

Parking Committee

1st Meeting, June 27, 2005



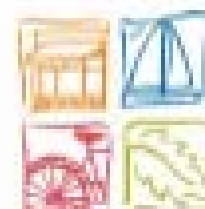
Orientation Topics

- Your Vision
- Balanced Mobility
- Timing
- Role of Tourism/Visitors

Your Vision



Use of Exotic Aquatic building donated by Tom Hagger



Winflow Tomorrow
CONNECTING COMMUNITY

Design Principle 1

A growing downtown evolves to a complete community; accessible, affordable, sociable, beautiful, diverse and sustainable.

Design Principle 1

- Nature, culture & history inform design of a “Garden City”.
- Pathways & water flow to the shoreline.
- Terraces of spaces, gardens & art step toward harbor.
- Diverse people live within a 5 minute walk of needed services.
- An active street with public & retail uses on the ground floor.
- Walls, doors & windows open to the street.
- Terraces of green buildings capture water views, & sun.
- Awnings & trees shelter.
- Efficient land use preserves diversity, promotes affordability & strengthens commerce.
- Transportation choices are available.
- The edge between pedestrians & cars is blurred.
- Pedestrian “blocks” are defined with crosswalks, art, landscape & distinctive materials.
- Preserve historic structures & connection to past.

Design Principle 2

Winslow is a pedestrian place – The “Heart” of Island culture, commerce and community – Winslow Way is the “Centerpiece.”

Design Principle 2

- Places to live, work, learn & play.
- Taller buildings with pedestrian scaled details.
- A variety of outdoor places.
- Winslow way is a “Civic Plaza”, a “Mixed Use Street” & a “City Garden”.
- Art & Gardens are prominent.
- Winslow is connected to the Waterfront by:
 - Activity
 - Circulation
 - Water courses
 - Expressive details
 - View corridors from streets buildings and parks
- Green spaces anchor each end of the east/west & north/south axis.

Design Principle 3

Connectivity and access for all – safe alternatives to the car exist for pedestrians, cyclists, the impaired, and transit riders.

Design Principle 3

- Pathways to & along the Harbor & the Ravine.
- Better Public Access to the Water.
- Water trails to Winslow Bike travel safely to & through Winslow.
- Pedestrian crossings are celebrated with art, lights, landscape, distinctive pavement and small places.
- Crossings occur at 150' intervals.
- Traffic “calmed”, vehicles welcomed.
- A street that is used different ways at different times.
- Over time, reduce the predominance of vehicles.
- Organic grid of eclectic lanes, alleys streets & paths offer discovery & exploration.
- Connect neighborhoods & town to water and green spaces.
- 600' street grid & 150' pedestrian grid in the Core.
- Layer the built & natural systems.
- Residents in taller buildings see the street & the water.
- Build taller & preserve alleys, green space, trees, & view corridors.
- Connect neighborhoods to each other, to Eagle Harbor, to the Civic Center & to Transit Hubs.

Design Principle 4

Parking is plentiful, accessible, and supportive of all other principles.

Design Principle 4

- Parking is integrated into new buildings with retail, offices and residences
- Park on new alleys and streets.
- Build flexible parking. Streets make pedestrian a priority.
- Parking is dispersed and convenient, provided on and off-street in structures, underground and in surface lots.
- Parking is dispersed and convenient.
- Parking comes in many varieties.
- Increase the supply and reduce the requirements.
- Adopt a “park once” approach.
- Fill surface parking lots with mixed use buildings & underground parking.
- Build places to reduce auto-dependency.
- Terraced gardens & green roofs on structures.
- Landscape surface parking lots.
- Street cross sections are not standard or typical.

Design Principle 5

A variety of green, open & gathering places connect, protect, define & bind.

Design Principle 5

- Expand & improve park at crossing of Winslow Way & Madison.
- Linked Greenways surround the town.
- Principle retail streets & lanes are anchored with greens.
- The ravine is preserved.
- Waterfront Park is inspiring & welcoming.
- Existing parks are enhanced.
- Green space & pocket parks are plentiful.
- Green spaces & gardens – for people, plants fish & wildlife.
- Diverse gardens express culture, history & ecology.
- Winslow Way as a public plaza / civic.
- Design details expressing gardens & art.
- Enclosed by buildings as vertical gardens.
- Emerald necklace: natural areas, gardens, parks, green streets & pathways.
- Corridors benefit people, plants, wildlife, fish & water.

Design Principle 6

Bring the harbor to the Town and the Town to the harbor.

Design Principle 6

- Pathways, gardens & landscaped drainages flow south toward the water.
- Public Access to park & greater Waterfront is improved.
- Link DT Districts along the Waterfront.
- Waterfront Park is activated & connected.
- A new retail & market street near T&C links WW to water.
- Artful details, gardens & green infrastructure celebrate water.
- New buildings along Bjune orient to the water.
- Terraces of taller buildings & public space step toward the harbor, capturing views & sun.
- Water is collected, cleansed & recycled.
- Ponds, streams, drainages & water features cleanse, capture, sustain, buffer & inform.

Design Principle 7

Regulate to stimulate investment: The City as an active partner with investors

Design Principle 7

- Invest in public amenities to stimulate private reinvestment.
- Test economic feasibility of FAR & Parking Regulations.

Quantitative Charge to the Charrette Teams

- 8,200 SF of new retail per year; Add 160,000 SF by 2025
- 10,000 SF new office per yr; Add 335,000 SF by 2025
- Accommodate 6,650 new Islanders by 2025, 50% in Downtown

Balanced Mobility

Mobility Elements

Travel –	Ability to move over distances, connecting regions
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Circulation –	Ability to move about within areas, connecting land uses
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Access –	Ability to enter and make use of specific sites
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Facilities

Travel –	Freeways, arterials, rail transit, express bus lanes
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Circulation –	Collectors, connectors, transit routes, bike trails and lanes
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Access –	Local streets, parking, sidewalks and crosswalks
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Built for...



...travel

Built for...



