

DATE: September 8, 2010

TO: Brian Krause

FROM: Jeff Schramm, Curtis Chin

RE: Robinswood Park Parking Study

TENW Project No. 4416

This study summarizes the existing parking demand of the Robinswood Community Park for the purpose of evaluating the potential expansion the off-leash dog facilities within the park. The following sections provide some background on the project, describe the existing parking inventory, summarize current parking demand, quantify use of the off-leash areas, and provide a summary and conclusions.

Background

The City is considering expansion of either or both of its existing off-leash dog facilities at Robinswood Park. The expansion includes two existing off-leash areas from a total of 1.75 acres up to approximately 6 acres. Over the past couple years, citizens have worked with various City departments in examining current off-leash practices. One of the criteria for considering off-leash areas is the provision of close-by parking. A site location map is included as **Attachment A**, along with a Conceptual Plan for the proposed expansion of the off-leash areas at Robinswood Park.

One of the primary purposes of this study is to evaluate the current parking supply (amount availability of parking) and demand at Robinswood Park to determine the adequacy of the existing parking supply to accommodate the potential expansion of either or both of the off-leash areas.

The two off-leash facilities at Robinswood Park are an integral part of serving Bellevue's overall off-leash needs. Because the existing facilities have never been formally endorsed as off-leash areas, the City Parks Department has recommended they be endorsed by the Park Board. It has also been recommended that improvements be made to the Robinswood Park off-leash areas such that they better serve East Bellevue's off-leash needs.

The eastern off-leash area within Robinswood Park is approximately 0.5 acres in size and has historically been used by timid/shy dogs; this off-leash area is located on the south side of the existing Tennis Center on the east side of the Park. Parking for the eastern off-leash area is provided in the existing parking lot on the north side of the Tennis Center. The western off-leash area is approximately 1.25 acres in size and has been used by active dogs; it is located on the west side of Robinswood Park next to 148th Avenue SE and the Robinswood House. Parking for the western off-leash area is provided in the parking lot to the north that also serves the Robinswood House, children's play area, and athletic fields.

Study Approach

This study measured existing parking supply and utilization, researched park facility activities, programs and general use throughout a year, and projected future parking demand for the proposed expansion of the off-leash areas. An assessment was then made on the adequacy of the existing parking supply to accommodate the additional parking demand of the off-leash area expansion.

To provide a worst-case conservative analysis, existing and future projected parking demand for the off-leash areas were evaluated during the peak summer months when demand is highest for the off-leash area facilities. Demand is less during non-summer months.

A variety of potential measures are identified to accommodate the proposed expansion of the off-leash areas in order to minimize impacts on other existing facilities and uses at Robinswood Park and the adjacent neighborhoods.

Existing Park Facilities and Users

Robinswood Park is home to a variety of recreational activities, including a tennis center, little league baseball field, 2 turf sports fields, children's playground, youth sports camps, children's day camps, teen barn, pre-school programs, the Robinswood House, two off-leash areas, and acres of open area for general community use.

To better determine the parking needs of current park users and tenants, interviews were conducted with facility representatives at Robinswood Park. Through these interviews, existing parking conditions and concerns about existing parking conditions were identified. In addition, a complete inventory of annual events and usage was identified. Representatives from each of the following facilities at Robinswood Park were interviewed.

- Tennis Center
- Robinswood House
- Youth Summer Sports Camps
- Youth Day Camps
- Teen Barn Activities
- Pre-School Programs
- Turf Sports Field
- Little League Baseball Field
- East and West Off-Leash Areas

Representatives overseeing activities at each of these facilities were asked to describe typical daily activities and events, seasonal activity schedules, hours of operation, and special events at their respective facility. Information regarding current parking practices was also identified.

Table 1 on the next page provides a summary of operating hours and typical daily events and activities at each of the existing facilities at Robinswood Park.

Table 1. Robinswood Park Existing Facilities and Users

Facility	Parking Area	Hours of Operation	Peak Activity Period		Peak Season
			Weekday	Weekend	
Tennis Center	Lot 1	9:00am – 10:00pm	9am – 1pm	9am – 1pm	Winter
Robinswood House	Lot 2	9:00am – Midnight	5pm – 7pm	Varies	Summer
Youth Camps	Lot 2	9:00am – 4:00pm	Varies	Varies	Summer
Pre-School Program	Lot 2 and Drop-Off	9:00am – 6:30pm	9:30am, 3:00pm	None	School Year
Turf Sports Fields	Lots 2, 3, 4	9:00am – 11:00pm	5:30pm – 8:30pm	All Day	Spring, Fall
Baseball Field	Lots 3, 4	Varies	5:00pm – 8:00pm	All Day	Spring
East Off-Leash Area	Lot 1	Dawn to Dusk	5:00pm – 7:00pm	10:00am – 1:00pm	Summer
West Off-Leash Area	Lot 2	Dawn to Dusk	7:00pm – 9:00pm	10:00am – 1:00pm	Summer

Note: when considering all activities and facilities within Robinswood Park, it was determined that the summer months represented peak parking usage of the Park.

