



CAP SANTE NORTH & WEST BASIN REDEVELOPMENT MARINA TENANT PARKING MEETING NOTES

Meeting Date and Time: November 7, 2019; 5:30 p.m.

Meeting Location: Seafarers' Memorial Park Building

Recorded By: Taylor Hodges, Maul Foster Alongi

Attendees: Dan Worra, Port of Anacortes
Brad Johnson, Port of Anacortes
Brenda Treadwell, Port of Anacortes
John Dumas, Port of Anacortes
Jill Brownfield, Port of Anacortes
Nancy Rytand-Carey, Port of Anacortes
Julie Johnson Lindsey, Port of Anacortes
Stefanie Herzstein, Transpo Group
Michael Stringer, Maul Foster Alongi
Bill Hager, Maul Foster Alongi
Taylor Hodges, Maul Foster Alongi
Marina tenants

Distribution: All Attendees, File

Meeting Purpose:

- Explain the purpose, need and background of the project
- Hear from marina tenants and review feedback received to date on parking at Cap Sante Marina
- Present information about the results of parking studies conducted over the summer of 2019
- Explain potential systems that could be used to improve parking management at the marina and gather feedback for improvements
- Explain the current status and next steps/timeline of the parking management improvement process and the overall project

Presentation Outline:

- Dan Worra introduced the consultants and thanked the marina tenants for their attendance. He then reviewed the agenda for the meeting:
 - Discuss feedback received from marina tenants surrounding parking issues

- Discuss the concept plan and changes related to parking
- Review parking study findings
 - Current available parking
 - Parking adequacy
 - Proposed uses, proposed parking and parking requirements
 - Shared parking
 - Parking management options
- Answer questions and gather feedback
- Discuss the project's next steps

Discuss feedback received from marina tenants

- Dan Worra reviewed the feedback received from marina tenants related to parking. Feedback primarily surrounded issues with close parking during busy weekends in the summer.
- Dan acknowledged the importance of parking for marina users, and how parking is incorporated in the redevelopment project.

Discuss the concept plan and changes related to parking

- Bill Hager reviewed the concept plan, and noted the key features including street realignment, new public plazas, and how these will contribute to reenergizing the waterfront.
- Bill described how the flex spaces shown in the redevelopment concepts could be used as future development or parking in the future. The redevelopment would be done in phases, and in response to feedback, more parking will be added to the north basin.
- Bill reviewed the changes to festival parking, as well as the changes to parking in the concept plan. He noted that 70-80 parking spaces were added to where the temporary dog park currently sits. He added that parking will be better organized in the redevelopment and will have noticeable benefits versus gravel lots.

Review parking study findings

- Bill outlined the parking study that was conducted over the summer of 2019. The study included drone flights and manual parking counts, and consultant staff researched parking codes and what other ports in the region are doing about parking.

- Stefanie Herzstein acknowledged the importance of parking and reviewed the utilization data. She noted that on most days there is about 60% utilization, and on busy days it's difficult to find a space. The busiest days are Saturdays in the summer. The existing parking meets average daily demand and zoning requirements. In the future, on peak days, Stefanie predicted that parking could still be tight. She noted that parking management will be important on these days.
- Stefanie provided an overview of potential parking management strategies. She explained that parking management needs to be tailored to the specific needs of the community and its uses. Hang tags, time limits, sufficient load/unload parking, and enforcement could be effective strategies in managing parking. She added that education about parking guidelines is important, such as asking employees to park further away and a general understanding of who should be parking where.
- Dan noted that parking turnover could be an effective strategy in helping manage parking. He explained that hang tags for marina users could help. Parking spaces closer to the heads of the docks could be turned over more, and parking in the back should be for longer-term parking.

Discuss the project's next steps

- Dan thanked the group for their attendance and provided a high-level overview of the project's next steps. He invited attendees to the public open house on November 14 and noted the team will be working towards 30% design, followed by the city permitting process while incrementally implementing parking changes.

Feedback and comments received

- Parking proximity is an issue during summer weekends and events
- Appreciation for Port efforts to address parking issues and prioritize the needs of marina tenants
- Support for parking management strategies, including:
 - Management strategies should be seasonal
 - Assigning hang tags to marina tenants
 - Creating more load/unload spaces
 - Designating "marina only" parking spaces
 - Designating short and long-term parking (72 hours)
- All new parking at the marina should be at least standard size spaces

- Special consideration should be taken in the design regarding whether to provide angled parking or perpendicular parking spaces
- Redevelopment should include expanded load/unload parking so that boaters going cruising don't have to carry their supplies excessive distances
- Parking management strategies will need to consider the different users of the different docks
- Any parking management strategies will need enforcement, otherwise they would be ineffective
- After the new events center is completed, parking strategies could include shared parking, shuttles to offsite parking or other methods to ensure adequate parking for marina users during events
- The Port should reconsider building the new developments near the waterfront and instead focus funds and efforts on boaters and marine industries
- Special emphasis should be placed on marina security if additional uses are added to the Cap Sante waterfront, as it will increase the number of people on site
- The Port should allocate more funds for marina maintenance, especially the dinghy docks
- The Port should consider special hang tags for liveaboard tenants at the marina