

# Wenatchee Waterfront

*Chelan PUD*

*Commission Update*

Sub-Area Plan

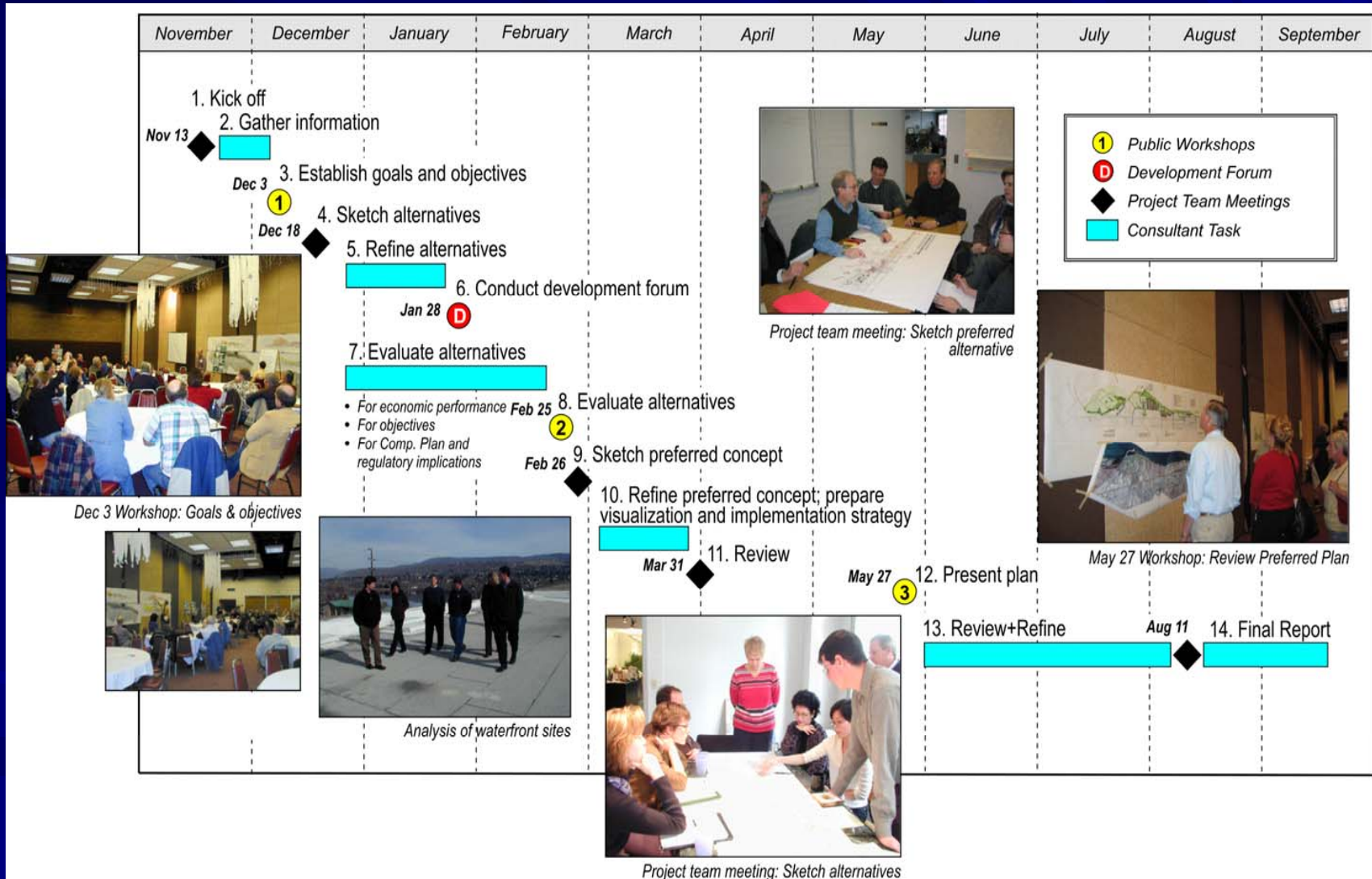


Presented by the City of Wenatchee

# Community Context

- High Performance Community Strategy 1999-2000
- JD White Study – commissioned by the Chelan County PUD in 2001
- City of Wenatchee Comprehensive Plan Visioning Process – 2001