Peak usage by users of the off-leash areas, somewhat weather dependent, is greatest during the summer months when weather is warmer and daylight hours are longer. During the peak summer months, visitors are steady throughout both Saturday and Sunday daylight hours.

The peak usage of the Tennis Center occurs during the winter months when the usage of the off-leash areas is less and youth programs, camps, and activities don't occur.

The highest usage of the sports fields occurs in the spring and fall months during peak soccer, baseball, and lacrosse seasons. However, facility rentals are consistently strong throughout the year with no significant peak season. During summer months the sports fields are used for youth sports camps during the day, and a variety of sports groups during evening hours.

The pre-school program occurs during school months between Labor Day and Memorial Day. Very little parking is used for the pre-school program as parents are instructed to drop-off students along the drop-off circle located between the Barn and the West Off-Leash Area.

Parking for the Robinswood House is highest during the summer months when multiple wedding and reception events are scheduled weeknights and weekends. It is typical that 4 to 5 wedding/receptions occur over a weekend with an average attendance of 150 guests. During these events, Parking Area 2 adjacent to the Robinswood House is typically full and overflow parking occurs in Area 3 (Sports Fields) and Area 4 (Robinswood School).

Existing Parking Inventory

Parking for Robinswood Park and its associated uses is primarily provided in 4 parking lots. Some adjacent street parking is used during peak times when parking demand is highest at the Park. The following sections provide a brief description of the parking areas.

Table 2 on the next page provides a summary of the 4 existing parking areas serving Robinswood Park. It should also be noted that on-street parking on 153rd Avenue SE, between NE 24th Street and the southern terminus, was also observed because of its location adjacent to Robinswood Park. On-street parking along 153rd Avenue NE was observed to primarily be used by local residents.

Parking Area #1 - Tennis Center (East)

The Tennis Center parking area includes two parking areas with a total parking supply of 45 stalls. The parking area located directly north of the tennis center is signed “for tennis center patrons only” and includes a total of 29 parking stalls. Of the 29 parking stalls, 27 are for general parking and two spaces are designated handicap stalls.

The second parking area is located adjacent to the northwest side of the tennis center and includes 16 general parking stalls. The 16 general stalls can be used for general park users, the off-leash area adjacent to the tennis center, and the tennis center.

It should also be noted that a gate located adjacent to 16-stall parking area at times has been open so that vehicles can park in the gravel areas along the west side of the Tennis Center. When the gate is open, vehicles are able to park closer to the front door of the Tennis Center. During period of this Parking Study, the gate was closed, and all parking occurred within the existing parking lots.

Parking Area #2 – Robinswood House

The parking lot located next to the Robinswood House includes a total of 77 parking spaces. Of the 77 parking spaces 71 are for general parking, two spaces are designated handicap stalls, and an estimated 4 parking spaces are reserved for service vehicles (the service parking area is not striped and the number of vehicles was estimated based on observations).

Parking Area #3 – Sports Fields (North)

The parking lot next to the Sports Fields is located on the north side of Robinswood Park (south of NE 22nd Street) and includes a total of 91 parking spaces. Of the 91 parking spaces 89 are for general parking and two spaces are designated handicap stalls. Overflow for this parking area is provided by the Robinswood School located on the north side of NE 22nd Street.

Parking Area #4 – Robinswood School

The parking lot at the Robinswood School includes a total of 144 parking spaces and serves as the overflow lot for Robinswood Park users. Of the 144 parking spaces 138 are for general parking and six spaces are designated handicap stalls.

Table 2. Robinswood Park Existing Parking Inventory

Area	Parking Locations	Parking Description	Parking Supply
1	Tennis Center (East)	For tennis center users and east off-leash area adjacent to tennis center.	45 stalls (43 GP, 2 ADA)
2	Robinswood House (West)	For Robinswood House, west off-leash area, daycare, children's playground, daycare, and Sports Fields.	77 stalls (71 GP, 2 ADA, 4 service)
3	Sports Fields (North)	For turf sports field users, baseball field, and children's playground.	91 stalls (89 GP, 2 ADA)
4	Robinswood School (Off-Site North)	Intended for overflow use by Sports Field users only.	144 stalls (138 GP, 6 ADA)

Attachment B illustrates the location of the 4 parking areas, and **Attachment C** provides a more detailed summary of the existing parking inventory of each parking area. The total parking supply for Areas 1, 2, 3 located within Robinswood Park is 203 general purpose (GP) stalls and 6 handicap accessible (ADA) stalls.

The Robinswood School parking Area 4 is an off-site lot used primarily as overflow parking by sports field users and the Robinswood House. Posted signs direct sports field users to park there when the Area 3 Lot is full. Currently the Bellevue School District and City of Bellevue have a joint-use agreement that allows Robinswood Park users to park in the lot after 4:00 p.m. Monday through Friday, and all day on weekends and holidays. However, there have been some recent discussions between the City and School District that may limit or eliminate this parking Area for use by Robinswood Park users. As a result, this study will evaluate how this parking Area 4 is used and the potential impacts of its loss.