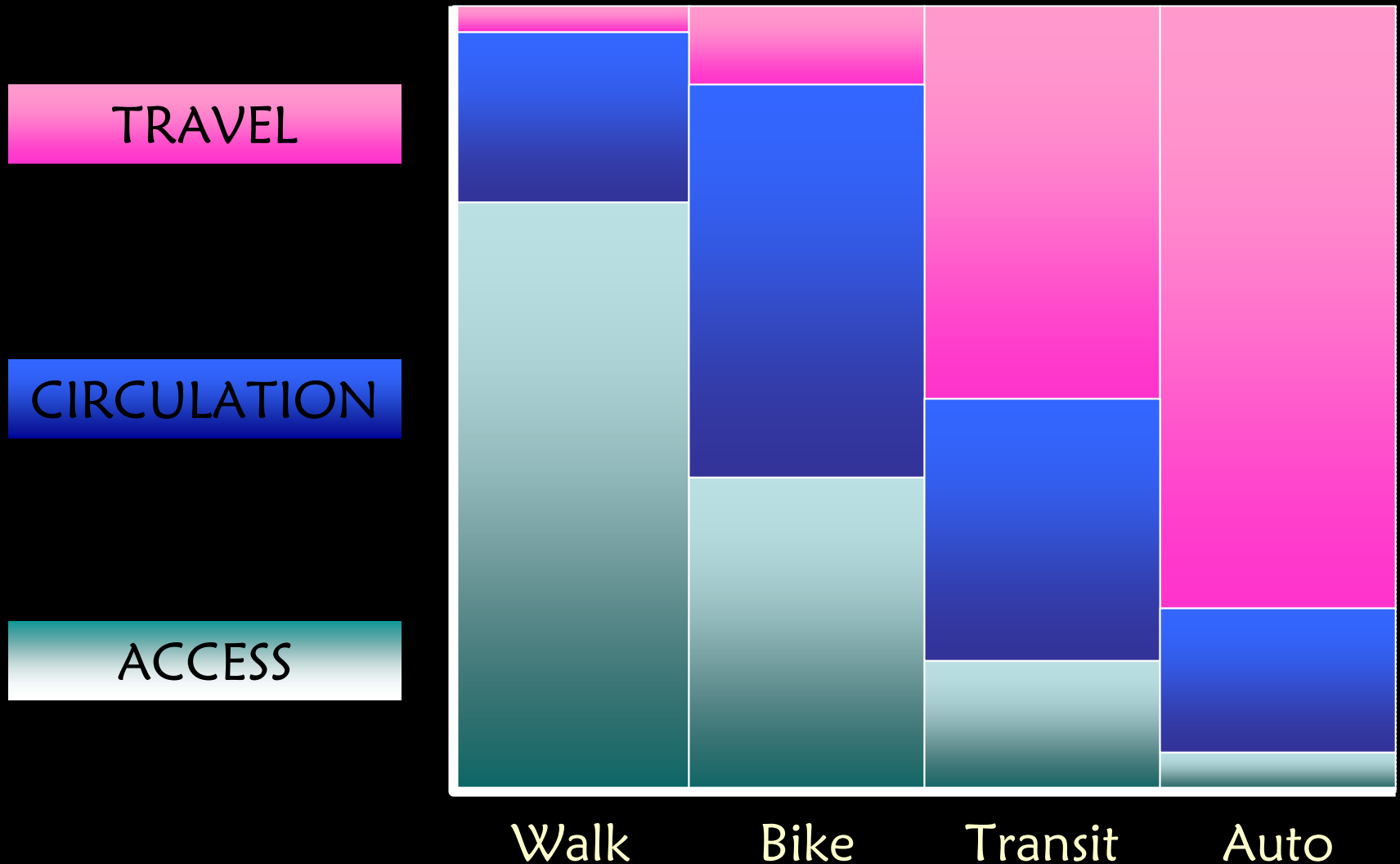
...circulation

Built for...

