

MINUTES
Parking Study Committee
Meeting # 8
Newport City Hall Council Chambers
March 13, 2018

Committee Members Present: Cris Torp, Sharon Snow, Janet Webster, Jody George, Aaron Bretz, Julie Kay, Linda Neigebeuer, Laura Anderson, Wendy Engler, and Frank Geltner.

Committee Members Absent: Gary Ripka, Kathy Cleary, Cynda Bruce, Tom McNamara, William Bain, Jeff Lackey, and Bill Branigan.

City Staff Present: Community Development Director (CDD), Derrick Tokos, and Executive Assistant, Sherri Marineau.

Consultants Present: Lancaster Engineering: Brian Davis.

1. **Call to Order & Roll Call.**

2. **Approval of Minutes.** Webster gave Marineau corrections to the January 11, 2018 minutes.

3. **Finalize Parking Management Plan.** Davis reviewed the updates made to the Parking Management Plan based off of the changes requested by the AC at the last meeting. Tokos asked for AC comments:

- Engler asked where RVs could park on Elizabeth Street. Davis said it was south of Don Davis Park, not on the curb.
- Engler asked about the thought for structured parking at the old dry cleaning spot. Davis said it was something that was considered but there wasn't much support for it and it was dropped. Tokos noted there was a discussion on structured parking projects that cost several millions of dollar and were long term projects. Tokos said there was no funding for the dry cleaning parking although the owner was interested. Geltner asked if the vestige of the idea still be included. Tokos said yes. Davis said if metering was going to be controversial, parking should be considered as an economic resource. Engler wanted to look at potential public parking opportunities in conjunction with reviewing the core zone overlays. She said there was a lot of planning to do in Nye Beach and the parking plan was a big part of that. Webster thought that Davis was saying here is the parking and what the options were. She thought he should include how cost effective it was and the seasonality of it. Davis said he could use Webster's words for the additions and would include recent supply to keep it general. Engler thought that sounded good.
- Engler asked if there were any considerations for structured parking on the Bayfront. Davis said it was still in there but might happen in the future. Webster noted it was on page 70.
- Webster said on Page 61 the parking moved east towards the Port wasn't as utilized by tourists. Davis said he would add this in and would add more specificity on Webster's comments.
- Anderson asked about permitting programming on Page 68 and what the status was for the AC's recommendations on how it would work. Tokos said it would be covered later in the meeting.
- Engler noted that she liked wayfinding branding. Davis said he thought that wayfinding could really help with the parking stance. Webster said lighting and wayfinding would push people out from the prime areas.
- Webster said on Page 75 there was temporary parking at Don Davis Park still left in. She asked if the whole thing was Don Davis Park. Tokos said no. He said in 1991 they did a dedication of Don Davis Park and the parking was specific to improvements they were making. The project was finished in 1993. He said this didn't include the piece that was undeveloped.
- Webster asked if the construction of the gangway to the east end of Port Dock 5 was a City or Port project. Tokos said it could be a justified joint project if the result was to get fisherman off of Bay Blvd. Bretz said from the Port's standpoint it would be better if it was a joint project. Webster thought it should be noted that it was a joint project. Bretz said a better way would be to say it would be more likely to happen if it was a joint project.
- Geltner asked if Webster's question about the Don Davis project was in the report. Webster said Page 75 referenced the piece of property that fronts Coast Street.

4. **Webster – Torp Memo.** Tokos asked Webster and Torp to give an overview of their memo. Torp felt the AC needed a way to designate parking if they wanted to enforce, specifically having angled parking going down Hatfield Street. He said if there was angled parking downhill on the west side of Hatfield you could add to the parking inventory. Davis asked if Torp was talking about taking out parallel parking up hill. Torp said no, he was talking about angled parking downhill.

Discussion Items:

- Engler asked about RV parking signage. Torp said he saw very few signs that showed where to park RVs. Engler asked if Torp wanted it to be RV parking along Bay Blvd. Torp said part of the problem was how to get RVs down to the Bayfront. He said RV parking on the Bayfront was not as big of a problem as one might think but RVs added to congestion. Torp said the day-to-day commercial traffic was more significant at taking up parking and was the reason for his thoughts on parallel parking. He said parallel parking would open up traffic lanes on the west of the bay. Davis said there was little RV signage and said he would make a map that showed where signs should be for the next meeting. He said ODOT controlled Hwy 101 and this made signage harder to implement. Engler said all RVs should come west on Hwy 20, turn on Moore Road, and park on the flat. Torp said the turnaround was the hardest part. A discussion ensued regarding how RVs park and turn around at the Bayfront and Nye Beach. Geltner said there was an RV sign on Hatfield but it was overgrown. Engler thought some good wayfinding and signage would help.
- Webster said if the perception of City staff was that there was only five blocks for people to park on the Bayfront, there was work to do. Tokos said there were limits on how far people would walk and why there was such heavy utilization of the parking that was available. A discussion ensued regarding walkability.
- Engler talked about thermal blasts as an alternative and reminded that they were available but underutilized.
- Neigebauer thought transportation funds could be put into the Bay area. Tokos said it would take more money to do this and it wouldn't completely be paid for by the City.
- Torp said he liked angled parking and wanted it continued along to the Port. He thought another 250 feet could be added on the water side, then parallel parking could be added on the east end with a combination with RV parking. Bretz liked the idea of angled spaces. He didn't think people would notice the hills when they were walking.
- Davis said pedestrian encouragement was hard but a wayfinding option would be on Hatfield and Canyon Way, which would be a walk from the Bayfront to the Recreation Center.

