EASTSOUND PARKING STUDY

Paul Kamin

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 Areial 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

W Wetland on Property

Eastsound Parking Study

Paul Kamin

Feb 2014

CONCLUSIONS

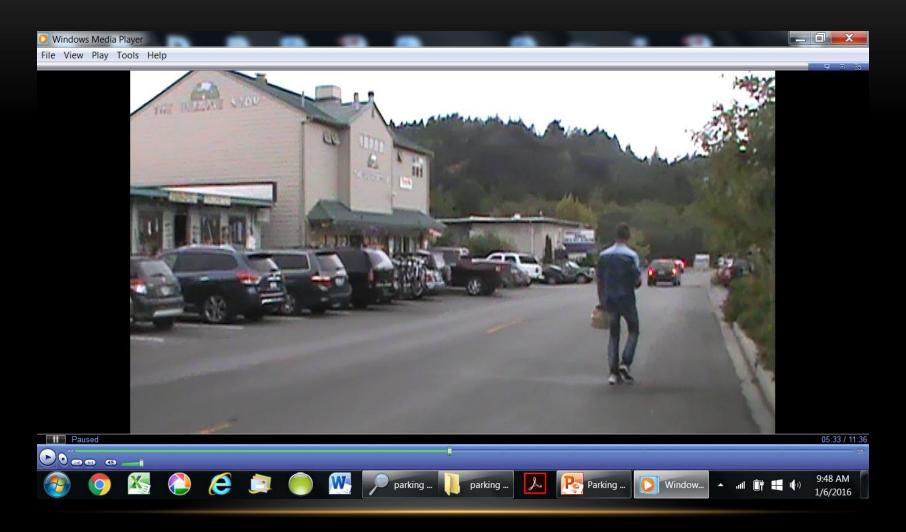
- The total number of available parking spaces in the commercial core appears to equal what is required by code.
- Future On-street parking opportunities are limited.
- Two property owners provide roughly a quarter of all private parking spaces in Eastsound. (Templins and Island Market)
- Parking along 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.

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?



Process

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

Results

		%	Inventoried	Open
Date	Time	Occupancy	Spaces	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

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.