturday, August 08, 2015	1:00 PM	94.7%	494	26

# **PARKING OCCUPANCY STUDY SUMMER 2015**

## **Next Steps**

- **Sub Group continue to proceed**
- **Map remaining video files**
- **Online Parking Survey**
- **Define best study parameters.**
- **Community Parking outside commercial zone?**
- **Compare SJC parking requirements to other areas.**