Parking Area 1 adjacent to the tennis center has 2 separate parking areas; 16 of the 43 general purpose stalls are used for general Robinswood Park users, the east off-leash area, and overflow from the tennis center. The remaining 27 general purpose and 2 ADA stalls have posted signs for use by the tennis center only.

Parking Area 2 is centrally located and used by a variety of Robinswood Park users, including Robinswood House, children's playground, daycare, the sports fields, and the west off-leash area. 71 of the 76 striped parking stalls are general purpose stalls that are open to any Robinswood Park users.

Parking Area 3 is used primarily by turf sports fields and baseball fields, but also the children's playground.

On-street parking east of Robinswood Park along 153rd Avenue NE was considered in this study due to its location adjacent to Robinswood Park. Observations confirmed that on-street parking is primarily used by residents that live along 153rd Avenue NE.

Parking Demand

The parking demand study was conducted on Thursday July 8th, Saturday July 10th, and Sunday July 11th from 6:00 a.m. to 10:00 p.m. which generally represented daylight hours in the summer. For the study, the number of parked vehicles was recorded at each of the 4 parking areas (as shown in Table 1 and Attachment B) every 2 hours to determine parking usage on a summer weekday and both weekend days. The 3 days in July were chosen to be generally representative of summer activity at the Robinswood Park. Usage during other times of the year varies at each of the park facilities, as described in Table 1. When considering all activities and facilities within Robinswood Park, it was determined that the summer months represented peak parking usage.

Table 3 below summarizes the parking demand for each of the 4 parking Areas during the time periods evaluated. **Attachment D** provides detailed parking demand and utilization for each of the 4 parking Areas throughout the 16-hour period studied on each of the 3 days.

Table 3. Robinswood Park Parking Demand Summary

Area	Parking Locations	Parking Supply	Peak Demand	Peak
1	Tennis Center (East)	43 stalls	33 stalls (77%)	Noon Saturday
2	Robinswood House (West)	71 stalls	71 stalls (100%)	8pm Thursday 4pm Sunday
3	Sports Fields (North)	89 stalls	89 stalls (100%)	8pm Thursday 4pm Sunday
4	Robinswood School (Off-Site North)	138 stalls	16 stalls (12%)	6pm Thursday

Based on the interviews with the facility representatives, different peak parking times were mentioned. During summer months, the greatest parking concerns were during times when a large event (typically a wedding/reception) occurred at the Robinswood House. Data collection confirmed that parking in Area 2 was highest during an event at the Robinswood House.

No overflow parking from Robinswood Park users was observed along 153rd Avenue NE during the study period.

At the Tennis Center parking Area 1, the weekday peak demand of 72 percent occurred at noon, while the weekend peak of 77 percent occurred at noon on Saturday. Based on information from the Tennis Center manager, summer is not a peak time; however, during the weekend of the parking counts, a youth tennis tournament took place from 8:30am to 6:00pm. Parking supply in Area 1 was able accommodate the demand during the entire tournament. As it relates to the East Off-Leash Areas adjacent to the Tennis Center, parking was available in the Tennis Center Area 1 Lot at all times. At least 10 stalls were available in this area, which would be available for off-leash area users. However, because 31 of the 43 tennis center stalls are restricted to tennis court use only, fewer stalls may be available for off-leash users.

The Robinswood House Area 2 parking Lot was full (100% utilized) at 8:00 p.m. on Thursday and again at 4:00 p.m. on Sunday. During both of these time periods, wedding/reception events were taking place at the Robinswood House. On Thursday there was a large wedding/reception with 175 people scheduled between 5:00 p.m. and midnight. On Sunday there was another wedding/reception with 150 guests from 9:00 a.m. to 4:00 p.m. It should also be noted that during these times when parking Area 2 was full, the west off-leash area was most utilized (highest number of dogs per hour).

At the sports fields parking Area 3, peak parking occurred at 8:00 p.m. Thursday and 4:00 p.m. Sunday; during these times, both sports fields had games occurring. The peak parking time at the sports field Area 3 Lot occurred at the same time as at the Robinswood House Area 2 Lot. Based on parking observations during these peak times, some sports field users park in Lot 2, and some Robinswood House users park in Lot 3. During times when parking areas are full and people are forced to find alternate parking, it is common to drive to the nearest parking lot regardless of whether a lot is designated for another use.

As it relates to the West Off-Leash Area, during peak usage of the off-leash area (8:00 p.m. Thursday, 4:00 p.m. Sunday), parking at the nearest Lots 2 and 3 was full. As a result, available parking for additional users at the west off-leash area was limited. Limiting use of parking at the Area 2 Lot would help to make more stalls available for the expansion of the west off-leash area. This could be accomplished through parking management strategies such as:

- Post signs that limit parking in the Robinswood House Lot 2 to users of the Robinswood House and off-leash area, and restrict sports field users and users of child play area.
- Allocate a certain number of parking stalls for off-leash area use only in the Robinswood House parking Lot 2.
- Post temporary signs at Robinswood House Lot 2 that encourage Robinswood House users to park off-site at the Robinswood School Lot 4 to the north during events at Robinswood House.
- Request that Robinswood House communicate with user groups to park off-site at the Robinswood School Lot 4 to the north.
- Have staff of on-site facilities park off-site after 5:00 p.m. on weekdays and on weekends during summer months.