# Waterfront Planning Process



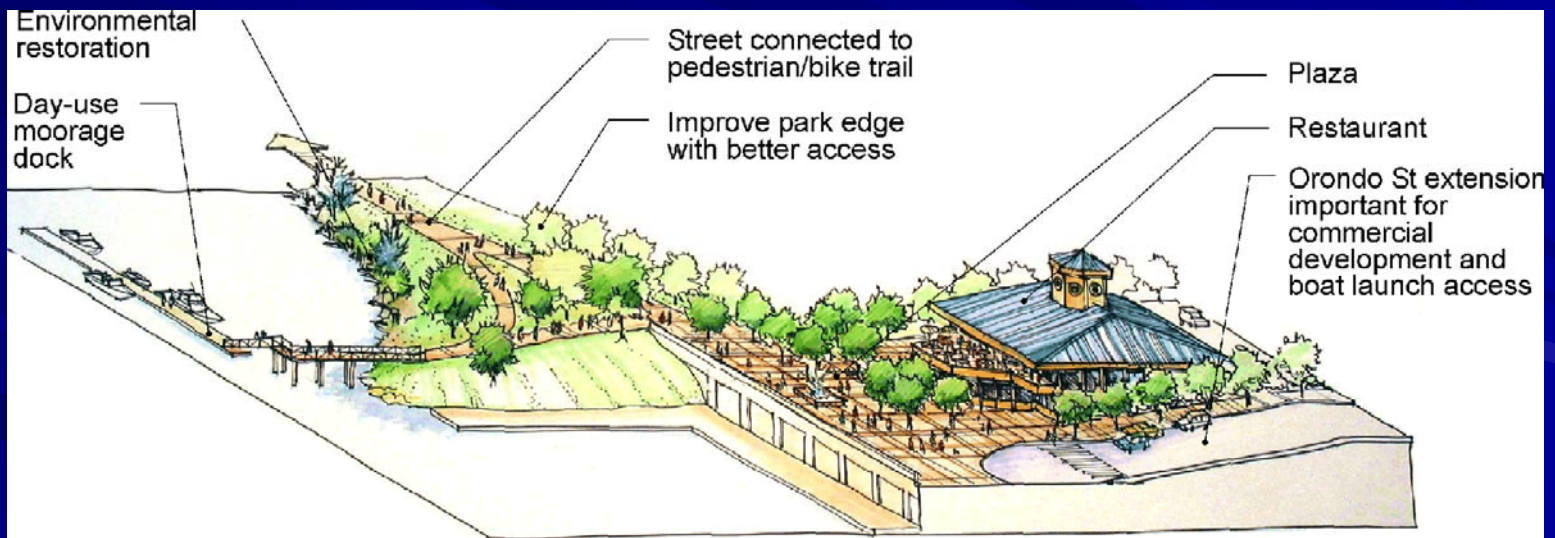
# *Public Desires*



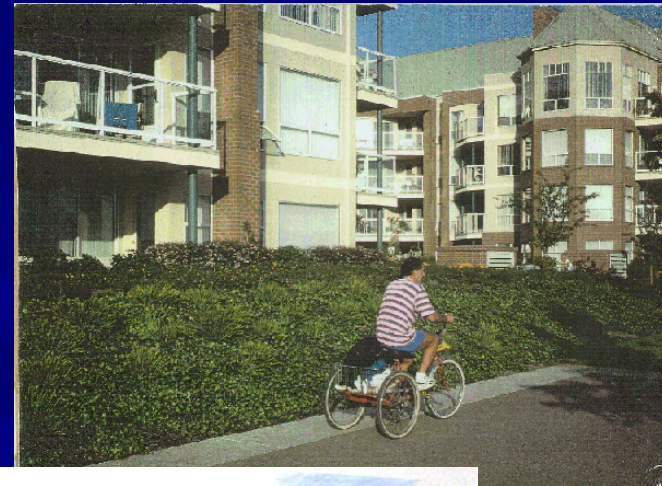
***More access to  
the water***



## *Add adjacent commercial activities*



# *Opportunities for residential*



# *Comments about desired development*

We should seek development that:

- Provides visual access to water
- Includes distinctive features
- Provides opportunities to mix park and commercial activities
- Doesn't compromise the loop trail's function and experience
- Doesn't lose intimate atmosphere of riverfront parks

# Waterfront Plan and Implementation

## North Node

Integrate new residential neighborhood with recreational development

### Short- to Mid-term:

- Coordinated residential and commercial recreation development

### Mid- to Long-term:

- Walla Walla Road/Hawley Road connection to Wenatchee Avenue
- Office/residential and environmental center north of Hawley Road

## Central Node

Create recreational/retail/mixed-use focus with park attractions

### Short- to Mid-term:

- Riverside Drive connector road
- Farmer's Market
- Amphitheater
- Non-motorized boat center

### Mid- to Long-term:

- Mixed-use development with hotel

## South Node

Build on boating activity and proximity to downtown

### Short- to Mid-term:

- Day-use moorage dock
- Thurston Street improvements
- Restaurant

### Mid- to Long-term:

- Worthen Street improvements
- Reconfigured Orondo Street
- Mixed-use development
- Improved trail to south
- Water playground
- Relocate Publicworks



**Reinvestment since 2004 - \$162 million  
with \$100 million in the pipeline**



# Park Interface



Existing frontage on Orondo



Proposed frontage



Proposed Riverside Drive



Proposed frontage

# 2006 Proposed Development versus Actual



RIVERSIDE CONDOMINIUMS  
600 BLOCK RIVERSIDE DRIVE  
WENATCHEE, WASHINGTON 98801



Riverside at the Park



RIVERSIDE CONDOMINIUMS  
600 BLOCK RIVERSIDE DRIVE  
WENATCHEE, WASHINGTON 98801



Riverside9

# Implementation: Public Investment



Utilities  
Wastewater Treatment Plant Odor/Visual



Utilities  
Walla Walla Substation



Roads  
Walla Walla Ave, - Riverside Dr. - Piere – Worthen - Orondo

# Implementation: Private Investment



Residential

## Waterfront Plan Anticipates:

- 1,400 Residential Units
- 155,000 SF of Office
- 96,000 SF of Commercial
- Hotels
- Recreation Businesses



Pybus Market



Hilton Garden Inn

# What Shapes Private Investment?

1. Comprehensive Plan, including Waterfront Subarea Plan
2. Private Investment – shaped and implemented with city code
  - Building Size/Form
  - Landscaping
  - Parking
  - Building Codes
3. Public Private Partnerships (ie. Riverside Dr. LID, Pybus Market, Waterfront Parking Garage)
4. Economics or market realities

# Parking Perceptions: Data and facts are needed...

We agree with Rick Williams, a well known parking consultant....