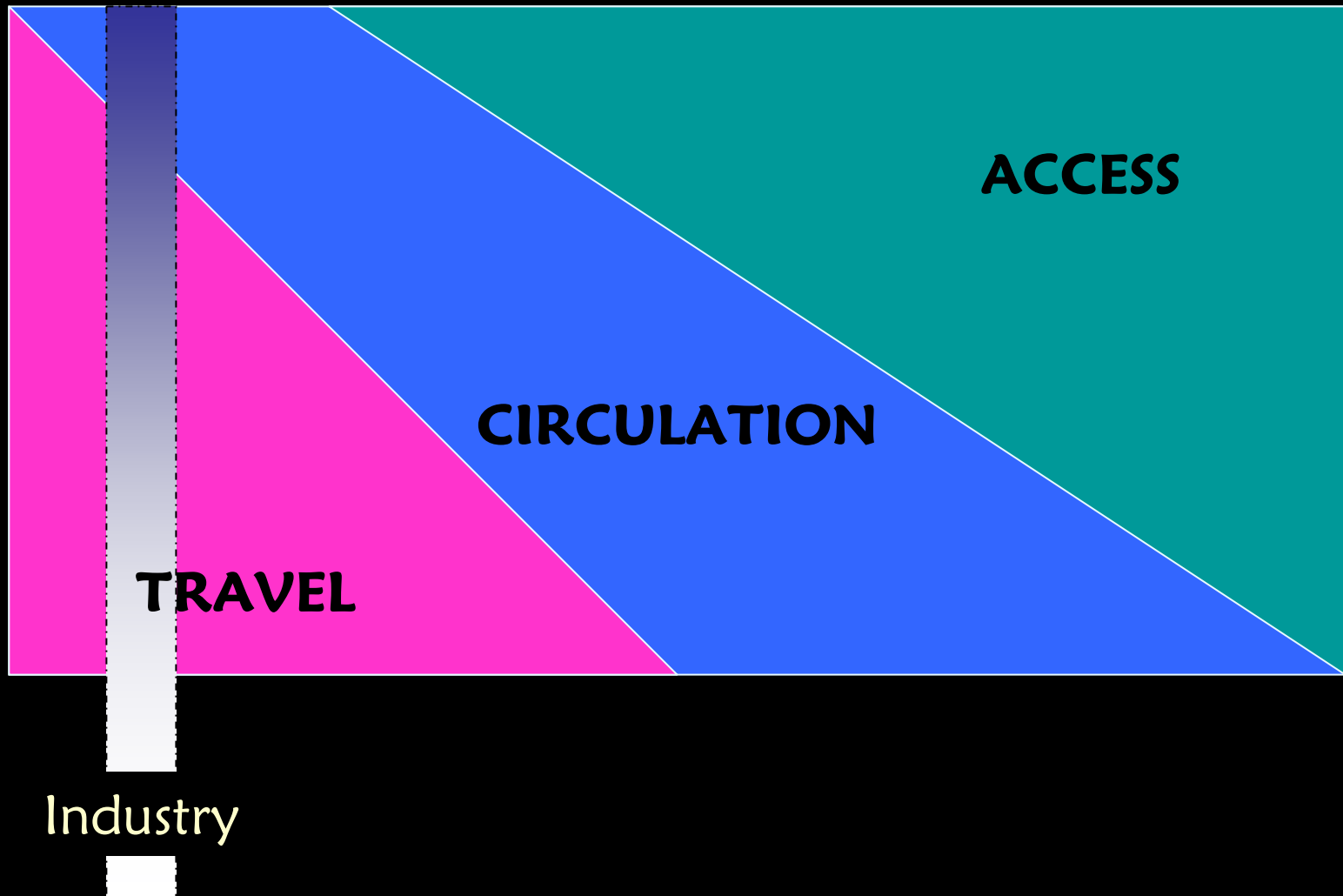


...access

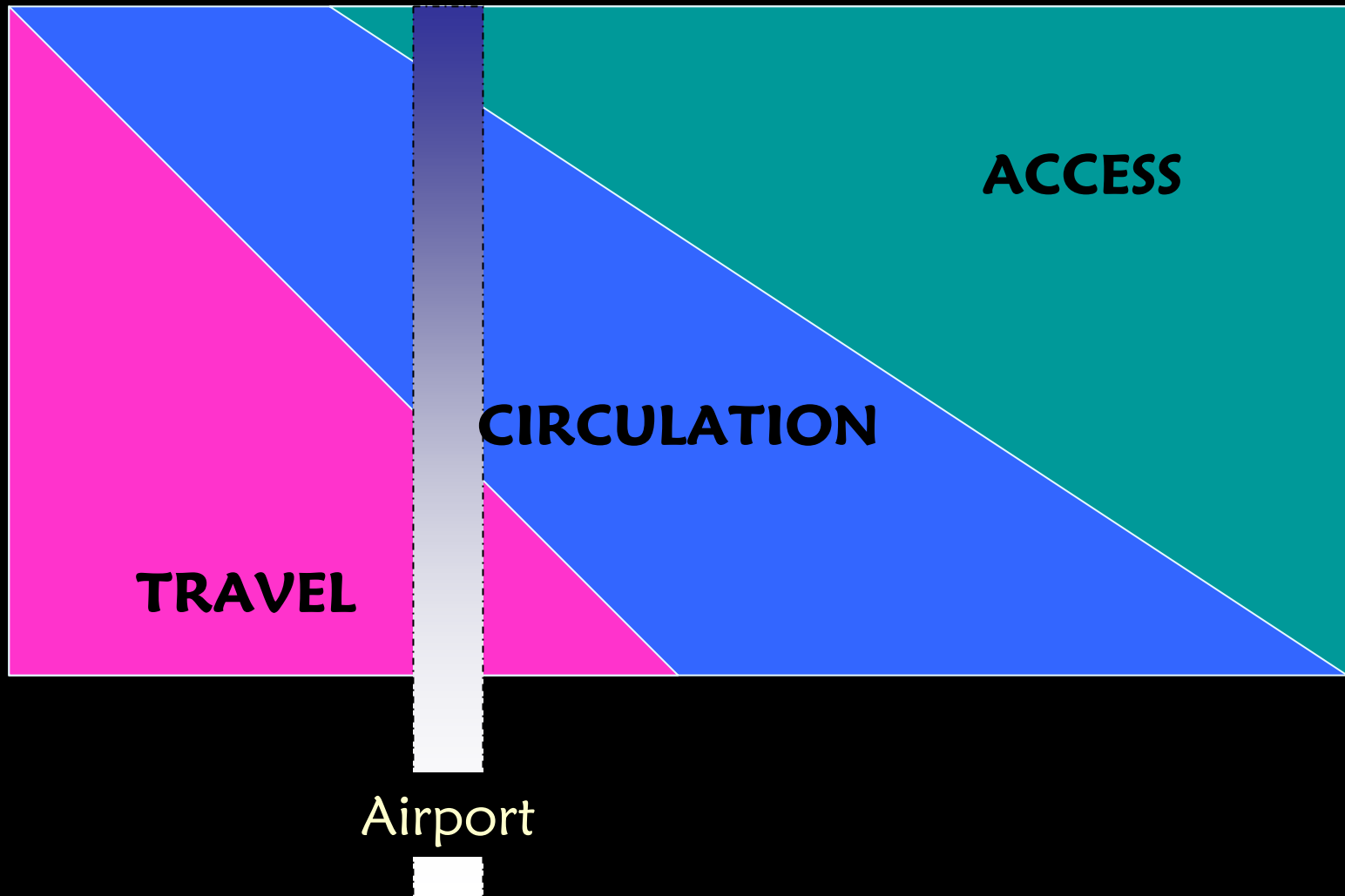
Strategic Balance - Modes



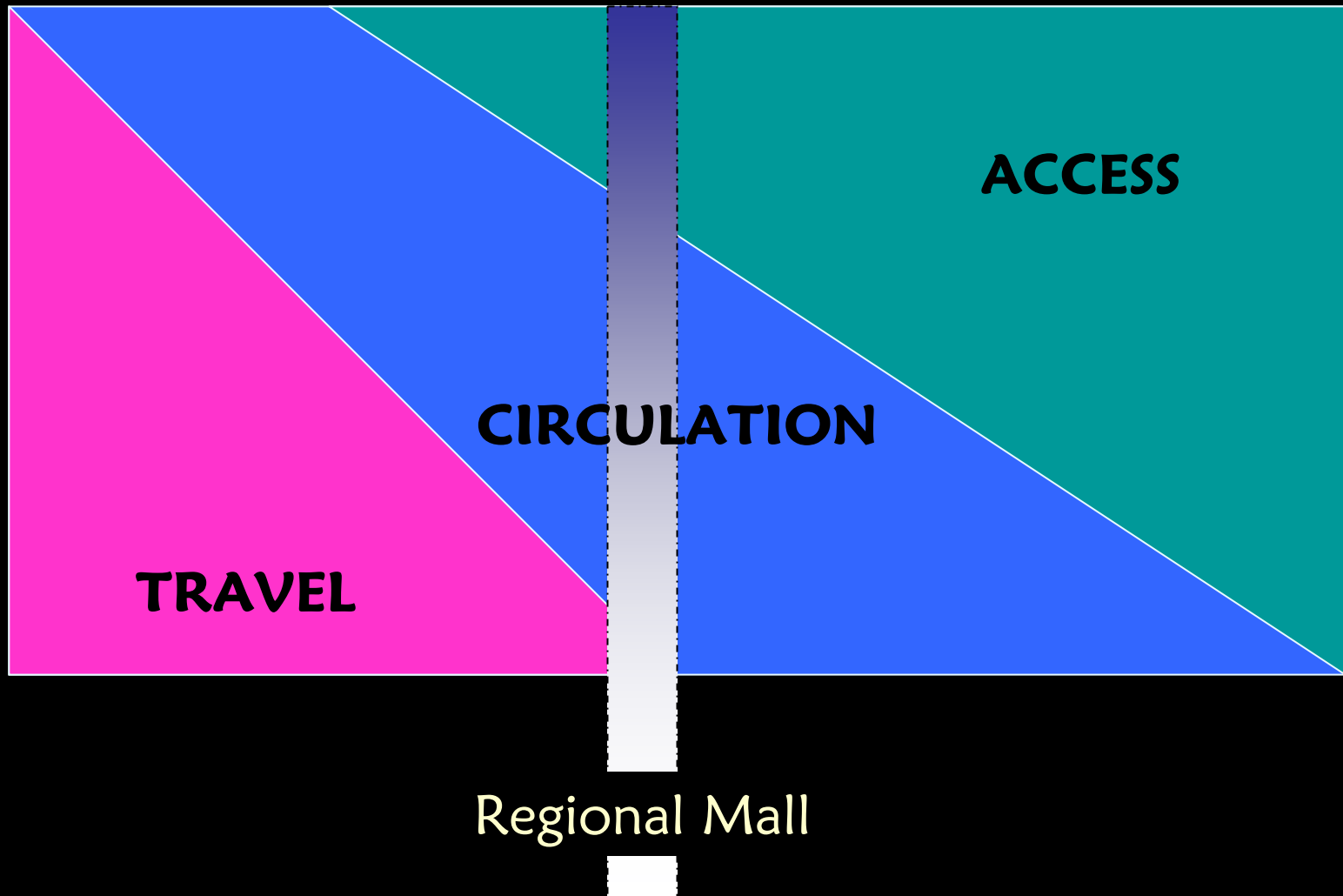
Strategic Balance - Places



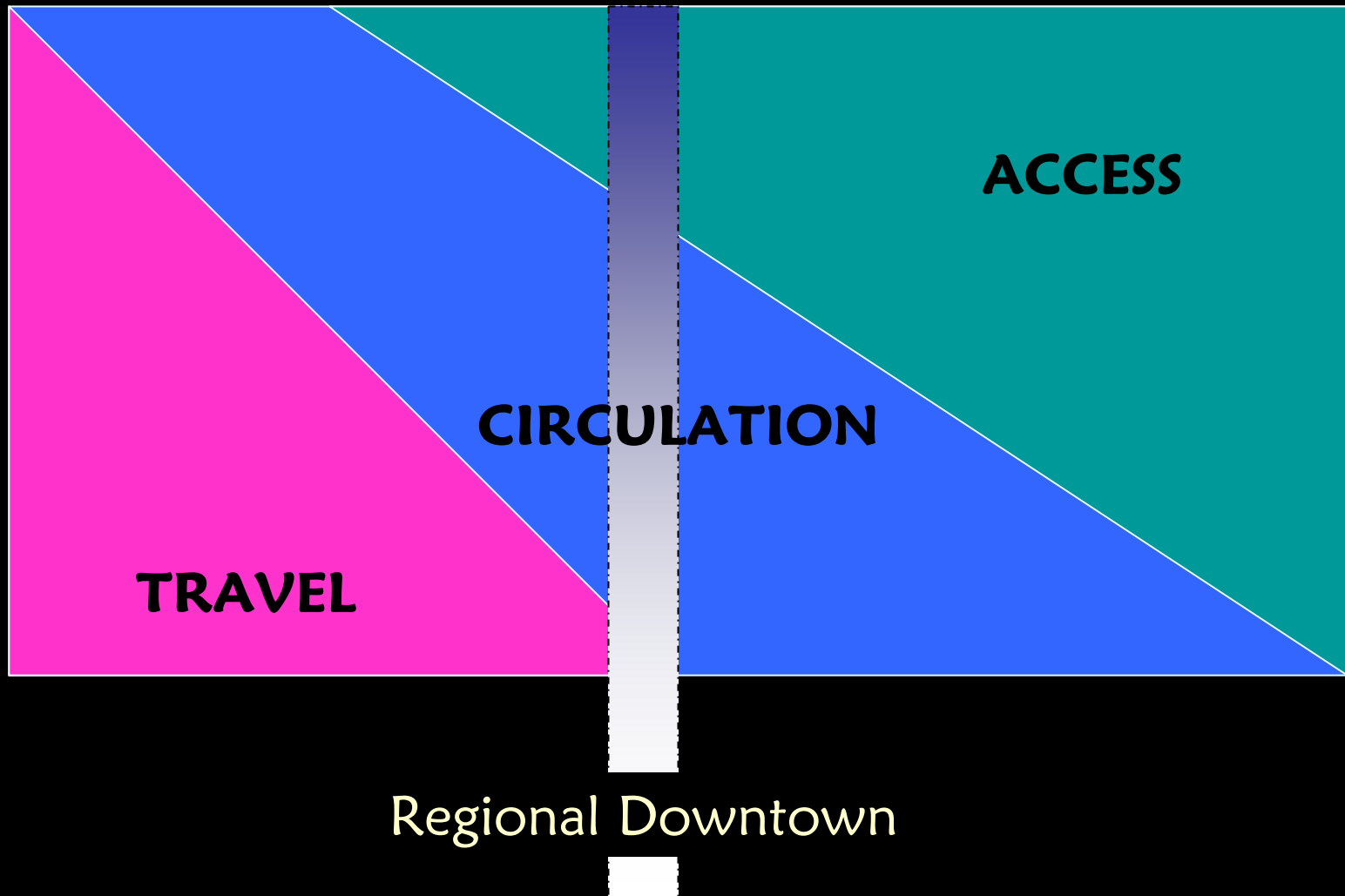
Strategic Balance - Places



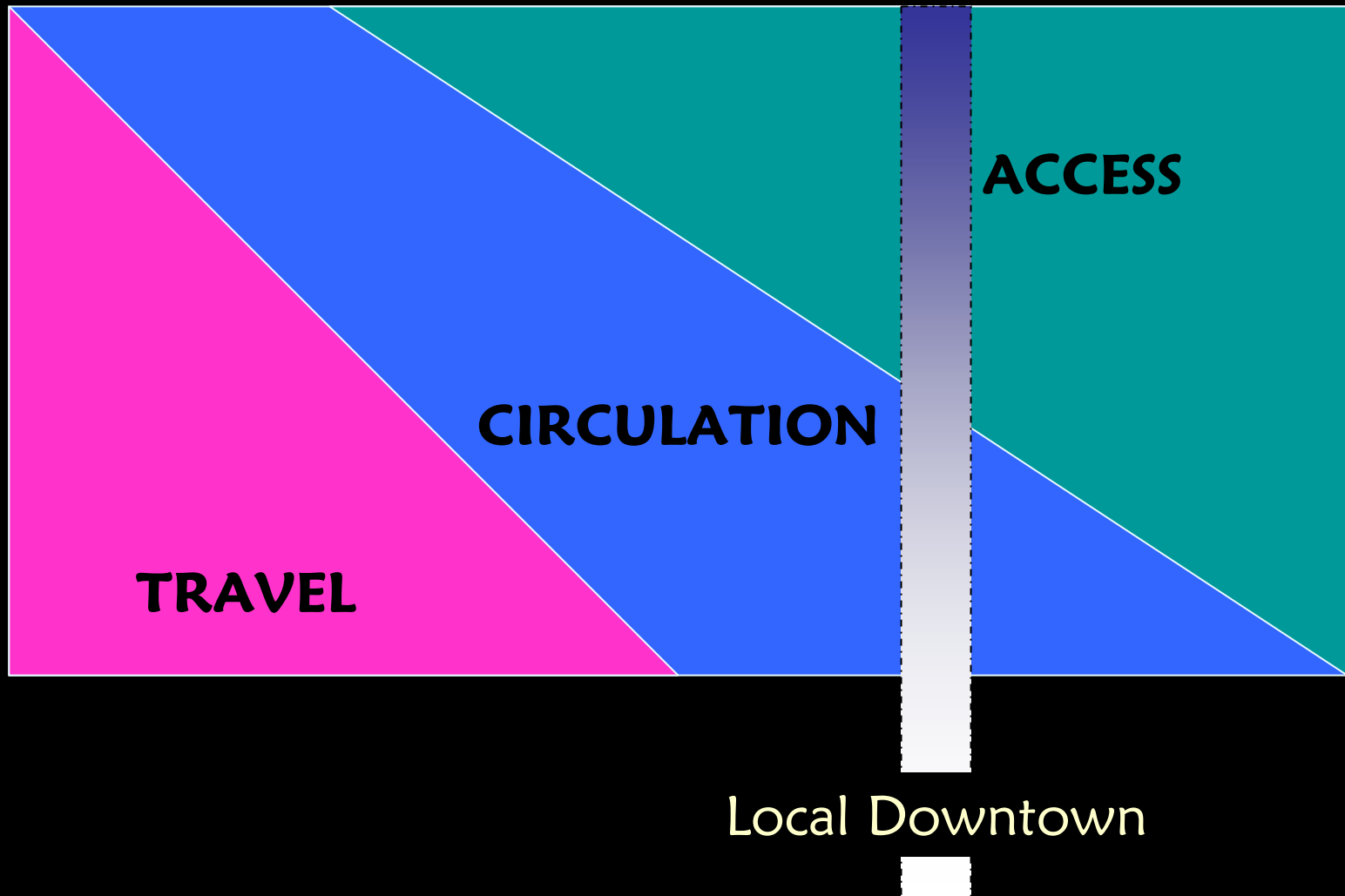
Strategic Balance - Places



Strategic Balance - Places



Strategic Balance - Places

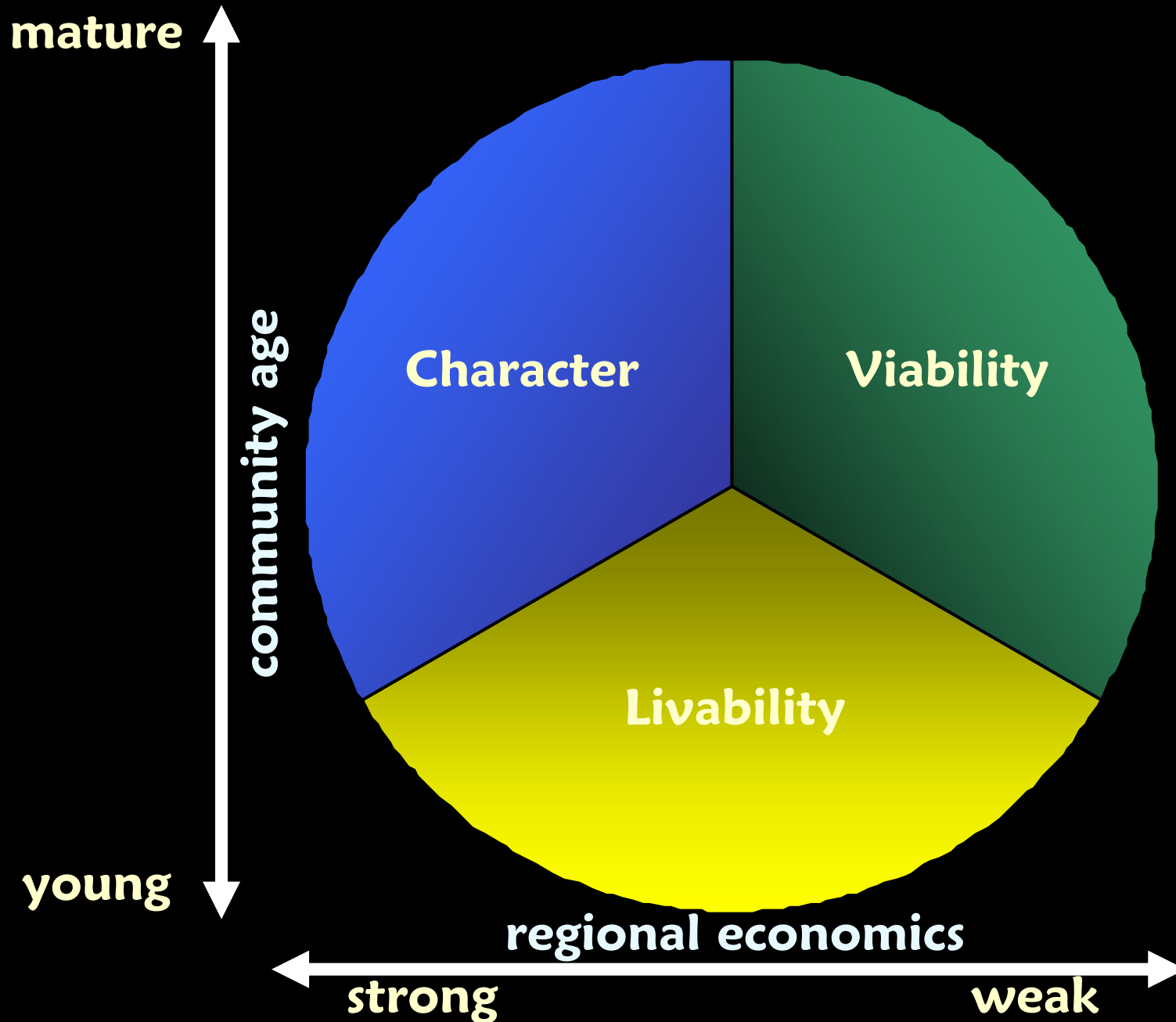


Summary: Mobility Balance

- Winslow is a **local downtown**
- Priorities will be:
 1. Access (high)
 2. Circulation (high)
 3. Travel (low)
- Our issues & opportunities are:
 - ☐ Parking
 - ☐ Circulation

