

REVIEW DRAFT
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Winslow Core Parking Feasibility Study

Design Program
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General Study Goals

Based on interviews of property owners, City officials and Councilpersons, and interested community stakeholders, the following goals and objectives have been distilled to guide the planning team in developing options for providing new downtown core parking configurations.

1. Identify and Evaluate Configuration Alternatives

The study will explore potential physical configurations for parking on the subject properties and will examine how these individual configurations could be coordinated or combined to improve parking efficiency, lower overall development costs, and facilitate long-term parking management.

In addition to the impetus for more downtown parking from the Winslow Tomorrow planning process, the City of Bainbridge Island is currently in the process of modifying the development codes in the downtown area to provide increased development capacity on the properties involved in this study. While not intended to identify the amount or nature of future development that might occur on the subject properties, the feasibility study will attempt to provide a sufficient quantity of parking to allow the property owners development flexibility to achieve the new development capacity, and will attempt to identify the parking design implications that might be required to accommodate a reasonable range of development types in the future.

2. Parking should respond to the needs of users

The new parking will be targeted for three primary user groups:

- Employees of downtown businesses and the City, including Bainbridge Performing Arts Center and the Historical Museum
- Customers and visitors of downtown businesses
- Users from downtown developments who have purchased off-site parking through participation in the City's fee-in-lieu program.

The configuration of the new parking should be attractive to and convenient for the user groups. The study will evaluate whether the parking should provide for segregation of users or not.

In addition to these users, the parking design should respond to the need for service parking and off-loading for the immediately adjacent downtown businesses.

3. Provide Flexibility for Development Sequencing

It is likely that each involved property will be developed at a different time. Further, each property may be developed in phases that are difficult to identify at this time. One of the challenges of the study will be to examine how the benefits of coordinated parking can be achieved given the likelihood of disjointed development schedules.

4. Explore Access and Circulation

The study will also examine options for access to surrounding streets to the new parking and will identify the need for obtaining permission or control of access across various properties in the vicinity.



5. Explore Long-term operational opportunities

The study will evaluate how the involved properties might cooperate to manage the parking and potentially support the generation of revenues to help defer the costs of the new parking.

6. Coordinate the new parking with the Winslow Way rebuilding project

The project team will coordinate the feasibility options with new Winslow Way rebuilding project planning to insure coordination of access points, utility connections, and any other issues requiring attention.

Property-Specific Goals

1. City of Bainbridge Island

- A. Replace and potentially increase existing employee parking
- B. Provide additional parking in support of Winslow Tomorrow
 - i. Fee in lieu program
 - ii. Downtown employees and customers
- C. Explore options, costs, and benefits for providing design and structural flexibility to allow development of portions of the top level of the garage
 - i. "Town square" vs. parking
 - ii. Future buildings (Note, this study will not attempt to identify the type of future buildings or the kinds of uses.)
- D. Explore improvement of overall traffic circulation in downtown area
- E. Service circulation and delivery parking
- F. Explore opportunities to improve downtown pedestrian circulation
- G. Explore organizational and financing options for the development of the public component of the new parking
- H. Determine whether to participate in the purchase of the Magnano Property, on which new access road from Winslow Way could be located. Resolve acquisition and development financial structure among study participants.

2. Haggar-Scribner Properties

- A. Recognize likelihood of need for medical clinic parking for a future 30,000-50,000 sf clinic redevelopment
- B. Provide for phasing to allow development of new clinic while the existing facility remains in operation
- C. Replace existing parking
- D. Determine whether to exercise the option to purchase the Magnano Property, on which new access road from Winslow Way could be located. Resolve acquisition and development financial structure among study participants.

3. Sandstrom Properties

- A. Provide parking to allow development flexibility for the site under the new zoning allowances
- B. Recognize that redevelopment is not likely to occur for some time.
- C. Explore multi-level connections to parking to facilitate multi-level retail, as well as other uses.
- D. Determine whether to participate in the purchase of the Magnano Property, on which new access road from Winslow Way could be located. Resolve acquisition and development financial structure among study participants.