**“Parking is an emotional subject...”**

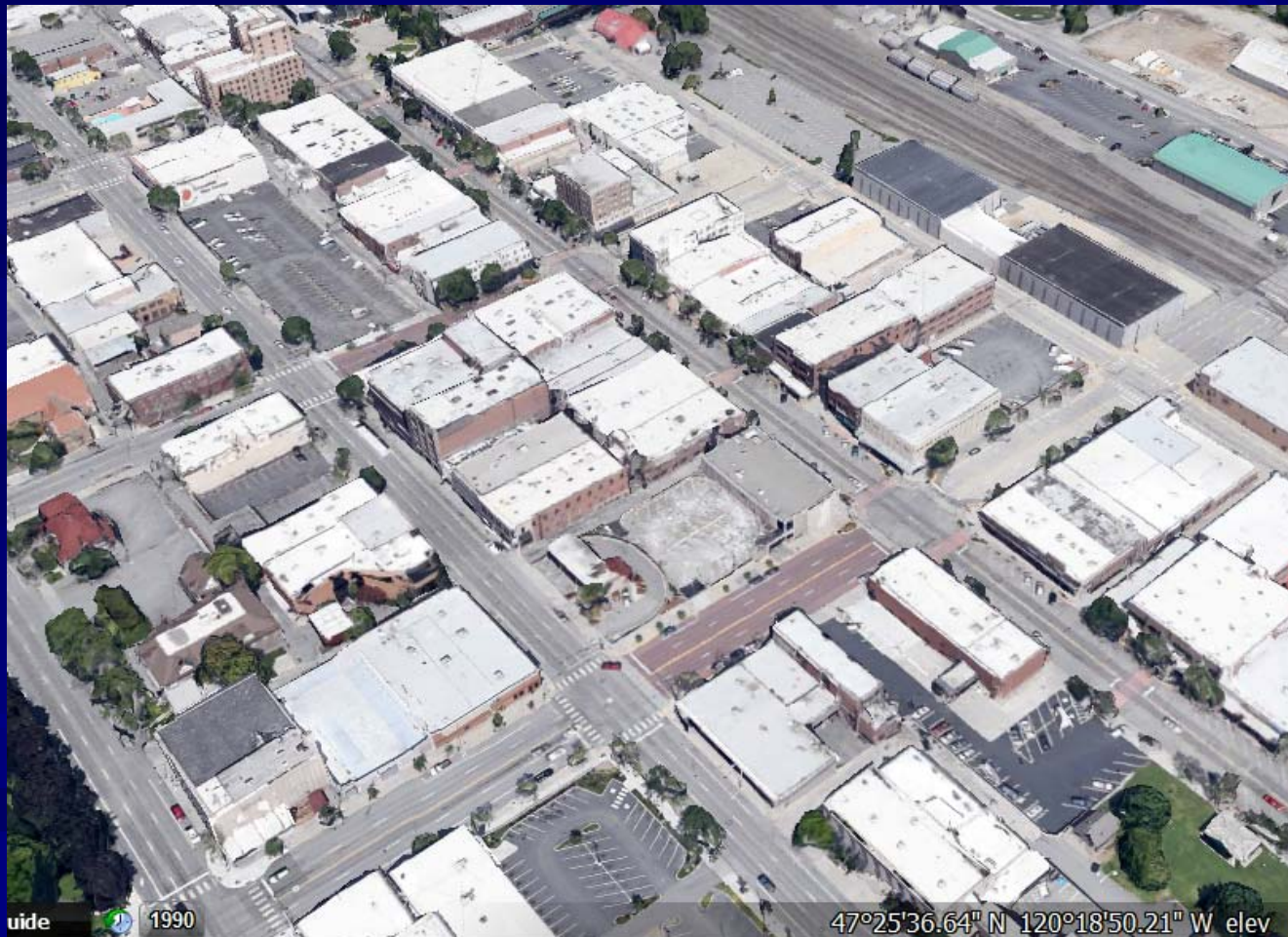
**“Everyone is a parking expert...”**

Wayne Right: 3-11 Rule paraphrased....

A positive experience (statement) will be repeated three times.

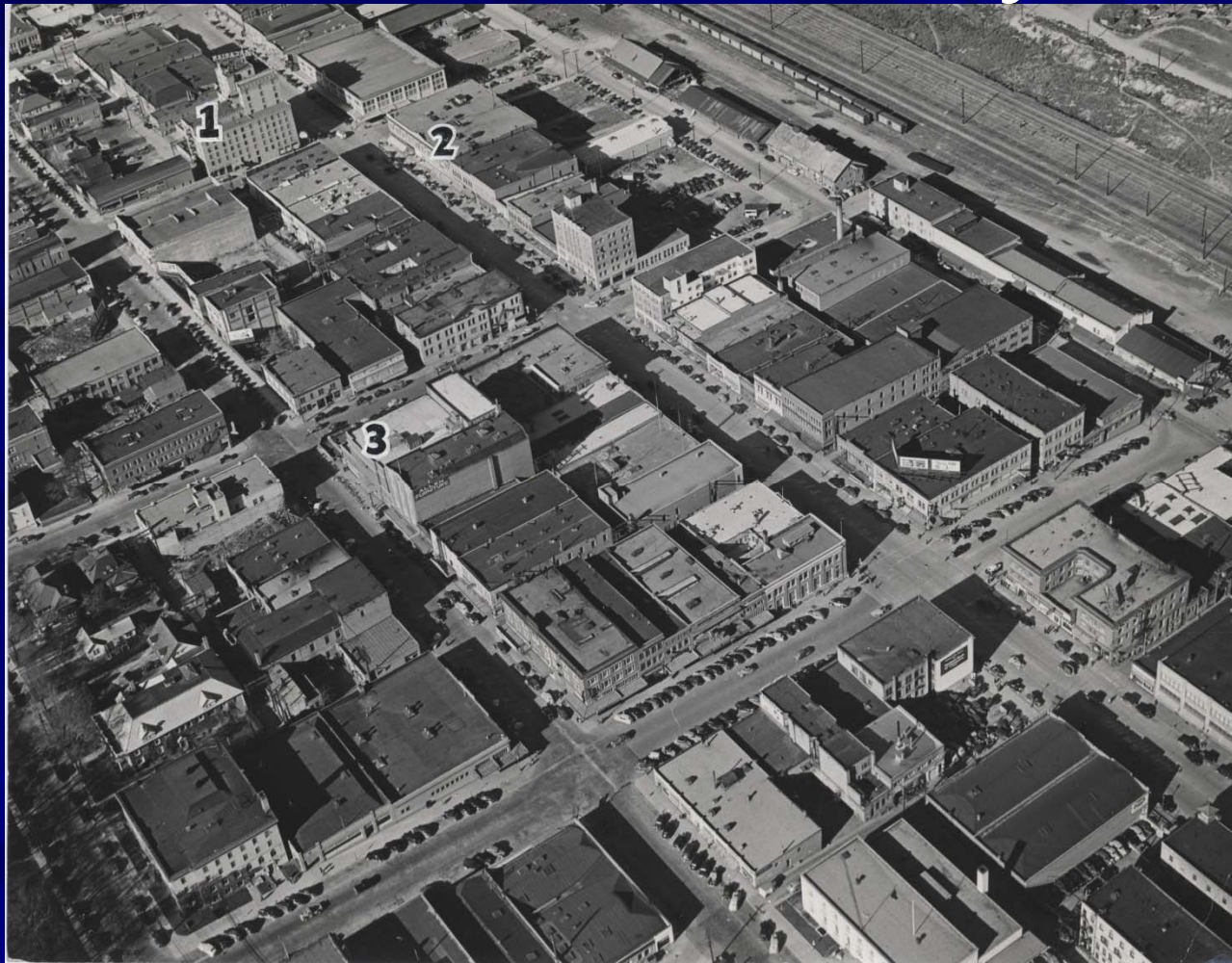
**A negative experience (statement) will be repeated 11 times!**

# City Perspective: Economic Vitality



Google Earth

# City Perspective: Economic Vitality



Historic Downtown (Circa 1940s)



# Right Sizing Parking

1. City financial drivers:
  1. Sales Tax: 38%
  2. Utility Tax: 27%
  3. Property Tax: 13%
2. Land use and private investment drives city financial viability