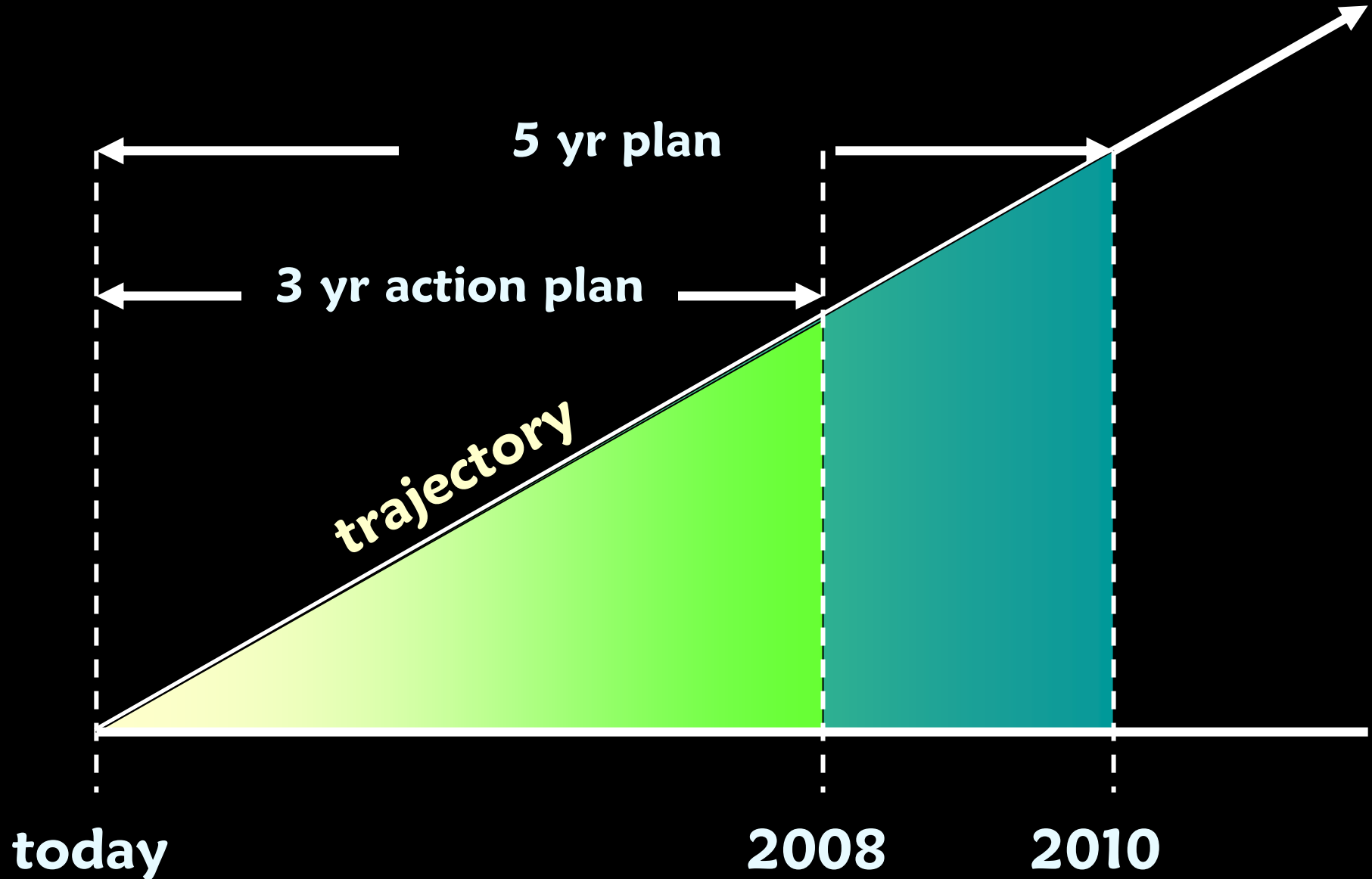
Timing

What Drives Community Policy

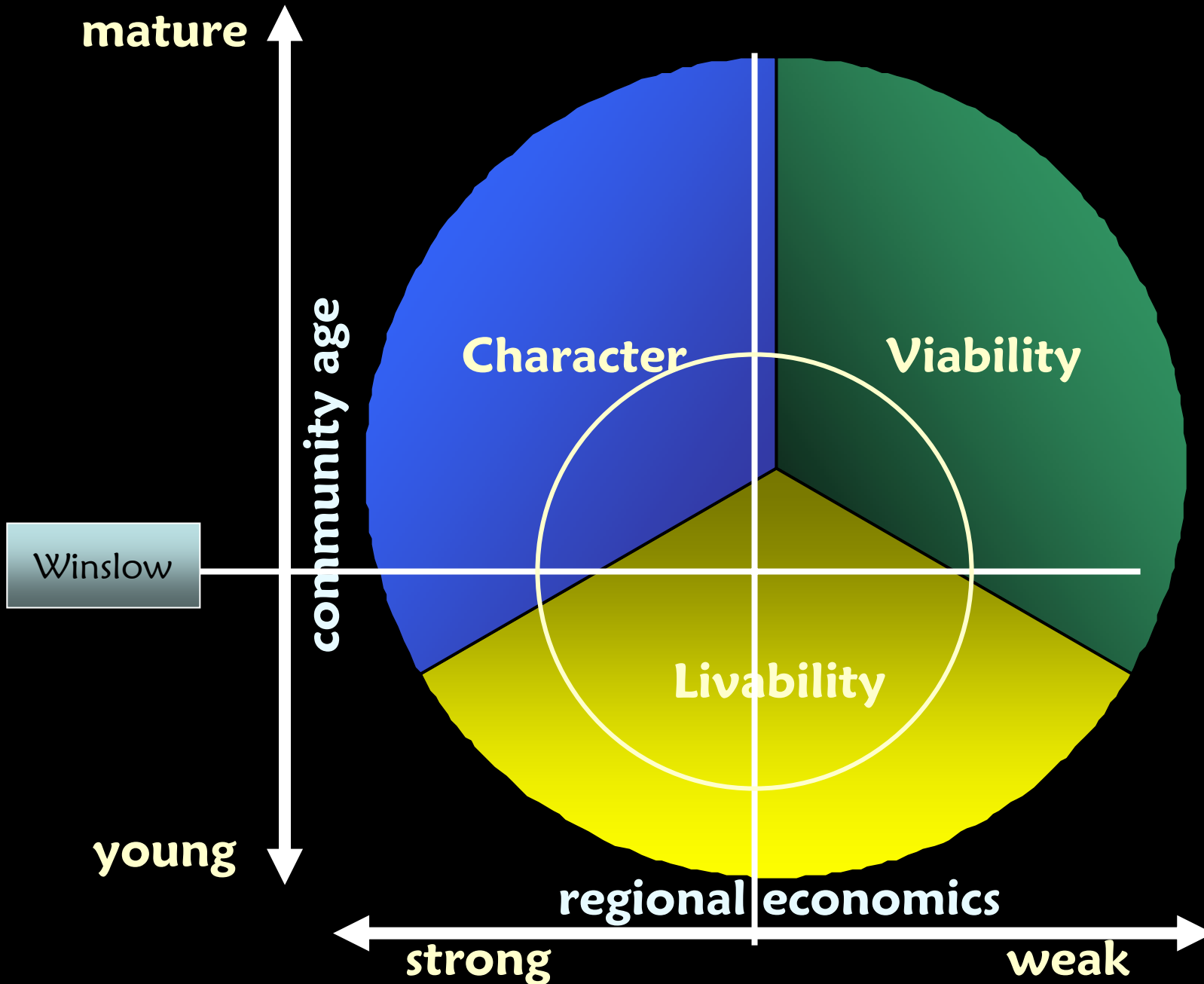


Our Approach

Your vision



What Drives Community Policy



Summary: Timing

- Winslow is young (re: buildout)
- Community character has high value
- Community viability is assured
- Future livability is in question
- Vision is clear, policy steps are not
- Our project focus: policy steps
- Our emphasis: rapid deployment

Role of Tourism & Visitors

Strategic Choice



Devil's Bargains



Tourism in the Twentieth-Century American West

HAL K. ROTHMAN

Lahaina, HI



Jackson, WY



Breckenridge, CO



Hilo, HI



“Devil’s Bargain”



Primary
business is
tourism &
visitors

Tourism &
visitors
augment local
downtown

No tourism &
visitor
business in
downtown



“Weak Economy”

Aspen, CO



Aspen, CO





Estes Park, CO

Estes Park, CO





Redmond, WA

DB

WE

Redmond, WA





Redmond, WA



Arvada, CO

DB

WE

Arvada, CO





Boulder, CO



Boulder, CO



Boulder, CO



Boulder, CO

Boulder, CO



Boulder, CO



Summary:

