



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

**Agenda
Planning & Building Committee**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link: <https://zoom.us/j/91367335342>

Call-in: (253)215-8782

Meeting ID: 913 6733 5342

Monday, April 5, 2021

3:00 P.M. – 4:30 P.M.

3:00 p.m. - Call to order, roll call

Approval of Minutes: March 1, 2021



Agenda Items:

I. Downtown Waterfront Alliance Parking Analysis – Gary Glein



II. Growth Target Allocation Update – Carl de Simas, Senior Planner

III. SSHAP Update – Carl de Simas, Senior Planner

IV. Council Comments - Councilmembers

Other Business

Next Meeting Monday, May 3, 2021

Adjournment



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

DRAFT Minutes
Planning & Building Committee

Monday, March 1, 2021
3:00 P.M. – 4:30 P.M.

3:03 p.m. - Call to order, roll call Councilmember Himes; Senior Planner, Carl de Simas; Paul Rice, Building Official/Fire Marshal; Bob Larson, City Administrator; Councilmember Franich; Katrina Knutson, Community Development Director; Michelle Thomas, Planning Technician; Mayor Kit Kuhn & Councilmember Markley
Guest Speaker Jessica Gwilt, Senior Planner | Long Range Planning Pierce County Planning & Public Works

Approval of Minutes: February 1, 2021 Motion Franich/Markley all in favor, minutes approved as written

Agenda Items:

- I. **Buildable Lands Overview**- Presentation Jessica Gwilt, Senior Planner | Long Range Planning Pierce County Planning & Public Works
 - A. Purpose and Growth Management Act Requirements
 - B. Coordination and Report Development
 - C. 2021 Buildable Lands Report Process (timeline and milestones)
- II. **Growth Target Allocation Continuation**-Council Discussion



Other Business

Growth Target Allocation on agenda next 3-4 months
Next Meeting Monday, April 5, 2021

Adjournment Motion Himes/Markley all in favor meeting adjourned at 4:45 P.M.

Alliance Parking Surveys

A Summary of Procedures and Results

Presented to

Gig Harbor Planning and Building Committee

April 5, 2021

By Gary Glein, Alliance Design Committee



Alliance Parking Surveys

Objectives and History

Objectives:

- Supply of Parking Available
- Use of Existing Parking
 - Weekend and Weekday
 - Time of Day – 7am to 9 pm
 - Winter and Summer (Peak Visitor Time)
- Data for Public Policy Decisions

Past Surveys:

- 2010, 2015, 2017 – Supply and partial utilization
- 2018, 2019, 2020 – Summer/Winter; Weekday/Weekend
- 2021 – Added private, marina and church lots

