

**MEMORANDUM**

PROJECT: 1857H – Kaiser Woods Park Development

DATE: June 8, 2023

TO: Community Planning and Development

FROM: Diane Utter, P.E., Project Engineer
Olympia Parks, Arts, & Recreation – Planning & Design

SUBJECT: Kaiser Woods Parking Narrative

The Kaiser Woods Park Development project proposes the construction of an access lane and parking lot at the Black Lake Boulevard trailhead location. The new parking lot will provide twenty-five parking stalls including one van-accessible ADA parking stall. The proposed location for the parking area is limited due to steep topography.

Since a major goal of this park is to provide biking and hiking opportunities close to where people live and work, the ability to walk and bike to this park from nearby neighborhoods (mainly Lakemoor and Westbrook) can help significantly reduce the parking needs. Also, for this project we have included a letter of intent from Hope Community Church about the possibility of using their adjacent parking lot for overflow parking during non-Church hours.

Olympia Parks, Arts and Recreation Department has researched and inventoried similar trailhead parking facilities for the purpose of calculating the anticipated parking demands for the Kaiser Woods Park Development project. Below you will find a summary of trailhead parking facilities that relate to the proposed design and usage of the multi-use trail system. Our investigation shows that it is typical for these types of parks to offer is approximately 3.25 parking spaces per mile of trail. This proposed design will provide 5.7 miles of trail for a total of 18.5 parking spaces. We have also observed that the parks all seem to offer approximately 20 parking spaces at a minimum. The majority of these parking lots used for comparison are not formally striped and use gravel whereas the City of Olympia requires paved parking lots. Please note that it is challenging to measure the parking needs for a multi-use, mountain bike park due to the limited published data available for this type of park amenity.

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Name	Location	Trail Miles	Parking Stalls	Parking Spaces/ Mile of Trail
Banner Forest	East Port Orchard, WA	20 miles	7 spaces along Olalla Valley Rd. and approx. 25 spaces on Banner Rd.	2
Taylor Mountain	Hobart, WA	12 miles	Approx. 50 spaces	4
Mountain of the Rogue	Rogue River, OR	7 miles	20 spaces	3
Danville-Georgetown Open Space	Maple Valley, WA	14 miles	Approx. 60 spaces along highway	4
			Average	3.25

We were also able to use the trip generation estimate provided by the City of Olympia Transportation Department to help determine number of vehicle trips per hour to the site.

Daily Trips = 68 acres * (0.64) + 88.46 = 132 trips. If we assume, on average, that the park will be open for 12 hours each day that would be roughly 11 trips per hour (132/12). And if we assume that a person spends an average of 2 hours at the park per visit that would be 22 parking spots needed to accommodate those patrons.

Model Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition, Land Use Code 411 - Public Park.

Another requirement of the Olympia Municipal Code (OMC 18.38.100) is that there be one short-term, covered bicycle space per five parking spaces. This park proposal includes 25 parking spaces so there would be five covered bicycle spaces required. Due to this park providing miles of mountain biking trails, the majority of people visiting this park will likely be using their bikes to traverse the park and therefore would not need to secure their bicycles. We are requesting this requirement be reduced from five spots to two.