Role of Tourism & Visitors

- Winslow will be a community downtown serving the residents and employees of Bainbridge Island
- Winslow will become more of a residential address
- Winslow will appeal to tourists and visitors who will add income to the local economy
- But tourism will not dominate or overly influence the Downtown

Issues & Opportunities

- ❖ Parking
- ❖ Circulation



Parking Guiding Principles

1. Achieve pedestrian supportive downtown with pedestrian places
2. Support & retain existing businesses
3. Encourage infill & redevelopment consistent with Winslow Tomorrow
4. Achieve equity in parking management & finance

Parking Issues & Opportunities

- Supply
- Urban design
- Enforcement
- Funding/financing
- Delivery access



supply

**urban
design**

**enforce
ment**

**funding
/finance**

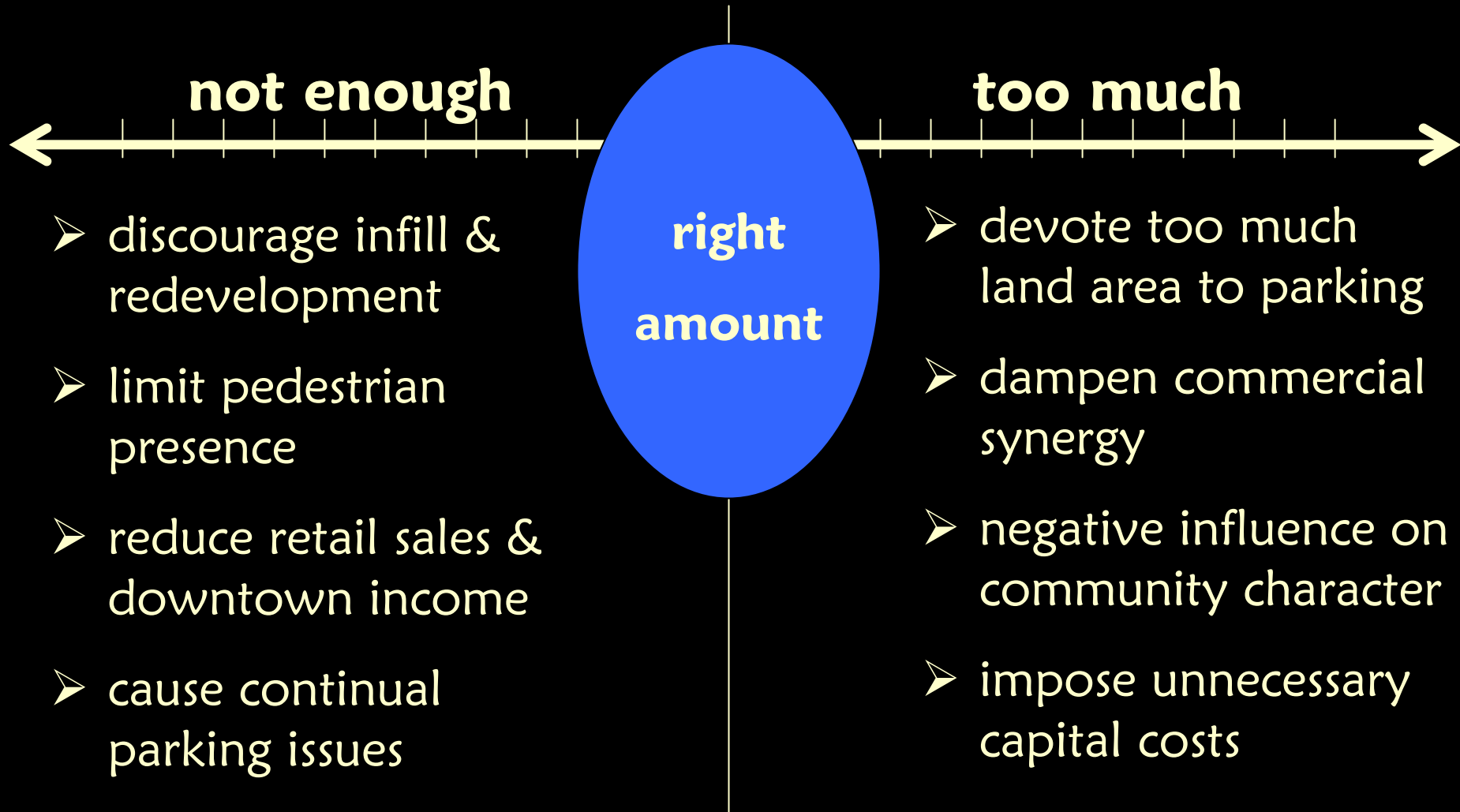
**delivery
access**

Parking Issues & Opportunities

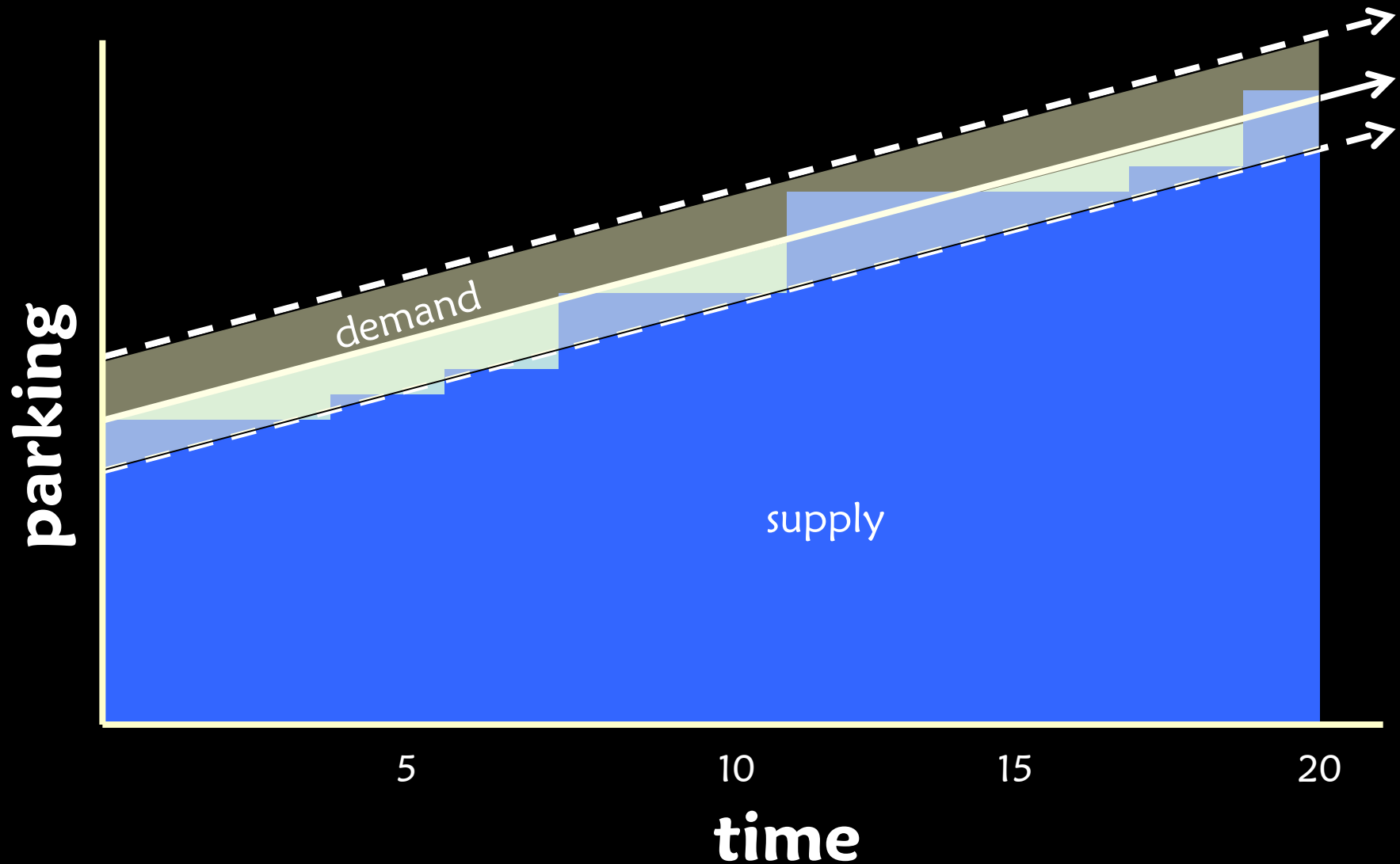
Supply



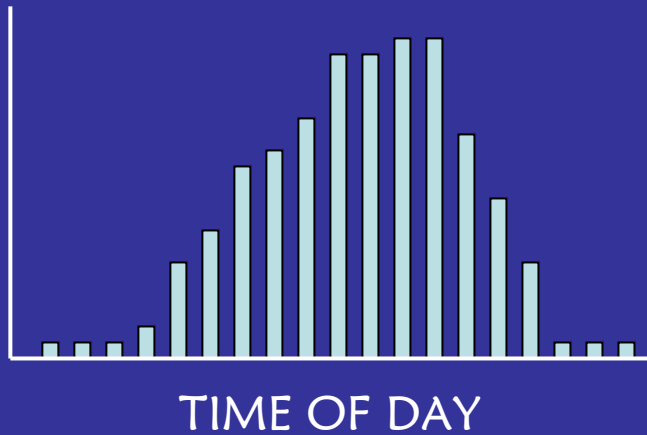
Downtown Parking Supply



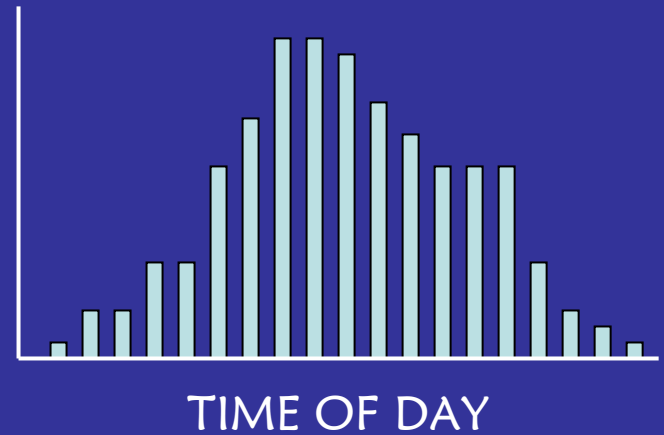
Managing Parking As a Utility



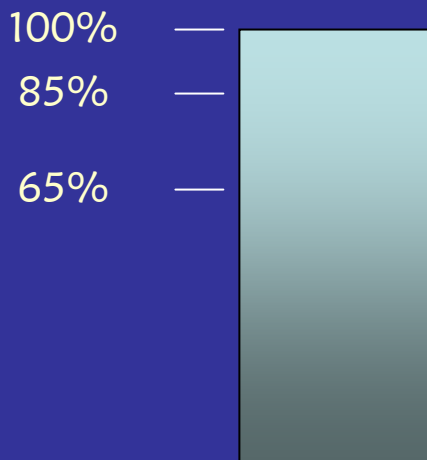
Parking Accumulation - Retail



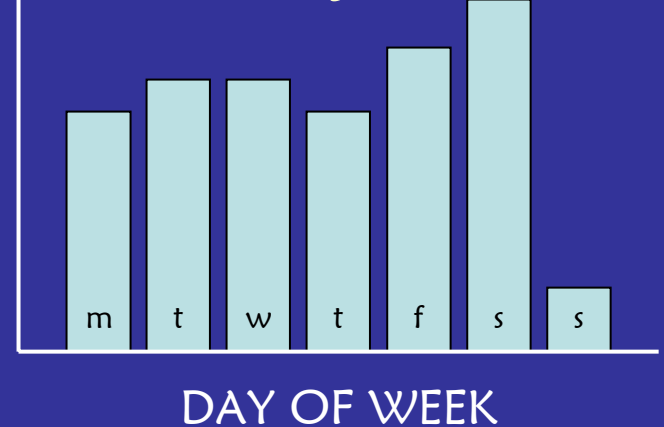
Parking Accumulation - Office



How Full is Full?



Parking Accumulation - All Uses @ 3pm



Importance of on-street supply



Mt. Vernon, IA

Boulder, CO



Parking Supply

- Maintaining “right amount” of parking over time
- Managing parking as a utility
- Maximizing on-street supply
- Ensuring multimodal accommodation
- Knowing how much you need (monitoring & performance)

Parking Issues & Opportunities

Urban Design





Boulder, CO