Alliance Parking Surveys

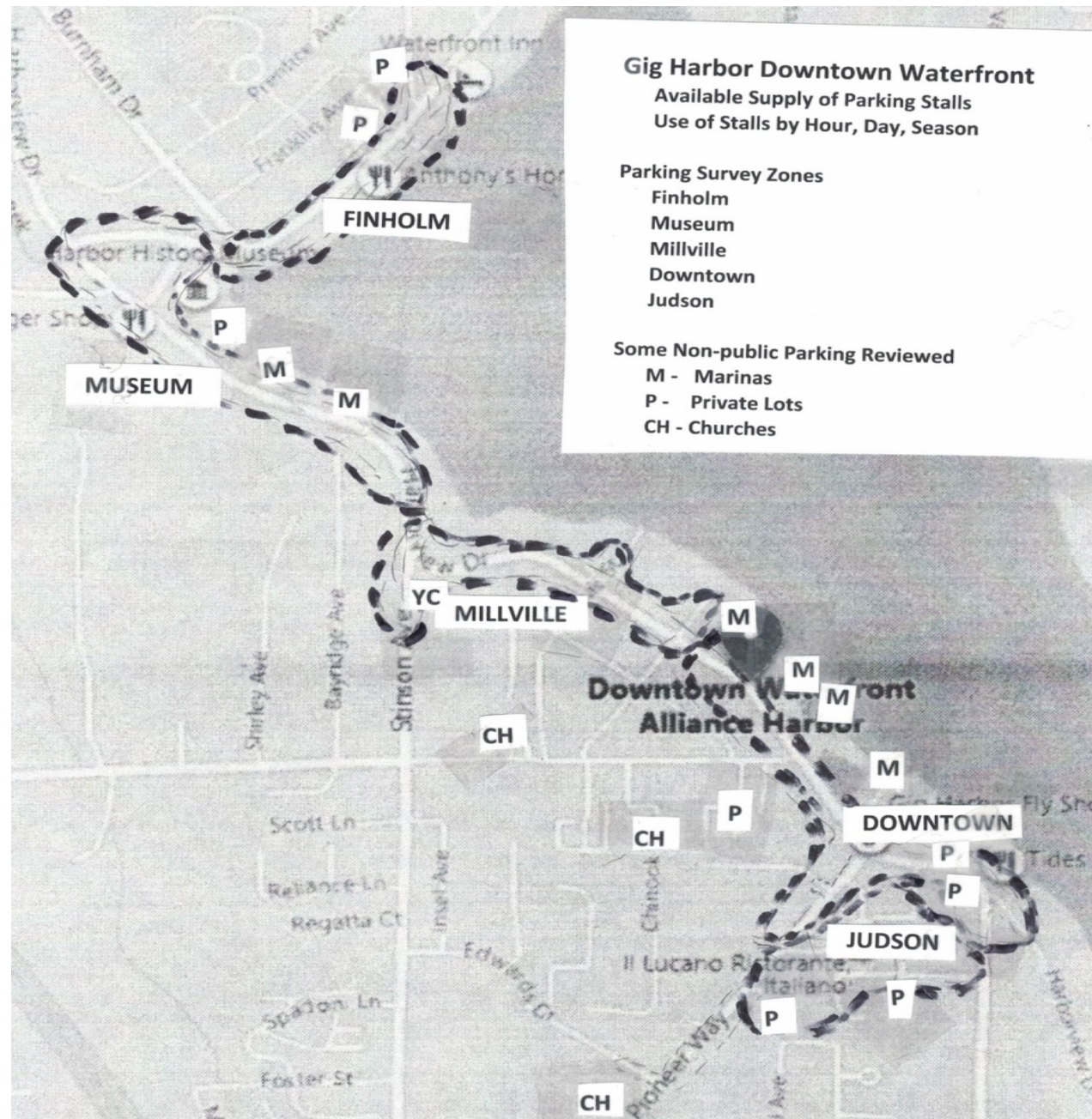
Survey Methodology

- **Identify Waterfront Districts**
- **Recruit and Train Volunteers**
- **Record # of Vehicles Parked:**
 - Every Two Hours – am -7, 9, 11, pm - 1, 3, 5, 7, 9
 - Weekday and Weekend
 - Winter (Feb/March) and Summer (August)
- **Tabulate – Identify Patterns & Trends**
- **Present Report to City and Others**

Route Map, and Recording Forms

Alliance Parking Surveys

Route Map



Alliance Parking Surveys

Survey Form

Public Parking

Reviewer Comments				Available			Day	Saturday	
				22	15		Date	3/13/21	
					Parking			Time	7am
Street	Section	Route	Map	Left	Right	Dist	Left	Right	
Pioneer	Hbrvw-Taraboc	1	2	10	7	DT			
Tarabocia	Pioneer-West	2	4	1	1	DT			
Pioneer	Tarabocia-So>>	3	15	9	6	DT			
Edwards	Pioneer-West>>	4		26		J			
Stanich	Judsn-Uddenb	5	14	1	0	J			
Judson	Pionr-Sndvw	6	14	14	24	J			
Adams	Pionr-Sndvw	7	13	16	0	J			
Gilich	Adams-Judson	8		3	4	J			
Soundvw	Hbrvw-South>>	9	14	5	8	DT			
Hbrvw	Sndvw- North>>	10	None	9	19	DT			
Mar Pier	City Pkg Only - w 3 rows	New		27		DT			
Hbrvw	Sndvw-Pioner	11	13	16	12	DT			
Hbrvw	Pionr-Rosdale	12	3	15	12	DT			
Hbrvw	Rosdle-Dortch	13	4	19	20	DT			
Dorotich	Hbrvw-North>>	New		6	1	MV			
Hbrvw	Dortch-Novak	14	5	10	4	MV			
Novak	Hbrvw-North>>	New		5	6	MV			
Hbrvw	Novak-Stinson	15	6	24	14	MV			
Stinson	Hbrvw-Rosdle	16	18	27	3	MV			
Hbrvw	Stinson-NHbrvw	17	7,8,9	6	43	MUS			
NHbrvw	Hbrvw-Austin	18		7	6	MUS			
NHbrvw	Austin-Peack	19	11,12	7	19	FIN			
Peacock	NHbvw-West>>	20	None	2	0	FIN			
NHbrvw	City Parking Lot	NEW			11	FIN			
Austin	NHbrvw-Burnh	21	10	19	0	MUS			
Burnham	Austin - NHarbwv	22		0	4	MUS			