**Parking Lots don't pay sales tax, utility tax, and very little property tax.**

**Parking is a necessity.**

**Growing cities are regularly trying to find a balance.**

# City Parking Code Overview

## 10.60.010 Purpose.



It is the purpose of this chapter to implement the goals and policies of the Wenatchee urban area comprehensive plan, specifically:

- (1) Require off-street parking and loading facilities in proportion to the parking and loading demand of land uses, consider differences between employee and public/client parking, and mitigate adverse impacts associated with parking demands on the surrounding area.
- (2) Enhance safety for pedestrians and motor vehicles, control access to sites, provide for efficient circulation within parking areas, and assure maneuverability of emergency vehicles.
- (3) Provide for efficient land uses, maximize the use of existing parking and land available for development, and facilitate infill and adaptive reuses of existing sites.
- (4) Consider the vision of the surrounding area in determining parking needs, utilize alternative compliance and shared parking methods to balance the area vision, economic development and parking demand, and reduce visual impacts of parking areas on the community.
- (5) Reduce vehicle miles traveled and promote alternative transportation modes, minimize the amount of impervious surfaces, and protect water and air quality by addressing stormwater runoff and requiring dustless surfaces. (Ord. 2011-01 § 5; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# City Parking Code Overview

## Prescriptive Code Compliance:

1. Follow the tables for Waterfront Mixed Use Zone.
2. Apply table reductions of 20% if within 700 feet of a transit stop OR a public parking lot
3. Look for opportunities for shared parking.

	and PLE
<b>General Commercial</b>	
Outdoor commercial amusement (except golf courses and drive-in theaters)	3.33 spaces per 1,000 square feet of ground area
Archery, gun, tennis, swimming or similar athletic clubs, gymnastics, exercise facilities, indoor recreation facilities	1. 4 spaces per 1,000 square feet of GFA, excluding tennis or racquetball courts 2. 2 spaces per tennis or racquetball court
Bowling alleys	4 spaces per lane
Commercial amusement, stadium, arena, theater, horse race tracks, speedways, grandstands	1 space per 4 seats or 8 feet of bench

# City Parking Code Overview

Alternative Parking Analysis Code Compliance.

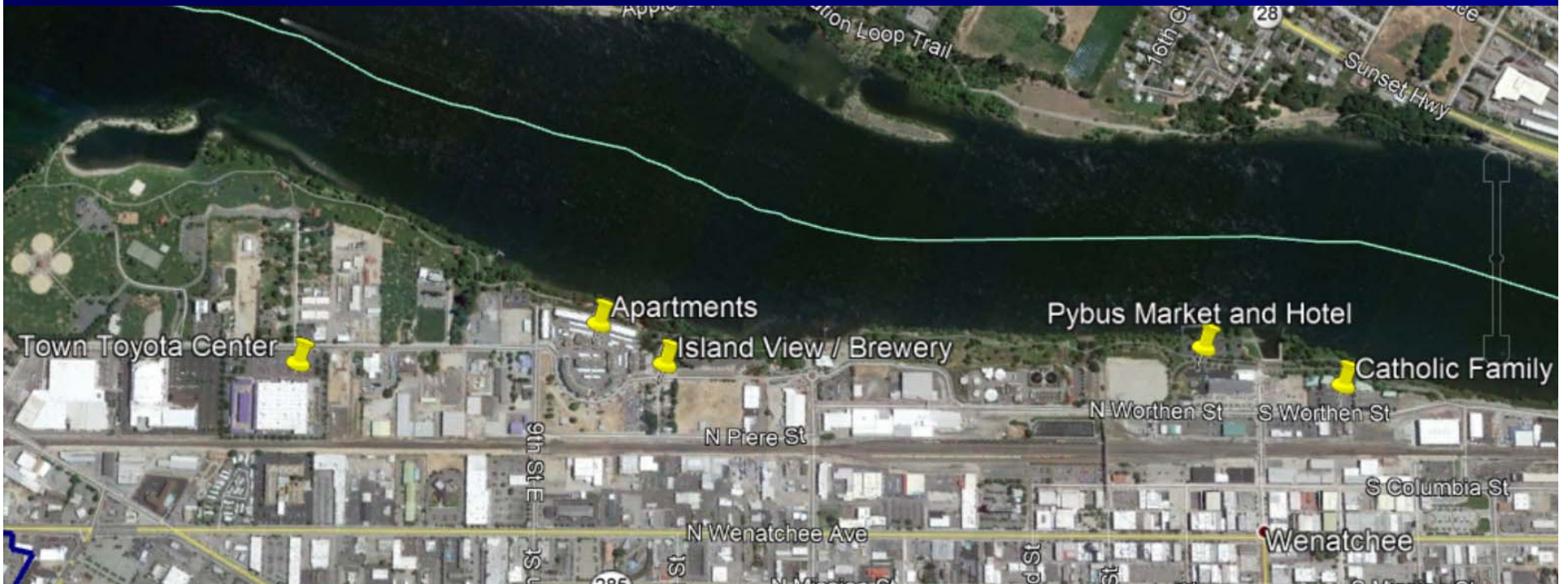
1. Purpose: To right size parking for the use when the prescriptive tables over estimate parking needs.
2. Professional parking study required.
3. Review and approval by the Planning Commission.