Other programmatic schedule changes for the various park users is another strategy to reduce parking impacts during peak summer times on weekends and weekday evenings.

Parking usage in Area 4 at the Robinswood School was low during all of the periods. Even during the peak times when parking Areas 2 and 3 were full at 8:00 p.m. on Thursday and 4:00 p.m. on Sunday, plenty of parking was available in parking Area 4. This Area 4 Lot would continue to serve an important element of the overall parking supply at Robinswood Park when parking usage at Area Lots 1, 2, or 3 is fully utilized. Additional signage within Lots 1, 2, and 3 would help to direct overflow parking to Lot 4. During peak spring and autumn seasons when Lot 3 is full during higher usage of the sports fields, use of the parking Area 4 Lot is higher.

If parking in the Area 4 Lot were to be eliminated from use by Robinswood Park, a valuable overflow lot would be lost and some parking spillover to neighboring streets is anticipated.

Off-Leash Area Usage

Counts of actual dogs and owners were collected on the same days and times as the parking study (July 8th, 10th, and 11th) at both the east and west off-leash areas at Robinswood Park. The counts help quantify use of each off-leash area and determine peak usage times. **Attachment E** illustrates the usage of each off-leash area, and the table below summarizes the peak usage each day.

Table 4. Robinswood Park Off-Leash Area Usage Summary

Day	Location	Peak Hourly Usage	Peak Time	Total Usage 6am–10pm
Thursday 7/8	East	4 Dogs	5:00 – 6:00 p.m.	22 Dogs
	West	9 Dogs	7:00 – 8:00 p.m.	44 Dogs
Saturday 7/10	East	5 Dogs	11:00 a.m. – Noon	29 Dogs
	West	9 Dogs	9:00 – 10:00 a.m., 11:00 a.m. – Noon, Noon – 1:00 p.m.	61 Dogs
Sunday 7/11	East	11 Dogs	11:00 a.m. – Noon	55 Dogs
	West	20 Dogs	3:00 – 4:00 pm	128 Dogs

As shown on Table 4, on Sunday both off-leash areas had the highest usage. Peak times at each off-leash varied. On the weekday (Thursday) usage varied throughout the day, but peaked with 9 dogs from 7:00 to 8:00 p.m. at the west off-leash area. On Saturday, usage was highest with 9 dogs per hour from 9:00 a.m. to 4:00 p.m. at the west off-leash area and varied at the east off-leash area between 1 and 6 dogs per hour. On Sunday, usage at the west off-leash area was highest, ranging from 10 to 20 dogs per hour between 10:00 a.m. and 8:00 p.m. On Sunday at the east off-leash area, usage peaked at 11 dogs between 11:00 a.m. and noon.

Future Expansion of Off-Leash Areas at Robinswood Park

While the existing and future expansion of the East and West Off-Leash Areas are being considered for expansion, both were evaluated separately. As part of the City expansion plans, proximate parking and availability of parking are important criteria. Both areas are separated by both location and types of users, and both generally have separate parking areas.

The east off-leash area within Robinswood Park is approximately 0.5 acres in size and primarily used by timid/shy dogs. Expansion of the east off-leash area would result in 1.5 acres of usable area. Parking for the east off-leash area is provided in the existing parking Area 1 on the north side of the Tennis Center, which is a short walk away.

The west off-leash area is approximately 1.25 acres in size and primarily designated for active dogs. The proposed expansion would result in a total of up to 4.75 acres of usable area (3.5 acre increase). The closest parking for the west off-leash area is provided in parking Area 2 to the north that also serves the Robinswood House, children's play area, and athletic fields. While the distance of this walk is not significant, available parking during peak times is a challenge, especially during weekday evenings and Sunday afternoons.

The expansion of the off-leash areas is expected to result in additional usage of the off-leash area by dogs and owners, and a subsequent increase in parking demand at Robinswood Park. Typically the ITE *Trip Generation* and *Parking Generation* manuals are used to estimate increased traffic and parking demands. However, neither manual has a category for off-leash area or dog parks. As a result, the increased demand at the Robinswood Park off-leash area was estimated based on existing usage, existing peak demands, and the increased usable areas of each off-leash area.

While expansion of the existing area is expected to bring new users to each facility, and a subsequent increase in parking needs, the expansion would also accommodate existing users that desire more space for their dogs to use. City staff research found that facility size, configuration and use type influence usage. Off-leash facilities that have access to water tend or are on large tracts of land tend to have greatest usage and attract users from greater distances. Active areas configured to allow ball throwing tend to attract more users than small/shy/timid dog areas and trail experiences. Off-leash usage observed during the data collection period indicates that the west area utilized as an active off-leash area attracted more than twice the number of users than the east area typically utilized by small/shy/timid dogs. Based on citizen input, research by City Parks staff related to other local and regional off-leash facilities, and review of summer off-leash area usage at Robinswood Park, it is estimated that half of the expansion would be utilized by existing users and half for new users.

The east off-leash area has a weekday peak of 4 dogs per hour (5:00 to 6:00 p.m.), and a weekend peak of 11 dogs per hour on Sunday (11:00 a.m. to Noon). Based on the proposed east off-leash area expansion from 0.5 acres to 1.5 acres, and the estimate that half of the space would generate new users, the anticipated increase in off-leash area usage would result in 8 dogs per hour on a weekday and 22 dogs per hour on Sunday. Based on observations at each off-leash area at Robinswood Park, typically there is 1 dog per car. As a result, the east off-leash area is anticipated to create an additional parking demand of up to 4 vehicles on a peak weekday evening and up to 11 vehicles during the Sunday afternoon summer peak.

The west off-leash area has a weekday peak of 9 dogs per hour (7:00 to 8:00 p.m.), and a weekend peak of 20 dogs per hour on Sunday (3:00 to 4:00 p.m.). Based on the proposed west off-leash area expansion from 1.25 acres up to 4.75 acres, and the estimate that half of the space would generate new users, the anticipated increase in off-leash area usage would result in up to 22 dogs per hour on a weekday and up to 48 dogs per hour on Sunday. Based on 1 dog per car, the west off-leash area is anticipated to create an additional parking demand of up to 13 vehicles on a peak weekday evening and up to 28 vehicles during the Sunday afternoon peak. A summary of future parking demand for the off-leash area expansions is provided on **Table 5** on the next page.



Table 5. Robinswood Park Future Parking Demand for Off-Leash Area Expansions

Location	Expansion Plan	Weekday (Thursday)		Weekend (Sunday)	
		Existing Peak ¹	Future Peak ²	Existing Peak ¹	Future Peak ²
East OLA	from 0.5 to 1.5 acres	4 vehicles <i>from 5-6pm</i>	8 vehicles	11 vehicles <i>11am-Noon</i>	22 vehicles
West OLA	from 1.25 up to 4.75 acres	9 vehicles <i>from 7-8pm</i>	22 vehicles	20 vehicles <i>from 3-4pm</i>	48 vehicles

1. Assumed 1 dog per vehicle.
2. Based on 300% expanded acreage increase at east OLA, and 380% increase at west OLA. And estimate that half of the new area would be used by existing users and the other half by new users.

Summary and Conclusions

1. Parking for Robinswood Park and its associated uses is primarily provided in 4 parking lots. Users of the two off-leash areas at Robinswood Park were observed to park in locations nearest to the off-leash area.
2. Parking Area 2 adjacent to the Robinswood House is centrally located and used by a variety of Robinswood Park users, including the west off-leash area, Robinswood House, children’s playgroup, and sports fields.
3. The Robinswood School parking Area 4 is an off-site lot used by sports field users when the Area 3 Lot is full and overflow for the Robinswood House when the Area 2 Lot is full. Posted signs direct sports field users to park there.
4. Currently the Bellevue School District and City of Bellevue have a joint-use agreement that allows Robinswood Park users to park in the Area 4 Lot after 4:00 p.m. Monday through Friday, and all day on weekends and holidays. However, there have been some recent discussions between the City and School District that may limit or eliminate this parking area for use by Robinswood Park users.
5. The parking demand study was conducted on Thursday July 8th, Saturday July 10th, and Sunday July 11th from 6:00 a.m. to 10:00 p.m. which generally represented daylight hours during the peak summer months.
6. At the sports fields parking Area 3 Lot, peak parking occurred at 8:00 p.m. Thursday and 4:00 p.m. Sunday; during these times, both sports fields had games occurring. The peak parking time at the sports field Area 3 Lot occurred at the same time as at the Robinswood House Area 2 Lot.
7. Parking was available for off-leash users in the parking areas adjacent to the tennis center at all times, and during the peak events. However, because 31 of the 43 tennis center stalls are restricted to tennis court use only, fewer stalls may be available for off-leash users.