Alliance Parking Surveys

Survey Form

Private Parking

S	# of Vehicles Parked in Private Lots						Dist	Type	Supply	Address	Street
	Downtown Gig Harbor Waterfront										
	Thursdays	7am	1pm	7pm	Saturday	7am					
Private Parking Lots	11-Mar	10-Mar	10-Mar	13-Mar	13-Mar	13-Mar					
1 Harbor General Store							DT		18	7804	Pioneer
2 Harbor Center							DT		28	7716	Pioneer
3 Williams Flowers							DT		4	7706	Pioneer
4 Pioneer Village							DT		30	7707	Pioneer
5 Sharons Consignment							J		4	7620	Pioneer
6 Edward Jones							J		9	7510	Pioneer
7 Ryan & Jorgenson-Upper/Lower							J		45	7525	Pioneer
8 NAPA Auto							J		13	3308	Uddenberg lane
9 Gig Harbor Professional Bldg							J		21	3220	Uddenberg lane
10 Better Fitness							J		24	3308	Uddenberg lane
11 Harbor Commons Bldg							J		28	7512	Stanisch
13 Hop Pharm/Harbor Health							J		30	3216	Judson
14 Peninsula Shopping Center+2ndFlr							J		248	3006	Judson
15 Harbor Teak							J		8	7570	Soundview
16 Green Turtle Building/Seven Seas							DT		22	2905	Harborview Dr
17 Ag Building							DT		15	2907	Harborview Dr
18 Tides							DT		7	2925	Harborview Dr
19 Russell Building (Excl Under Bldg-66)							DT		66		Harborview Dr
20 Tickled Pink							DT		8	3022	Harborview Dr
21 Gig Harbor Real Estate							DT		4		Harborview Dr
22 Village Green							DT		25	3022	Harborview Dr
23 Willis Building							DT		27	3004	Harborview Dr
24 CPA/Tax/Hair							J		9	3101	Judson
25 Gig Harbor Audio - Side/Front							J		14	3019	Judson
26 Tarabocia Offices(Misner)							J		11	3003 &	Judson
27 Ilucano Building							J		8	3119	Judson
28 Chamber of Commerce							J		6	3125	Judson
29 Dental/Architect Bldg-Rear							J		26		Pioneer
30 Nazarine Church							DT		23	7721	Pioneer
31 Timberland Bank Building							J		22	3105	Judson
32 GH Marina-Both sides + Street							DT	M	50	3117	Harborview Dr
33 GH Fly Shop							DT		6	3115	Harborview Dr
34 GH Brewing							DT		2	3155	Harborview Dr
35 Frills							DT		4	3126	Harborview Dr
36 Java & Clay							DT		12	3210	Harborview Dr
37 Maritime Inn							DT		15	3212	Harborview Dr
38 Jersich Building							DT		64	3226	Rosedale
39 Bayview Plaza Building-Both sides + Under							DT		58	3212	Rosedale
40 El P ueblito							DT		16	3226	Harborview Dr
41 Pleasurecraft							DT	M	31	3515	Harborview Dr
42 Harborview							DT	M	20	3219	Harborview Dr
43 Paris Hilton							DT		11	3302	Harborview Dr
44 Alliance/ Net Shed							DT		14	3311	Harborview Dr
45 Arabellas/Bayview & Walk & Under							DT	M	62	3323	Harborview Dr
46 Suzzanes							Mlv		5	3411	Harborview Dr
47 Gig Harbor Yachts							Mlv		15	3419	Harborview Dr
48 Harbor Place							Mlv	M	13	3501	Harborview Dr
49 Millville Marina							Mlv	M	11	3519	Harborview Dr
50 Lucas Landing							Mlv		14	3521	Harborview Dr
51 Speedy Auto/New wave Marine							Mlv		15	3720	Harborview Dr
52 Gig Harbor Yacht Club							Mlv	YC	54	8209	Stinson
53 Westshore							M	M	45	3815	Harborview Dr
54 Murpheys Landing							M	M	68	3901	Harborview Dr
55 Heritage Building							M		15	4021	Harborview Dr
56 Beach Basket							M		26	4102	Harborview Dr
57 Gig Harbor Auto							M		8	4101	Harborview Dr
58 Anamarium							M		5	4107	Harborview Dr
59 Thai Hut							M		8	4116	Harborview Dr
60 Gourmet Burger							M		8	4120	Harborview Dr
61 History Museum							M		41	4121	Harborview Dr
62 Bucholtz Waterfront Parking							Fin		8		North Harborview
63 Finholm Market							Fin		14	8812	North Harborview
64 Leather Design							Fin		3	8824	North Harborview
65 Shoreline Restaurant							Fin		62	8827	North Harborview
66 Peninsula Yacht Bldg (excl under Bldg)							Fin	M	24	8913	North Harborview
67 Peacock Building (Morso)							Fin		38	9014	Peacock
68 House Edward Jones							Fin		22	9017	Peacock
	67	0	0	0	0	0	0		1690		
Church Parking Lots									Total		
69 United Methodist Church							Oth	CH	147	7400	Pioneer
70 St Nicholas Church							Oth	CH	145	3510	Rosedale
71 LDS Church							Oth	CH	123	9601	Bujacich

Alliance Parking Surveys

Results – Supply of Parking

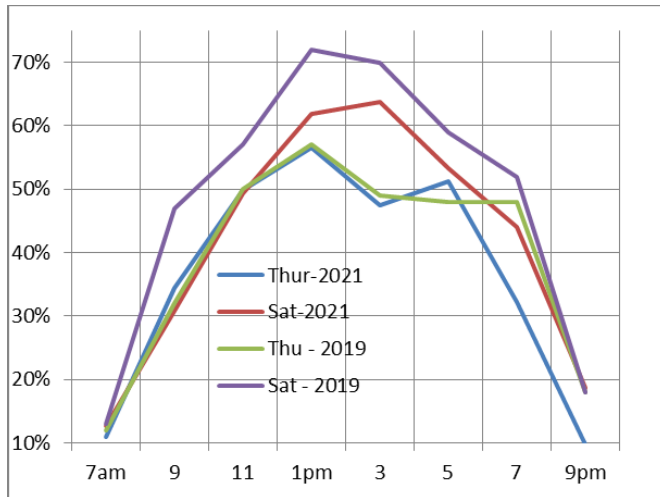
	<i>Downtown Parking Space Supply by District and Type - 2021</i>							
<i>Type</i>	<i>Downtown</i>	<i>Judson</i>	<i>Millville</i>	<i>Museum</i>	<i>Finhlom</i>	<i>Other</i>	<i>Total</i>	<i>%/Total</i>
Public	196	88	100	85	39		508	19%
Private	380	526	220	111	129		1366	52%
Marinas	163	0	24	113	24		324	12%
Churches						415	415	16%
Total	739	614	344	309	192	415	2613	100%
%/Total	28%	23%	13%	12%	7%	16%	100%	

- **Total of 2,613 with all included**
- **Public Parking - just 19%**
- **Large Churches Nearby - 415 space's (16%)**
- **Private lots - half the total supply**