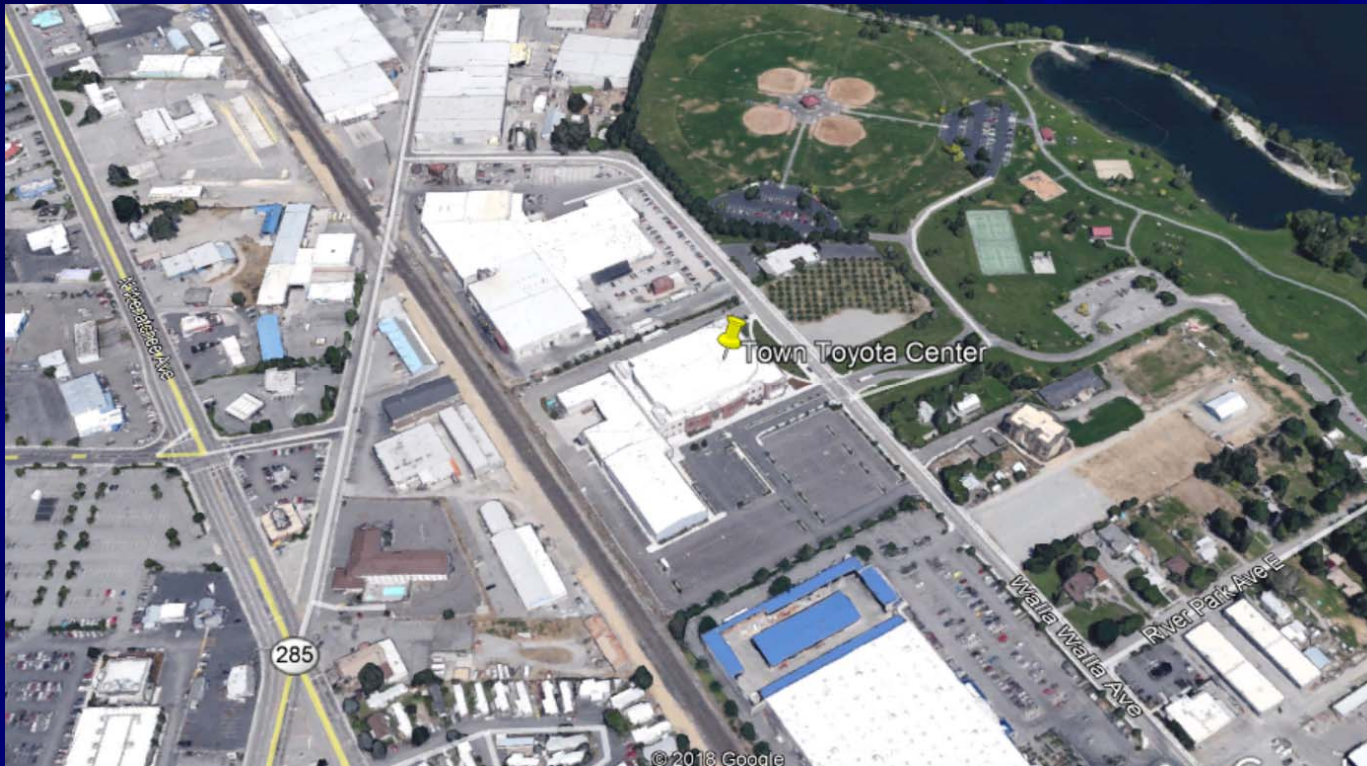
# Dispel Myth About Codes and Development Approvals

1. City has not and does not violate city code in the approval process.
2. City is an advocate for projects to comply with code.
3. The City cannot require greater than minimum code requirements.
4. Parking efficiency and right sizing parking is encouraged.
5. Parking is an implementation tool to for the Comprehensive Plan

# Areas of Parking Concern



# Areas of Parking Concern



- Prescriptive code minimum with transit reduction: 914 stalls
- On-site Parking: 600 stalls
- Shared Parking (PUD): 388 stalls
- Shared Parking (Shopko): 321 stalls
- Additional Parking with Bluebird and Stemilt

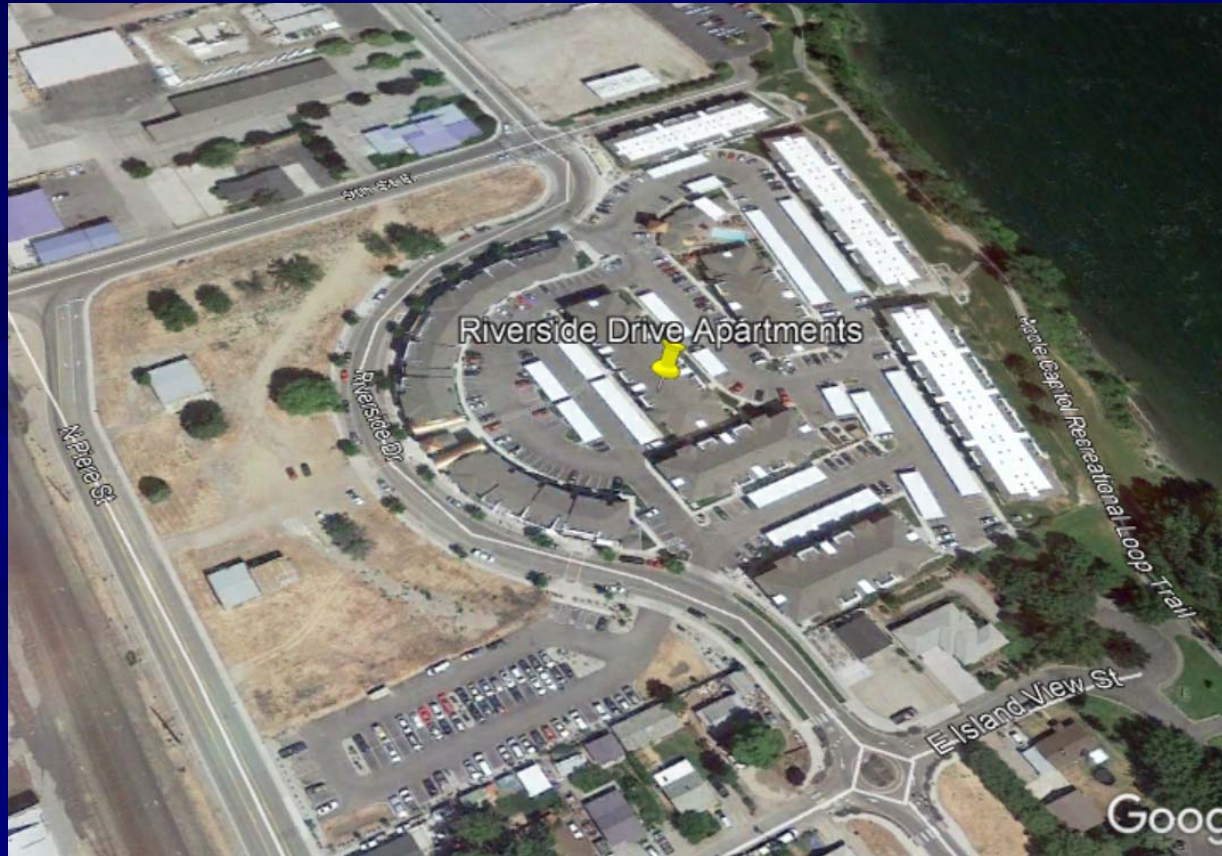
# Areas of Parking Concern



- Prescriptive code min. with transit reduction: 437 stalls (1.40 stall/unit)
- Alternative parking analysis approval: 330 stalls (1.06 stalls/unit)
  - Approval included an expansion lot across Riverside Drive.
- Total parking spaces constructed: 401 stalls (1.28 stalls/unit)
- Total number of street parking spaces: 42 stalls



# Areas of Parking Concern



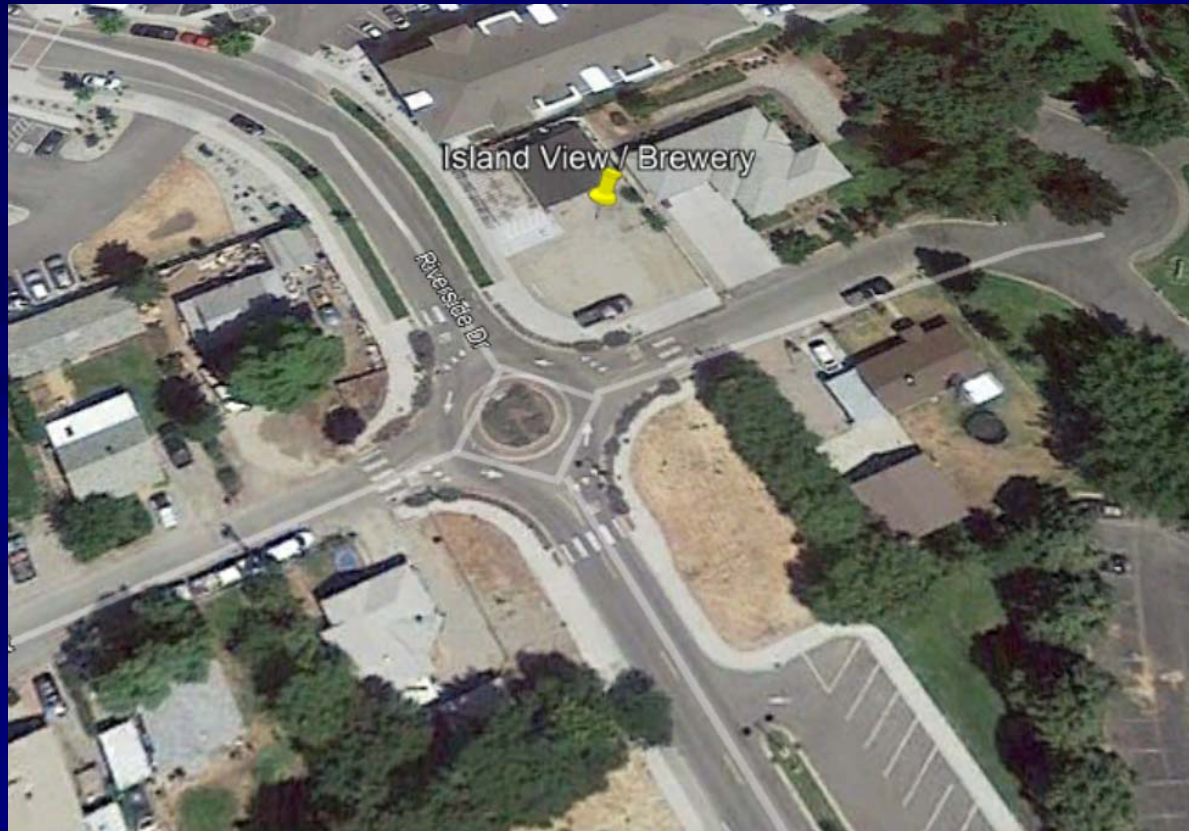
- 2018 Riverside 9 preliminary parking study findings:
- Peak hour parking period: 12:00 a.m. to 1:00 a.m.
- Maximum peak hour parking count: 363 (1.24 stalls/unit) at 93% occupancy
- Average peak hour parking: 1.17 stalls/unit

# Areas of Parking Concern



- Riverside at the Park – Under Construction 142 units
- Prescriptive code minimum with transit reduction: 180 stalls (1.26 stalls/unit)
- Number of stalls under construction: 204 stalls (1.43 stalls/unit)

# Areas of Parking Concern



- Wenatchee Brewing (tasting room)
- Prescriptive code minimum: 5 stalls
- Number of stalls constructed: 5 stalls

# Areas of Parking Concern



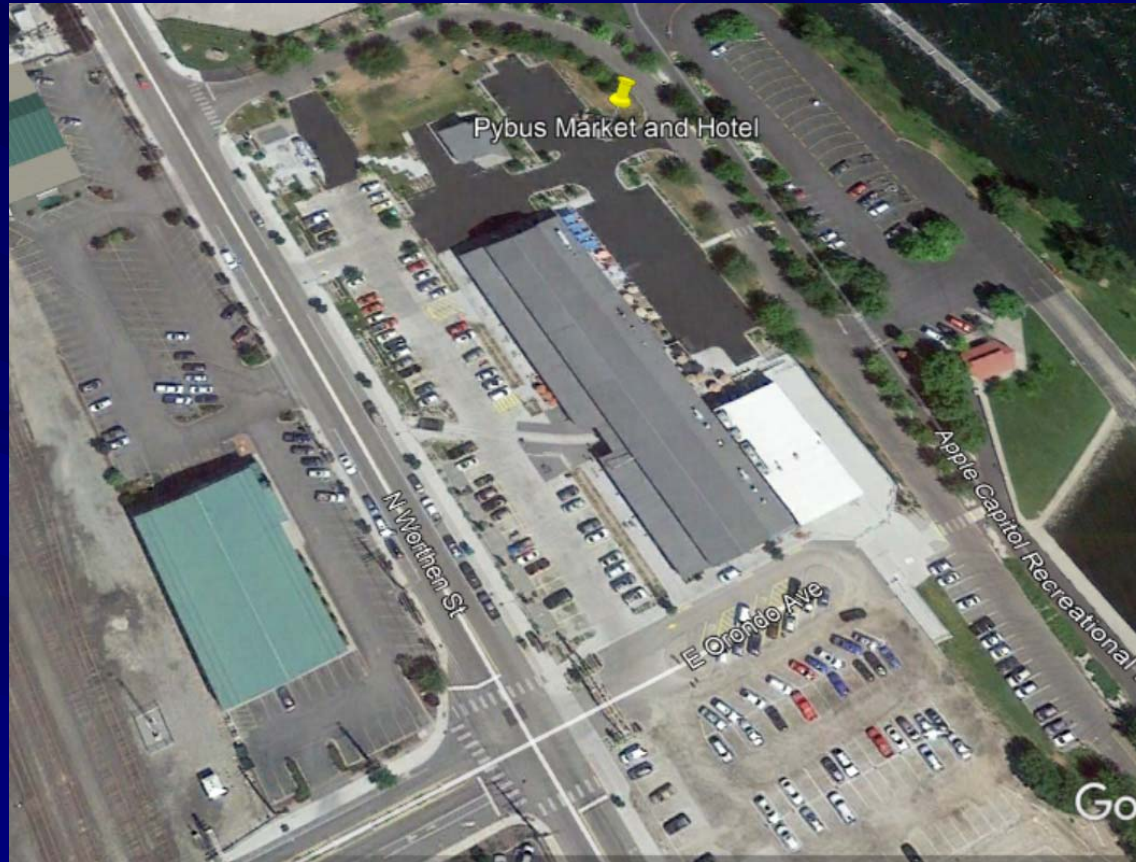
- Catholic Family
- Parking not addressed in code.
  - Approved through Conditional Use Permit: 30 stalls
- Number of stalls constructed: 39 stalls
- Number of stalls added: 77 stalls