5. **Parking Permit Program & Outreach Materials.** Tokos reviewed his presentation on the parking management program and outreach materials. Webster asked if this would be shared with the PC and the public. Tokos said it would go to the CC first then they would use it to do outreach. He covered the study objective, scope, Nye Beach Public Lots, Bayfront Public Lots, City Center Public Lots, Initial Outreach, Outreach Feedback for the City Center, and Outreach Feedback for Nye Beach topics. Snow thought that the RV parking on Elizabeth Street and up 3rd Street was a little inadequate and felt the conversations had been more about parking on 3rd Street. Davis asked if there should be designated parking up 3rd Street for RVs. Engler said yes, up the hill where it wasn't striped. Webster said it could be changed to encourage RV parking outside of core areas. Snow said the top of 3rd Street was where they thought would be the best area for RVs. Geltner asked if the AC really wanted to use the word "encourage". He felt that for the area between Don Davis and Elizabeth Street, they needed feedback from surrounding owners such as the Whaler. Neigebauer didn't think this was an area for RVs. Anderson reminded that this was feedback to get a sense of what was heard at the time. Geltner asked if they were using the public input or the AC's thoughts. Tokos said this was based on outreach feedback. Davis said he did still have RV parking in the plan for Elizabeth Street and would be identifying RV parking in all areas. He wondered if there was a striping precedence for RVs. Engler didn't think RV parking was an issue.

Torp asked if the work from 2016 would be taken to the CC and if there would be anything brought to them that was synthesized. Tokos said they would get to that and noted the schedule would have the AC reconvening after the outreach for synthesized comments so the AC could provide their recommendations. Geltner said the Wayfinding map would have info that would be universally known. He asked if the AC would have anything for the map in the study. Tokos said recommendations would be brought to the PC and CC for implementation and said it would be in the recommendations.

Neigebauer thought they shouldn't be specific on where to encourage RV parking to the CC because it brought up many things to rehash or discuss. Webster said Tokos shouldn't go into the details of the outreach with the CC. Engler

thought it was a good idea and thought he should give details near the end of presentation to the CC. Tokos said he could simplify and thought it was important to tell the CC that there had been a round of outreach to inform the public of the work moving forward. A discussion ensued regarding how to present the outreach feedback to the PC and CC.

Tokos reviewed the Field Survey Metrics, 85th Percentile, Field Survey Products, Bayfront Occupancy, Bayfront Turnover, Nye Beach Occupancy, and Nye Beach Turnover topics. Torp cautioned Tokos to not use compliance because saying you have complied with the parking time limits was not right. Tokos said this was observed overstays during the peak periods. Engler said the observations were over three days and thought it was a small sample size in terms of days. Tokos asked Davis how much he thought things would vary if observations were done on more days. Davis didn't think very much. He thought it was a robust sample size and didn't know if a different day would affect anything. Davis said he would assume an event would affect it though. Webster didn't think they should use compliance because they were talking about observed overstays. Davis said he didn't have information on how many people in aggregate were staying over two or three hours. He said if the AC wanted to manage freeing up spaces without metering, they might want to look at doing two-hour limits in the Bayfront or Nye Beach. Davis noted that he didn't think it was the best idea and thought timed parking was less effective. Tokos said it was the difference between the fixed standard versus the flexibility with metering. Davis said the time limits would matter less then.

Tokos covered City Center Turnover, and Maintenance of Parking Assets topics. Geltner asked if maintenance was an argument on why it was needed. Tokos said it was an argument that we need more resources for parking maintenance than we currently have. Geltner said we could potentially address Tim Gross' concerns for striping if we had enough resources. Tokos said this wasn't factored into Gross' resource issue and was more about the availability of staff and their not having enough time to do maintenance. Geltner said one way to say we could help was by bringing in additional funds. Webster said striping could be contracted. Tokos said the striping wasn't the bigger challenge, maintenance of the lots was. Engler asked if tourist tax dollars could be used to contribute to this. Tokos said yes, room tax dollars could be used, particularly with lots with heavy tourist use. He noted the challenge was there was a lot of competing interest in room tax dollars and it meant finding balance in how funds are utilized.

