

Parking in Downtown Yakima

**Yakima City Council
Study Session
March 12th, 2024**

Today's Presentation

- Introduction**
- History of City-owned lots**
- Scope – What it is and what it isn't**
- Condition, rehab, ongoing maintenance of lots**
- Policy options related to regulations**
- Related issues**
- Proposed next steps and timeline**

History

- **Late 1960s-early 1970s, need for downtown parking grows**
- **1974 – Local Improvement District (LID) formed**
 - **Business owners assessed**
 - **Acquisition of property for three lots**
 - **Paving, lighting, landscaping, etc.**
 - **60% of costs paid by LID assessments, 40% by City funding sources**
- **Original LID retired in early-to-mid-1990s**

History

- **1996 – Parking and Business Improvement District (PBIA) formed**
 - **Business owners assessed**
 - **Construction, maintenance, etc. of lots**
 - **Event promotion, decorations, maintenance of public areas, etc.**
- **PBIA had a six-year term**

History

- **2002 – Second Parking and Business Improvement District (PBIA) formed**
 - **Business owners assessed**
 - **Construction, maintenance, etc. of lots**
 - **Event promotion, decorations, maintenance of public areas, etc.**
- **PBIA had a six-year term**

History

- **2008 – Downtown Yakima Business Improvement District (DYBID) formed**
 - **Business owners assessed**
 - **Economic development**
 - **Graffiti removal**
 - **Beautification projects**
 - **Maintenance and improvement of lots**

History

- **2011 – DYBID reformed**
- **North Front Street area added**
 - **Business owners assessed**
 - **Economic development**
 - **Graffiti removal**
 - **Beautification projects**
 - **Maintenance and improvement of lots**

History

- **2012 – DYBID boundaries, services, and Assessment area modified to current**
- **COVID Pandemic**
 - **Parking enforcement suspended**
- **2022 Parking Study**
 - **City-owned lots heavily used**
 - **Recommended charging for parking to generate revenue for lot maintenance and improvement**
 - **Projected revenue of \$1.3 million per year**

History

- October 2022 – Council approves plan to charge for parking**
- December 2022 – Council suspends implementation of parking plan for six months**
 - Downtown business owners to develop alternative plan**
- Early 2023 – Yakima Police Department assumes parking enforcement responsibilities**

History

- **June 2023 – Business owners present alternative plan to Council**
 - **Pay \$1 per hour after the first two hours**
 - **Monthly rental rate increase from \$40 to \$50**
 - **Monthly rental spaces increased from 40% to 60%**
 - **Fine raised from \$20 to \$50**
 - **Increased enforcement**
- **July 2023 – Council adopts alternative plan**

History

- **Summer-Fall 2023**
 - **Equipment purchased**
 - **Staff trained**
 - **Warnings placed on vehicles**
- **Fall 2023 – Plan implemented**

History

- **December 2023**
 - **Concerns from downtown businesses, employees, etc. received**
 - **Petition with more than 500 signatures submitted**
 - **Council unanimously places 60-day moratorium on enforcement of new plan**
- **January 2023 – Public meeting held**
 - **Council unanimously extends moratorium another 60 days to allow for alternatives to be developed**

Scope

- **Different recent proposals with different elements**
- **Parking meters**
- **Public lots**

Scope

Not About

- On-street parking meters
- Changes in regulation of on-street parking
 - Process exists to change on-street time limits

Is About

- 4 City-owned parking lots
 - Rehab and ongoing maintenance
 - Regulation
 - Cost

Current State of Lots

Lot Overview



Current State of Lots

Millennium Plaza



Current State of Lots

2nd Street



Current State of Lots

Staff Sgt. Pendleton



Current State of Lots

Crafted



Previous Rebuild Proposal

Parking Lot	Area (sf)	Spaces	Mill & Overlay	Complete Rebuild
Millennium Plaza	\$71,699	182 (7 HC)	\$259,809.00	\$520,206.00
2nd Street	\$38,095	121 (4 HC)	\$139,675.00	\$276,788.00
1st St. & Staff Sgt. Pendleton	\$13,766	39 (1 HC)	\$52,263.00	\$102,671.00
1st St. - Crafted	\$21,645	62 (2 HC)	\$78,988.00	\$158,600.00

Revised Maintenance Proposal

2024

- Millennium Plaza

- Crack seal - Fog seal - Sidewalk - Curb - Section repair - Striping

Total cost - \$21,040

2025

- Millennium Plaza

- Curb

Total cost - \$2,250

- 2nd Street

- Crack seal - Fog seal - Sidewalk - Curb - Section repair - Striping

Total cost - \$18,00

Revised Maintenance Proposal

2026

- Millennium Plaza

- Sidewalk

Total cost - \$3,250

- Staff Sgt. Pendleton

- Crack seal - Fog seal - Curb - Section repair - Striping

Total cost - \$17,850

2027

- Millennium Plaza

- Curb

Total cost - \$11,250

- Crafted

- Crack seal - Fog seal - Curb - Section repair - Striping

Total cost - \$7,900

Total Maintenance Proposal Cost

\$82,340

Not adjusted for inflation

Stormwater Drainage Improvements

Millennium Plaza - \$585,000

2nd Street - \$299,000

Staff Sgt. Pendleton - \$234,000

Crafted - \$31,200

Total cost - \$1,149,200

Funded by non-parking revenue sources, i.e. grants, etc.

Regulation

Why regulate?

- **Assure turnover**
- **Reliably provide customer parking**
- **Keep lots from becoming storage area**

Why paid parking?

- **Everyone pays for parking – it's in the prices you pay or through a meter**
- **Encourages turnover**
- **Funds lot maintenance and improvement**

Policy Options

- Lot maintenance and improvement plan**
- Length of free parking period**
- Hours of enforcement**
- Monthly parking pass cost**
- Parking violation fine amount**
- Application of technology – QR code**

Policy Options

Lot Maintenance and Repair Plan

Projected revenue needs are driven by project assumptions

- **Considerations**

- Need
- Affordability
- Sustainability

Option 1

- Major reconstruction of City-owned lots
- High revenue requirement

Policy Options

Option 2

- Incremental repair and improvements**
 - Relatively low revenue requirement**
 - Replace failed areas**
 - Address drainage systems**
 - Regular maintenance of lots**

Policy Options

Length of Free Parking Period

- Considerations

- Need for turnover**
 - Time for customers to conduct business**
 - Surrounding uses**
 - Societal changes**
 - Types of businesses and services – changed over time?**
- 2 hours currently – 3 hours has been suggested**

Recommendation

- Remain at 2 hours**

Policy Options

Hours of Enforcement

- **Two different times currently cited**
 - **8:00 am to 5:00 pm**
 - **8:00 am to 6:00 pm**
- **Considerations**
 - **Business hours-needs**
 - **Consistency – avoid confusion for drivers**
 - **Practicality of enforcement between 8:00 am and 5:00 pm**

Recommendation

- **Enforcement between 8:00 am and 5:00 pm**

Policy Options

Cost of Monthly Permit

- **Currently \$50**
- **Considerations**
 - **Reduces spaces for customers and turnover**
 - **Business and employee needs**
 - **Sustainability**
 - **Was \$40 for 25 years**

Recommendation

- **Retain at current amount**

Policy Options

Parking Infraction Fine Amount

- **Currently \$50 per infraction**

- **Considerations**

 - **Reasonableness**

 - **Likely consequences**

 - **Comparability**

Recommendation

- **Reduce to \$20 per infraction**

Policy Options

Application of Technology

- Considerations**
 - Ability to effectively enforce in place**
 - User convenience not in place**
- Options**
 - Status quo**
 - Explore options**

Recommendation

- Explore QR code option – budget issue**

Related Issues

On-Street Parking

- **Two issues raised by community members**
 - **Enforcement – Consistent in the CBD**
 - **Time – different needs based on businesses**
- **Considerations**
 - **Turnover**
 - **Consistency**
 - **Visibility**
 - **Current processes**

Recommendation

- **Education on processes and use them**
- **Enforce hours consistently**

Next Steps - Timeline

Process of input and feedback

- 3-12 – City Council presentation of proposal**
- 3-21 – Community meeting**
- Refine proposal based on input and feedback**
- 3-26 – City Council consideration of final proposal**
- 4-2 – City Council consideration of enabling ordinance**

Future Improvements

Non-Emergent Future Needs

- Components**
 - Drainage system rehabilitation**
 - Lighting**
 - Landscaping**
 - Accessibility**
- Considerations**
 - DYBID and DAY**
 - Businesses**
 - Grants**
 - One in process for drainage improvements**
 - Economic development grants possible**

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