8. During peak usage of the west off-leash area (8:00 p.m. Thursday, 4:00 p.m. Sunday), parking at the nearest parking Area 2 and 3 Lots was full. As a result, available parking for additional users at the west off-leash area was limited because the closest lots were full. Limiting use of parking at the Area 2 Lot through parking management measures would help to make more stalls available for the expansion of the west off-leash area.
9. Programmatic schedule changes for some of the park users is one strategy to reduce parking impacts during peak summer times on weekends and weekday evenings.
10. The expansion of the off-leash areas is expected to result in additional usage of the off-leash area by dogs and owners, and a subsequent increase in parking demand at Robinswood Park.
11. The east off-leash area is anticipated to create an additional parking demand of up to 4 vehicles on a peak weekday summer evening and up to 11 vehicles during the Sunday afternoon peak. The west off-leash area is anticipated to create an additional parking demand of up to 13 vehicles on a peak summer weekday evening and up to 28 vehicles during peak summer Sunday afternoon.
12. Parking usage in Area 4 at the Robinswood School was low during the peak summer study period. Even during the peak times when parking Areas 2 and 3 were full at 8:00 p.m. on Thursday and 4:00 p.m. on Sunday, plenty of parking was available in parking Area 4. This Area 4 Lot would continue to serve an important element of the overall parking supply at Robinswood Park when parking usage at Area Lots 1, 2, or 3 are fully utilized. Additional signage within parking Areas 1, 2, and 3 would help to direct overflow parking to the Area 4 Lot. During peak spring and autumn seasons when the Area 3 Lot is full during higher usage of the sports fields, use of parking Area 4 is higher.
13. If parking in Area 4 were to be eliminated from use by Robinswood Park, a valuable overflow lot would be lost and some parking spillover to neighboring street anticipated.

If you have any questions regarding the information presented in this report, please call contact me at 206-396-8286 or schamm@tenw.com.

- Attachments:
- A. Site Location Map and Conceptual Plan
 - B. Parking Lot Location Map
 - C. Detailed Parking Inventory
 - D. Parking Demand Data
 - E. Off-Leash Area Usage Data

ATTACHMENT A

Site Location Map and Conceptual Plan

Robinswood Alternative School
14844 SE 22nd ST
Shared use parking agreement-
may be cancelled in near future

SE 22th ST

Sportfields
Address: 14915 SE 22nd ST
Parcel: 0224059048
(11.55 ac)

Address: No Site Address
Parcel: 0224059091
(3.01 ac)

151st PL SE

153rd Ave SE

Playground

SE 24th ST

Parcel Address: 2432 148th Ave SE
Parcel: 1124059018
(34.87 ac)

Park, House & Barn preschool
Address: 2430 148th Ave SE
Parcel: 1124059018

Robinswood
Community
Park

Tennis Center
2400 151st PL SE

Off-Leash Area

Off-Leash Area

St. Andrew's Lutheran Church
2650 148th Ave. SE
No parking agreement

SE 28th ST

Latter Day Saints Church
2808 148th Ave. SE
No parking agreement

148th Ave SE



Parks & Community Services Robinswood Community Park (50 ac)

Legend

- Trails
- Kparcel
- City Owned (Parks)
- Other Parks



100 0 Feet

Robinswood Park Off-Leash Conceptual Plan

City of Bellevue
June 2010



Active Off- Leash Area Improvements

- Designate for Active Use
- Improve Surfacing
- Gated Entries
- Utilize Existing Water Fountain
- Kiosk and Way-Finding Improvements
- Approx. 1.25 acres

Timid/Shy Dog Area

- Gated Entry
- New East Entrance
- Information and Way-Finding
- Fenced
- Utilize Existing Restroom for Water Source
- Rental Opportunities
- Expand to Approx. 1.5 acres

Woodland Experience

- Trails
- Mulch Play Areas
- Gated Entries
- Fenced
- Benches
- Approx. 3.5 acres

Robinswood Park

148th Ave SE

SE24th St

SE26th St

153rd Ave SE

SE28th St

Pedestrian Path to Eastgate/Airfield Park

LEGEND

- Existing Trail
- Proposed Trail
- Existing Fence
- Proposed Fence
- Gated Entry
- Information and Way-Finding
- Kiosk
- Water
- Mulch Dog Play Area

SUMMARY

This off-leash area concept offers a range of off-leash opportunities including:

- Surface improvements
- Expanded shy/timid dog area with rental opportunities
- Woodland experience comprised of trails and mulched play/gathering spaces
- Kiosk
- Way-finding signage
- Water
- Gated Entries
- Benches

1.25 ac. Active Dog Area
1.5 ac Shy / Timid Dog Area
3.5 ac. Woodland Area
6.25 ac. Total

Sources:
City of Bellevue

ATTACHMENT B

Parking Lot Location Map

Robinswood Park Existing Parking Inventory



Area	Location	General Parking	ADA
1	Tennis Center	43	2
2	Robinswood House	77	2
3	Sports Fields (North)	91	2
4	Robinswood School (Off-Site North)	144	6
Total		357	12



ATTACHMENT C

Parking Inventory Summary

Robinswood - On-Site Parking Stalls

Day: Thursday July 8, 2010

Time	General Parking Stalls								
	Robinswood House Lot 2			Sports Fields Lot 3			Tennis Center Lots 1		
	Demand	Supply	% Utilized	Demand	Supply	% Utilized	Demand	Supply	% Utilized
8:00 AM	0	71	0%	4	89	4%	16	43	37%
10:00 AM	19	71	27%	19	89	21%	28	43	65%
12:00 PM	25	71	35%	14	89	16%	31	43	72%
2:00 PM	11	71	15%	16	89	18%	12	43	28%
4:00 PM	23	71	32%	24	89	27%	13	43	30%
6:00 PM	34	71	48%	21	89	24%	24	43	56%
8:00 PM	71	71	100%	88	89	99%	23	43	53%
10:00 PM	46	71	65%	61	89	69%	6	43	14%