Tokos covered Capital Projects next. The AC was concerned that it was in the wrong location in the study. Anderson thought the header could be misleading and thought it needed to be worded as "potential capital projects identified." Webster thought there should be a transition from data to the recommendations instead. Bretz suggested putting the recommendations first, then the price tag next so people saw what they were getting first. Geltner said they needed to ask what the AC wanted the CC to know at the end of the presentation. Anderson said it seemed logical to present the data to support the recommendations and there would be some nuance on how the transition occurred. Tokos said some people would be upset without the data for context and others would just want the punch list. He felt it was important to find a middle ground.

Tokos covered the Transit Option and noted that Kittelson and Associated did the study. Neigebauer asked if the days the transit was available was known yet. Tokos said he would check. Neigebauer questioned if the loop could be shorter. Tokos said they could but he didn't know if it changed their costs. Neigebauer asked if the \$201,000 per year was from the current money coming from the City or in addition. Tokos said he thought it was in addition because what they were providing was for existing services.

Tokos covered Recommendations-Demand Management next. Bretz noted the rate identified for permit zones and asked if there were different rates for businesses or fishermen. Tokos said no and noted it was the most flexible piece on costs. Bretz said fishermen were paying \$21 a year currently and were not really happy about it. A discussion ensued regarding cost of permits. Torp said Hood River permits were \$36 per month and their City was sold out on permits. He said all their permits were allocated and referenced the Hood River website to encourage the AC to review their permits.

Anderson noted that metering would raise a lot of questions and suggested starting first with improvements, then wayfinding, lighting, and code enforcement, then put metering last. Webster suggested making the transit slide a recommendation instead of an option. Geltner said the only recommendation slide where "meter revenues in excess of administrative cost" was located on was the Transit slide. He thought it needed to be in the other recommendations and asked if other slides should have that expression. Geltner also asked if it should just be for demand management. Tokos said he would change it to the parking system improvements and tie it back to the tiers. Webster suggested saying "prioritize to address all other recommendations."

Tokos covered Recommendations - Parking Improvements, and Wayfinding/Lighting. Tokos asked the AC if they wanted to generalize the RV parking instead of giving specifics. The AC agreed. Webster wanted to make sure the first bullet for Wayfinding was strong enough and was in support of the Wayfinding Committee. Bretz suggested saying "the AC supports the Wayfinding Committee." Tokos said there would be an opportunity for the AC to give their recommendations and said he could work on the text.

Tokos covered Recommendations - Code Revisions. Tokos noted that he added an elimination of the minimum off street parking for new development and redevelopment in metered and permitted zones for most uses. Neigebauer said she had a problem with this. She listed the parking requirements for commercial and residential in the Nye Beach area. A discussion ensued regarding the current requirements and what it would mean if off-street parking was eliminated. Neigebauer felt the parking exemptions were currently very comfortable and eliminating would put pressure on the high demand areas. Webster said getting rid of the off-street parking requirements opened things up for redevelopment. Anderson asked for clarification on existing developments. Tokos explained that if off-street was lifted, they wouldn't need parking for redevelopment. Anderson said maybe it could be for redevelopment and existing businesses. Tokos said that was fair and thought it might need to be for commercial. Neigebauer was worried that the people in the Nye Beach area didn't know that there would be a change. Tokos said any changes would have a public hearing process. He said the objective was that if we went to demand management such as metering, we would manage the parking to allow development in areas that they previously couldn't do because of parking. Webster wondered if there could be a requirement that people do a parking plan or address parking in some way. Neigebauer didn't want the elimination of off-street parking as a done deal and didn't want it to get lost. Tokos said it would have to go through its own review process.

For the sake of time, Tokos asked the AC to send him thoughts on the remaining slides for his presentation instead of reviewing them. He said he would be starting to schedule outreach meetings and it would be great to have community participation. Anderson asked how long the AC's service would continue. Tokos explained it might need to be extended another 12 months.

Geltner noted that the slide on oversight was missing "policy" and felt the AC needed to revisit it. Webster said when Tokos rearranged the slides, make the same changes on his two pager. Anderson cautioned against showing the entire three tiers of capital projects and said to save them for the end. Tokos said maybe they could say there were solutions out there for significant supply but not enough revenue. Anderson said there may be some questions about if employees were eligible for permits and said to be prepared to answer them. Tokos said permits were for anyone and there were no limits on permits. He said limits could be done down the road. Engler said she would like to talk about that at some point. Webster noted that she had a problem with metering overall and asked if there was a way to say the AC was not in complete agreement on it. Tokos said during outreach there would be a way to do this. Neigebauer stated that she thought that if timed parking was managed and patrolled, the problems wouldn't be the same. Tokos didn't know that the analysis showed that this was true. Davis said he didn't fundamentally find any parking that was 7-10 percent of space hours if they were enforced. He said enforcement would make some difference, but there weren't enough violations to make much of a difference.

6. **Public Comment/Questions.** None.

7. **Adjournment.** Having no further business, the meeting adjourned at 5:06 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant