



## City Council

### Approval of an Ordinance Amending Olympia Municipal Code Chapters 4.70 Related to Residential Parking

**Agenda Date:** 10/30/2023  
**Agenda Item Number:** 4.H  
**File Number:**23-0900

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**Type:** ordinance **Version:** 3 **Status:** Passed

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#### **Title**

Approval of an Ordinance Amending Olympia Municipal Code Chapters 4.70 Related to Residential Parking

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Move to approve the Ordinance amending Olympia Municipal Code Chapter 4.70 related to Residential Parking on second reading.

#### **Report**

##### **Issue:**

Whether to approve the Ordinance amending Olympia Municipal Code Chapter 4.70 related to Residential Parking on second reading.

##### **Staff Contact:**

Max DeJarnatt, Program Analyst, Community Planning & Development, 360.570.3723

##### **Presenter(s):**

Max DeJarnatt, Program Analyst

##### **Background and Analysis:**

Background and Analysis did not change from first to second reading.

The Downtown Parking Strategy, the second and final phase of which was adopted by the Olympia City Council on April 16, 2019, is guiding the City's actions as we develop parking policy and parking management strategies that support community goals for economic development, housing and transportation as identified in both the Downtown Strategy and the Comprehensive Plan.

The Parking Strategy recommends actions to encourage long-term parking to us off-street parking facilities whenever possible, to free up on-street parking for shorter term visitors and shoppers.

As downtown continues to add housing, residential parking demand increases. The Parking Strategy recommends a tiered fee schedule, based on demand, for residential on-street parking permits.

Olympia has eight residential parking zones stretching from the South Capital neighborhood to the Farmers' Market. Residential permits in these zones each cost \$10 per year before 2020 when City Council adopted fee increases for Downtown (zones 4, 5, 7, and 8) to \$60 per year. At that time, city staff recommended that fee increase as the first phase of a gradual further increase that would be needed to effectively encourage greater use of off-street lots for long-term residential parking.

[Note: The South Capital Neighborhood (zones 1-3 and 6) were increased a year later to \$25 after the conclusion of an interest-based, negotiated process conducted between representatives of the South Capital Neighborhood Association, Department of Enterprise Services, and the City.]

At its October 2022 meeting, the Land Use and Environment Committee received a Parking Strategy update. Staff again suggested proposing additional downtown residential parking increases for 2024, resuming its phased approach to align with the pricing recommendations as outlined in the Strategy. This approach is important to avoid a pricing shock to customers but had been slowed by the extended impacts of COVID-19.

In the intervening months, staff conducted a survey and found that the average monthly price of commercially available off-street parking within the Residential Parking Zone 7 (map attached) is \$62, whereas the average price per month for residents to park on-site within their facilities was \$84. In contrast, Zone 7 residents may park indefinitely at 9-hour meters surrounding downtown's core for the equivalent of \$5 per month.

On-street parking use has now increased to meet or exceed pre-COVID levels throughout the downtown core, with more mixed-use buildings opening their doors in the downtown commercial center. Consistent with the adopted Downtown Parking Strategy, parking staff recommends the next phased increase for 2024 downtown (parking zone 7) residential permits. The attached ordinance would increase residential parking permits to \$10/month (from \$60 to \$120 annually). The increase will help encourage residents of downtown to use dedicated off-street parking options and make on-street parking more available for shorter term visitor use.

### **Climate Analysis:**

Climate analysis on parking management is mixed. Some models suggest that increasing the cost of parking incentivizes use of transportation modes other than automobiles. Other models show that cost increases may lead to more available parking, lowering barriers to driving and encouraging those who can afford the increased parking cost to drive.

### **Equity Analysis:**

Increasing the cost of parking for downtown residents could adversely affect those who have very low incomes. To address this potential inequity, the City provides a 50 percent discount on residential parking permits for anyone qualified for low-income benefits. Additionally, staff introduced a monthly payment option to decrease the burden of an annual lump-sum payment. Finally, residents qualifying as disabled may park at the same 9-hour, Zone 7 meters without this permit.

### **Neighborhood/Community Interests (if known):**

The Parking and Business Improvement Area Advisory Board and the Olympia Downtown Alliance

Board were briefed on this update.

**Financial Impact:**

Residential Permit fee increases will lead to an estimated additional \$20,000 in revenue annually. This revenue is deposited in the City's dedicated Parking Fund and can only be used for parking services and enforcement.

**Options:**

1. Move to approve the Ordinance amending Olympia Municipal Code Chapter 4.70 related to Residential Parking on second reading.
2. Direct staff to modify the Ordinance for additional review at a future Council meeting. This option would likely not allow for implementation of the updated ordinance for 2024 residential parking permits.
3. Do not approve the Ordinance.

**Attachments:**

Ordinance  
Parking Strategy Chapter 5  
Residential Parking Zone Map