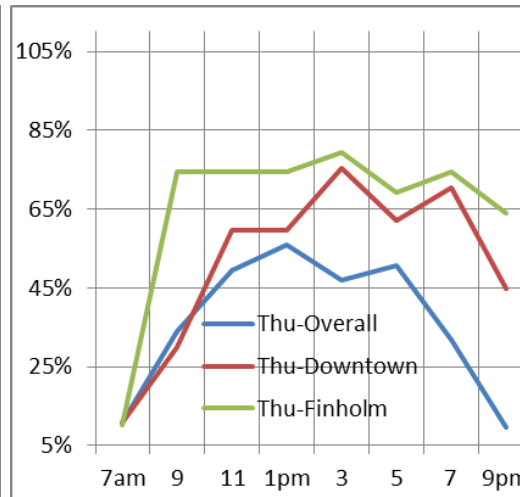
Alliance Parking Surveys

Results – Utilization By Time of Day, District

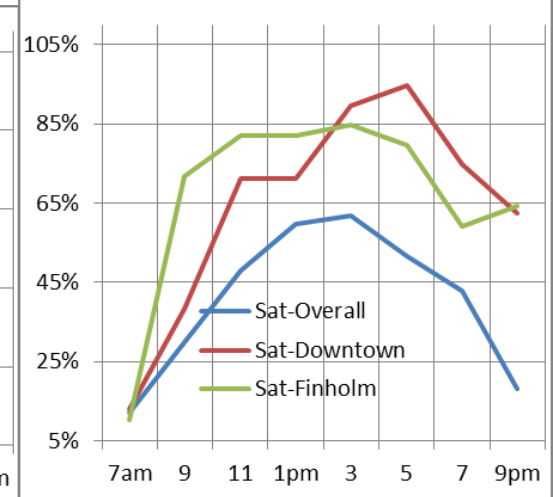
Combined by Hour – 2021 & 2019



Thursday - Districts



Saturday - Districts

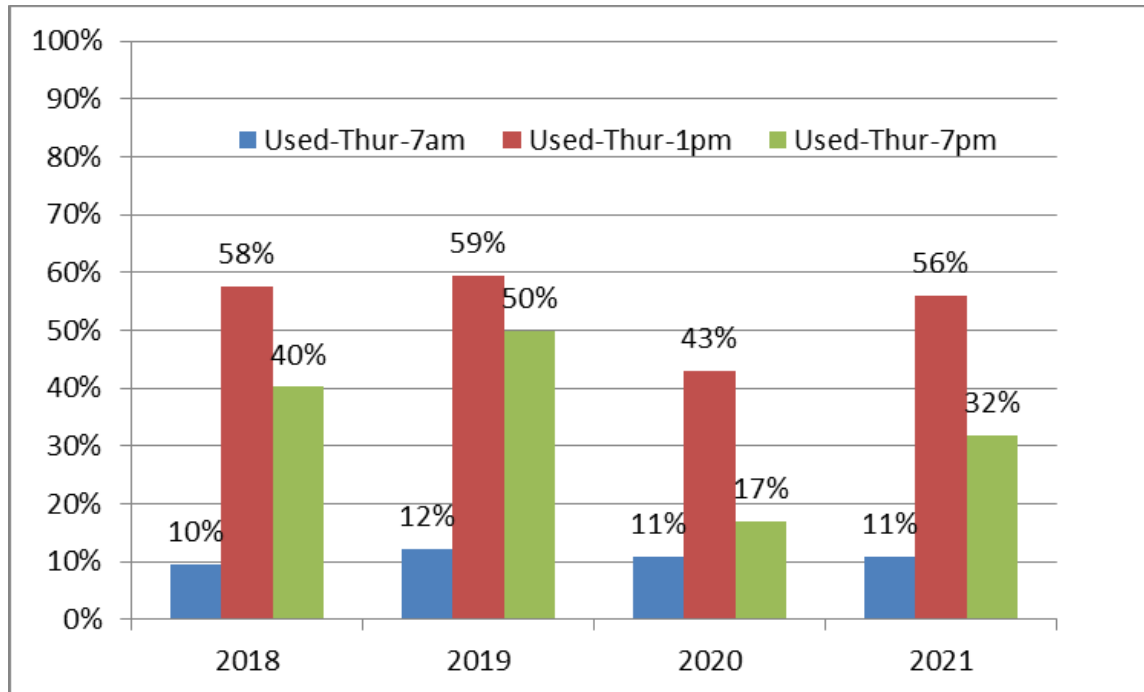


- **Peak Use** 1pm
- **2021** still down from 2019; particularly Saturday
- **Saturday** higher use than Thursday