Boulder, CO



Boulder, CO



Boulder, CO

Boulder, CO



Urban Design

- Design of parking structures
 - Large/small
 - Retail/office wrap
 - Location
- Design of on-street parking
 - Diagonal/parallel
 - Which streets

Parking Issues & Opportunities

Enforcement



Enforcement

- Ferry commuters using downtown for all-day parking
- Downtown employees parking in premium (on-street) spaces
- Ticketing customers & visitors
- Duration – long stay/short stay
- Scofflaws (repeat offenders)

Parking Issues & Opportunities

Funding/Finance



Funding/Finance

- Development requirements
 - Off-street ratios – vary by use?
 - Shared parking
 - On-site – small parcels
 - Credit for on-street frontage
 - Fee-in-lieu
- District?
- Public/Private partnerships
- One large garage or numerous sites
- Phasing & transitions
- Future paid parking?

Parking Issues & Opportunities

Delivery Access



Kailua, HI





Winter Park, FL

Delivery Access

- Alleys and driveways
- Designated on-street locations

Parking Issues & Opportunities

Prioritization



Parking Issues & Opportunities



Supply



Urban design



Enforcement



Funding/financing



Delivery access

Parking Supply



Maintaining “right amount” of parking over time



Managing parking as a utility



Maximizing on-street supply



Ensuring multimodal accommodation



Knowing how much you need
(monitoring & performance)

Urban Design



Design of parking structures

Large/small

Retail/office wrap

Location



Design of on-street parking

Diagonal/parallel

Which streets

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Delivery Access



Alleys and driveways



Designated on-street locations