

Lake Grove Village Center Parking Management Plan

Stakeholder Interviews, Surveys, and Meetings Summary



As part of stakeholder outreach on the LGPMP, project staff conducted interviews with business owners (6), met with the Lake Grove and Waluga Neighborhood Associations (15 attendees), and Lake Grove Business Association (12 attendees), and conducted surveys of Property Owners, Businesses Owners (32 respondents), and residents (38 respondents) in the Lake Grove Village area and along Boones Ferry Road. A question related to Lake Grove parking was posted on the “Open City Hall” page of the City’s website (5 respondents). The following are aggregate results from this outreach.

Parking Areas Most Mentioned as a Concern

- Lake Grove Shopping Area
- Starbucks
- Oakridge Rd & nearby businesses
- Douglas Way
- Lavang restaurant
- Gubancs restaurant
- Post Office
- Albertsons (Haggens)
- Medical Offices
- Riccardo's restaurant (evenings)

Multi-Modal Desires

- Safe crossings of Boones Ferry Rd
- Improved connectivity
- Wider sidewalks
- LGVC Shuttle
- Pedestrian islands in the median
- Adequate bike parking

Potential Locations for Future Public Parking

- Former Wells Fargo Bank site
- US Bank site
- Round Table site
- Vacant areas west of Bryant
- Lake Grove elementary school playground
- Behind stores, restaurants and banks (not street front)
- Lots with broken down or vacant houses
- Lumberyard lot
- Mercantile Village
- Vacant lot near Oakridge Senior Center

General comments by Neighborhood Associations, Online Neighborhood Survey and Interviews

- Both neighborhood associations cited issues with the current on-street parking situation on Oakridge Road, Quarry and Douglas Way, and the overflow parking on residential streets by business patrons.
- Residents of the adjacent neighborhoods occasionally walk to Lake Grove destinations and would walk and bike more with more pedestrian and bike amenities and safer conditions.
- Parking at local businesses is an issue on weekdays, especially noon hour, and Saturdays.
- Many indicated there is not enough parking, especially at shopping centers and restaurants/shops.
- Concerns were voiced about congestion, especially on narrow residential roads, and near Starbucks in the morning.
- Patrons generally visit the district for dining and grocery shopping.
- Many indicated that transit is impractical for shopping, especially for multiple destinations. The current bus schedule does not meet patron or employee needs.
- 56% of survey respondents will shop elsewhere if parking isn't available.
- 64% of survey respondents try to plan trips outside of busy times of day.
- 72% of survey respondents will walk or bike to Lake Grove businesses. Those that don't cite dangerous conditions, weather, inefficiency, and time constraints.
- The majority of survey respondents will walk 2-3 blocks from parking to get to their destination from where they park. One-fourth mile is the farthest people will walk to a destination.
- Residents have expressed concern about maintaining setbacks of commercial uses.
- Put new parking structures near busiest commercial areas.
- Desired plan outcomes include: more parking, keeping parking out of the residential areas, reduce cut-through traffic, pedestrian/bike connectivity, scale new development so that adequate parking is included.

General comments by Business Associations, Online Business Survey and Interviews

- Some businesses have arranged for some off-property parking for employees through formal or informal agreements with nearby businesses. (e.g. use of off-site lots after business hours). Many patrons also use adjacent lots or street parking for overflow.
- Most employees arrive by car, a few who live in the area bike or walk. Incentives aren't offered and transit is not considered a viable option for most employees.
- Businesses do not put time limit signage on their properties as it might drive away customers.
- Lunch seems to be the time of highest parking congestion. Saturdays also find lots at capacity. Occasionally patrons of other businesses may park in adjacent lots but there is a general quid pro quo between businesses not to enforce parking by non-patrons.
- 5 of 6 businesses interviewed would be willing to discuss a parking fee if public parking was improved in their business areas.
- Any improvements or expansion that businesses are considering will likely be postponed until the widening of Boones Ferry is complete.
- Improve signage to direct drivers to appropriate driveways.
- Safer crossings areas on Boones Ferry, bike lanes, would help encourage pedestrian and bike access to businesses.
- Policies regarding landscape buffering, storm water management would be triggered when businesses construct/improve parking and could result in a net loss of parking.
- Landscape and buffering requirements also affect building expansion plans.
- Tree policy impacts the ability for businesses to create additional parking or relocate parking. Lake Grove Shopping Center could augment parking by relocating their garbage containers to the site where a maple tree is located.
- Buffer policies. One business, having the approval of an adjacent property owner, could create additional spaces with just two additional feet of property. Current policies may restrict this.
- Setbacks and height limit policies will also influence the location of future public parking.
- Parking requirement calculations during development review should include employee parking.
- Property owners are willing to discuss shared parking and shared access between adjacent properties.

Parking Areas Most Mentioned as a Concern

- Lake Grove Shopping Center
- Restaurants
- Starbucks
- Oakridge Road

Other Considerations for the Plan

- Put parking structure near busiest areas
- Landscape buffer policies
- Set back limits constrain parking layout
- Shared parking agreements
- Accounting for employee parking during development of properties
- Allow for flexibility in code for more parking

Potential Locations for Future Public Parking

- Round Table Pizza property
- Expand parking behind Lake Grove Shopping Center
- Properties behind Riccardo's restaurant
- Vacant lot next to Post Office
- Mercantile Village
- Former lumberyard lot
- Near Madrona Street