Total Lots 1,2,3			Available Stalls
Demand	Supply	% Utilized	
20	203	10%	183
66	203	33%	137
70	203	34%	133
39	203	19%	164
60	203	30%	143
79	203	39%	124
182	203	90%	21
113	203	56%	90

Alternative School Lot 4		
Demand	Supply	% Utilized
0	138	0%
2	138	1%
4	138	3%
0	138	0%
10	138	7%
16	138	12%
7	138	5%
13	138	9%

Robinswood - On-Site Parking Stalls

Day: Sunday July 11, 2010

Time	General Parking Stalls								
	Robinswood House Lot 2			Sports Fields Lot 3			Tennis Center Lots 1		
	Demand	Supply	% Utilized	Demand	Supply	% Utilized	Demand	Supply	% Utilized
8:00 AM	1	71	1%	10	89	11%	15	43	35%
10:00 AM	33	71	46%	11	89	12%	24	43	56%
12:00 PM	58	71	82%	10	89	11%	22	43	51%
2:00 PM	66	71	93%	18	89	20%	2	43	5%
4:00 PM	70	71	99%	89	89	100%	4	43	9%
6:00 PM	37	71	52%	55	89	62%	1	43	2%
8:00 PM	24	71	34%	29	89	33%	3	43	7%
10:00 PM	1	71	1%	8	89	9%	0	43	0%

Total Lots 1,2,3			Available Stalls
Demand	Supply	% Utilized	
26	203	13%	177
68	203	33%	135
90	203	44%	113
86	203	42%	117
163	203	80%	40
93	203	46%	110
56	203	28%	147
9	203	4%	194

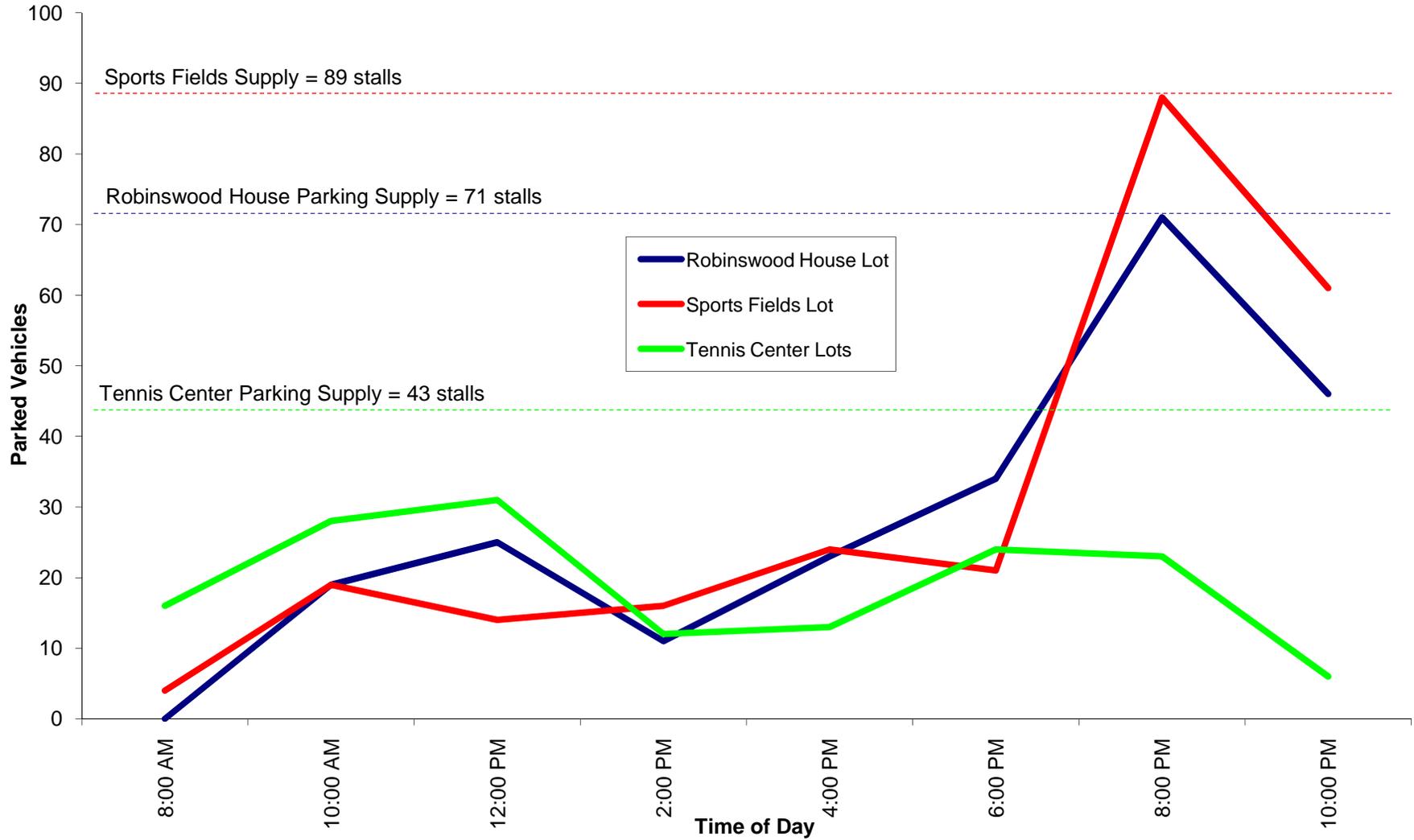
Alternative School Lot 4		
Demand	Supply	% Utilized
1	138	1%
44	138	32%
81	138	59%
10	138	7%
1	138	1%
2	138	1%
2	138	1%
1	138	1%