# Areas of Parking Concern



- Hilton Garden Inn – Under Construction - 176 Rooms
- Prescriptive code minimum with transit reduction: 140 stalls
- Number of stalls under construction: 169 stalls (Hilton required)

# Areas of Parking Concern



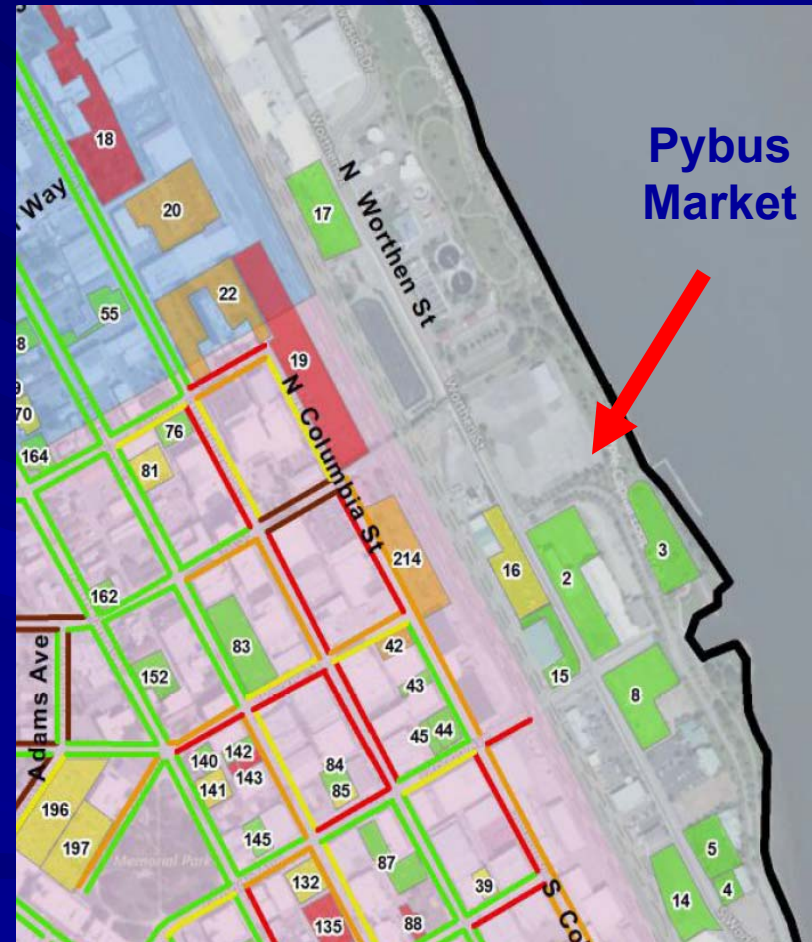
- Pybus market
- Prescriptive code minimum: 100 stalls (25,000 sf at 4 space/1,000 sf)
- Number of stalls constructed: 128 stalls
- Note: South of Pybus lot provides stalls for events centers.

# Parking Studies

## 7,500 stalls downtown/waterfront



Sat. Parking Utilization



Thurs. Parking Utilization

# Parking Studies

	Lot No.	Description	On-Street	Off-Street
<i>Lots</i>				
	1	Fifth St. Center		79
	2	Pybus		94
	3	Boat Dock		34
	4	Office - Linder Goestz		22
	5	Office DA		65
	6	Office - Catholic Family		34
	7	Office - Attorneys		69
	8	South of Pybus		115
	12	Cascadian		10
	13	Pool to Spa Services		6
	14	Large Gravel Lot - Cascadian		60
	15	Golds Gym		39
	16	Bio Sports and Golds		93
	17	Little RR		48
<i>Streets</i>				
		River Road	87	
		Worthen Street	117	
		TOTAL	204	768

Waterfront Parking Inventory:  
972 Stalls available for waterfront uses!



# Public Parking Investments

## 2010 MOU with PUD - Key Principles

1. Maximize supply of parking outside the park with development
2. No increase in operating costs (River Road)
3. Pedestrian access – Orondo/Park
4. Wastewater Treatment Plant - Odor and Visual
5. Additional boat trailer parking
6. Cost sharing – Management staff