Downtown & Finholm have higher utilization, afternoons busy

Alliance Parking Surveys

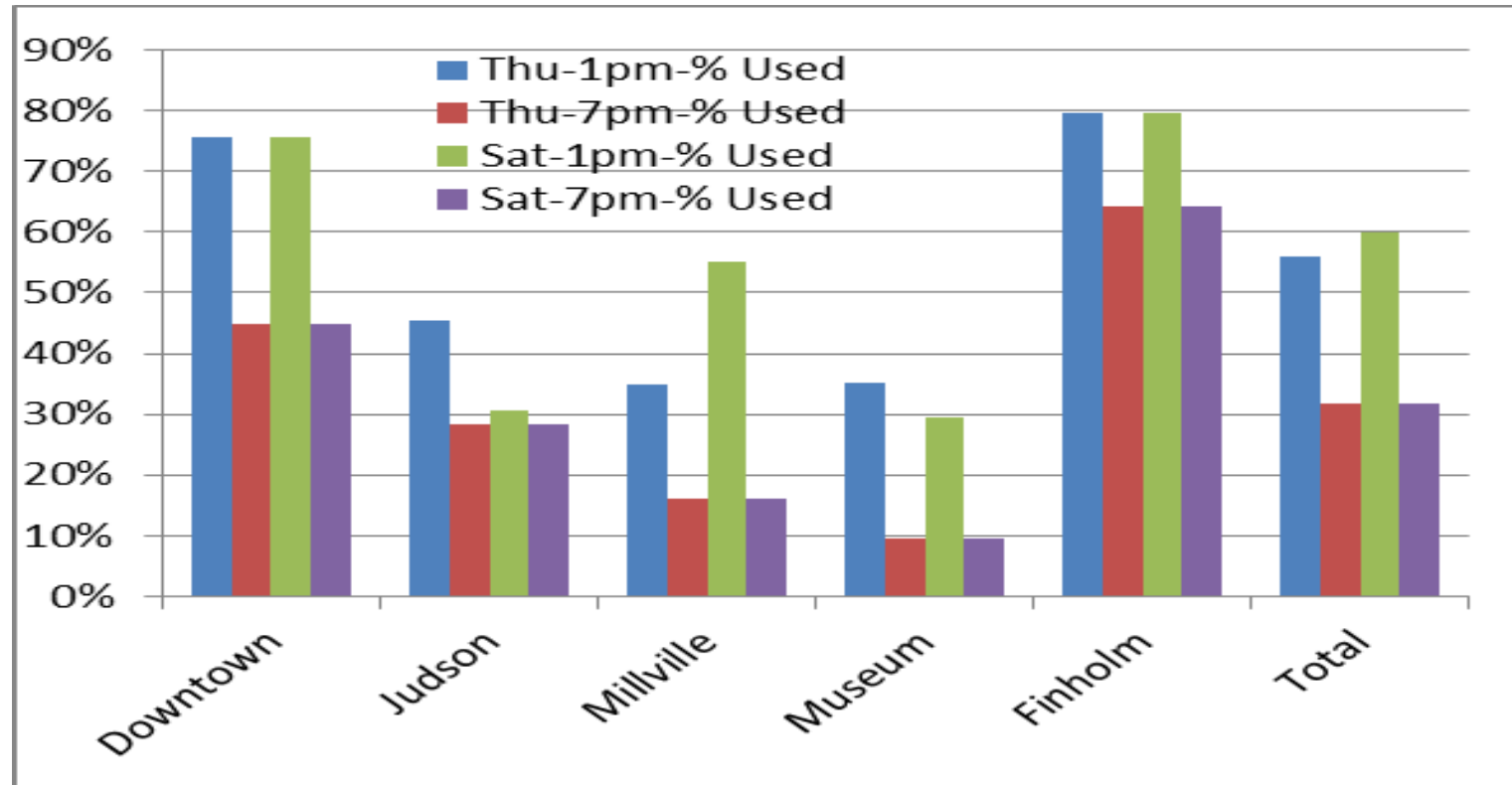
Results – Changes in Weekday Parking Utilization



- **2020 (Covid-19) –** 1pm dropped 27% and 7pm by 66%
- **2021 –** substantial recovery; still down about 20% from 2019
- **7 am -** base Level doesn't change much
- **Saturday -** more impact due to Covid-19

Alliance Parking Surveys

Results – Utilization by District



- Downtown and Finholm – highest % use
- Judson & Millville - usually have more available

Alliance Parking Surveys

Public, Private, Marina, Church

	Available Spots		% of Available Being Used			At Peak Time	
Thursday	#	%/Ttl	7am	1pm	7pm	Used	Open
Public	492	17%	11%	56%	32%	275	217
Private	1,596	55%	8%	35%	13%	552	1,044
Marinas	374	13%	10%	28%	10%	103	271
Church	415	14%	0%	6%	0%	25	390
Total	2,877	100%		33%		955	1,922
			% of Available Being Used			At Peak Time	
Saturday			7am	1pm	7pm	Used	Open
Public	492	17%	12%	60%	43%	294	198
Private	1,596	55%	7%	30%	20%	476	1,120
Marinas	374	13%	14%	37%	19%	138	236
Church	415	14%	0%	3%	3%	11	404
Total	2,877	100%		32%		920	1,957

- **Public** **highest utilization at peak time**
- **Other areas** **more availability during the peak**

The overall supply significantly exceeds demand

Alliance Parking Surveys

Some Observations

- **Parking Issues** “Hot Button” topic for complaints and discussions
We need to look at data and focus on the “Big Picture”
- **Supply** more than sufficient – not always in the right place
- **Employees** accommodate need (500 or so)
avoiding visitor/customer conflict
- **Town Character** Decide Pedestrian Character of the City before making parking decisions (Should cars dominate?)
- **Partnerships** work with Alliance and private owners to better utilize existing parking of all types
- **Summer Survey** will give a better picture of the current use with less Covid-19 impact

Questions and Discussion