# City Parking Investments



Worthen Street  
117 Stalls added

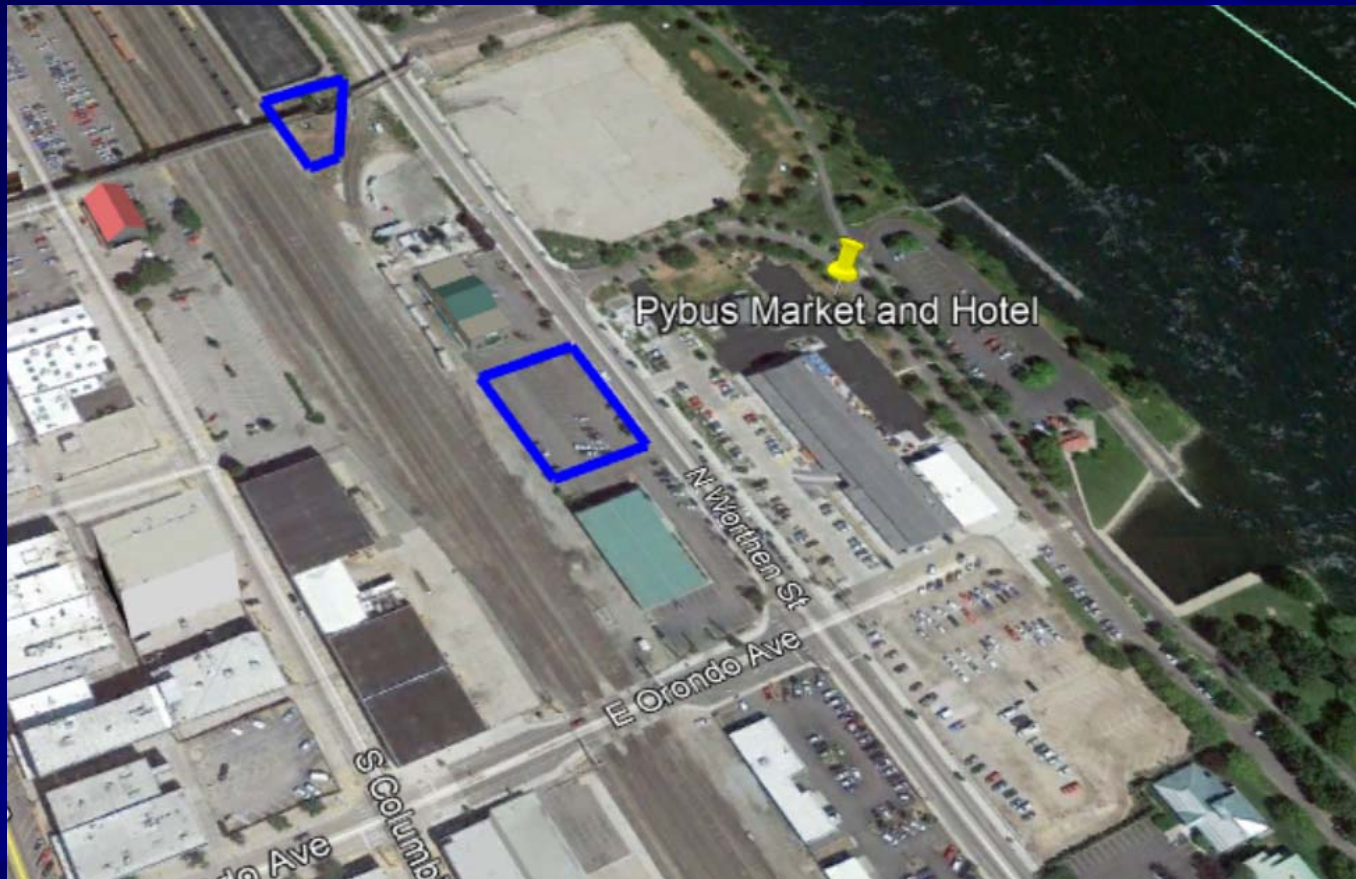
City Maintains River Road and  
Landscaping east of Road

River Road – City paved and  
added stalls:

87 Stalls Total

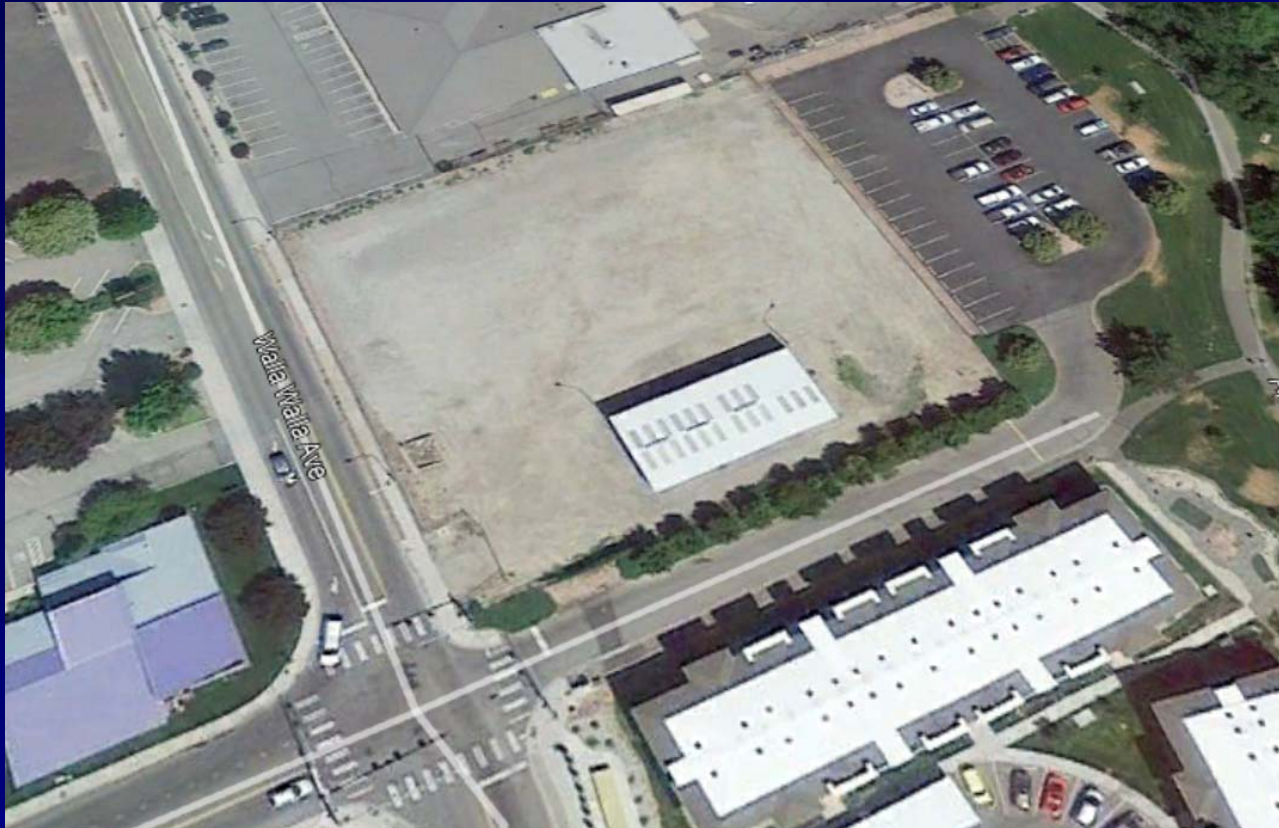


# City Parking Investments



Parking Garage – 114 spaces with 150 on weekends.  
Additional Parking under RR Foot Bridge (40 stalls)

# City Parking Investments



Linden Tree Parking Expansion – Under Design  
Approx. 60 stalls

Thank you!

Discussion