ATTACHMENT D

Parking Demand Data

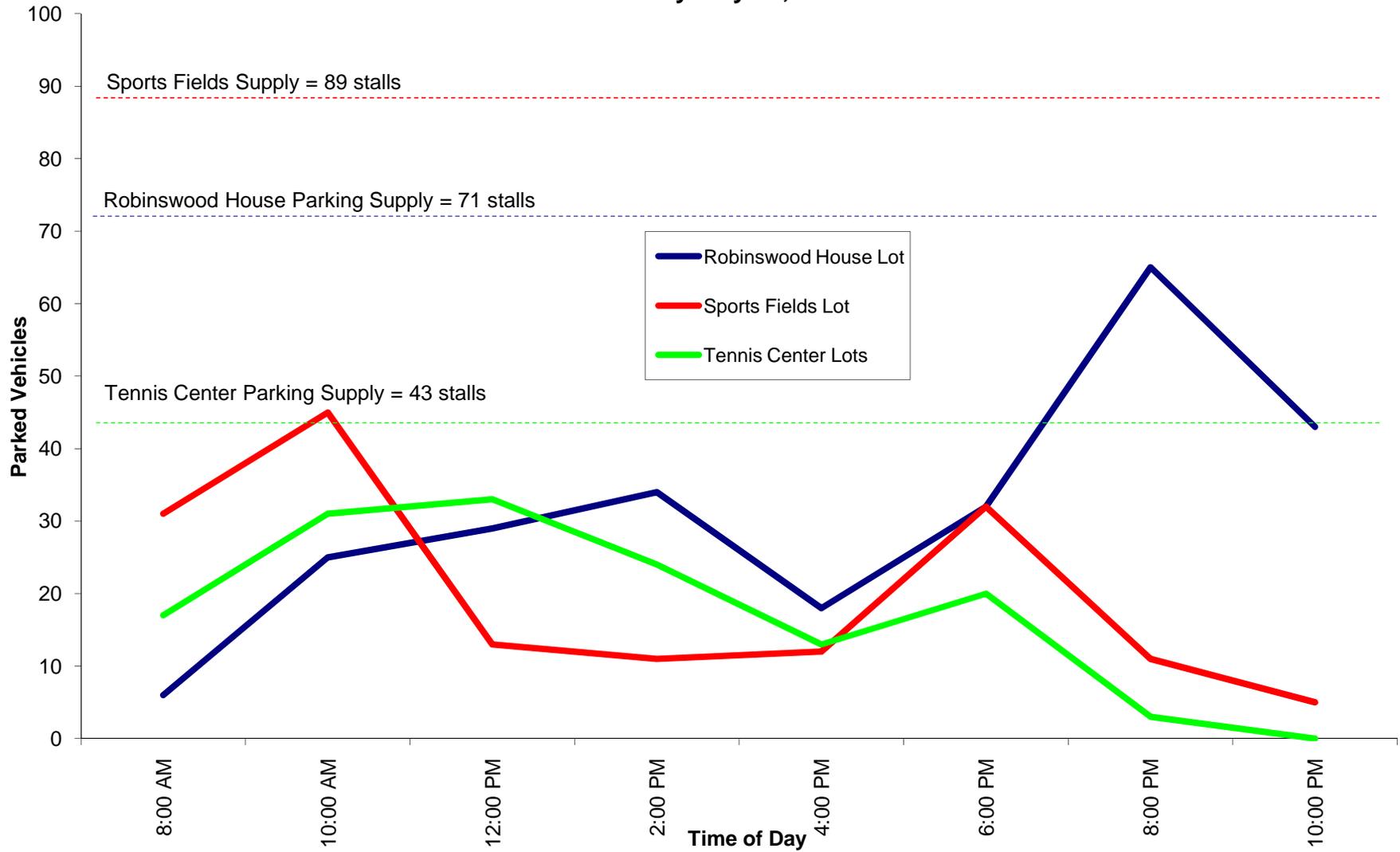
Robinswood Park On-Site Parking Demand Study

Thursday July 8, 2010



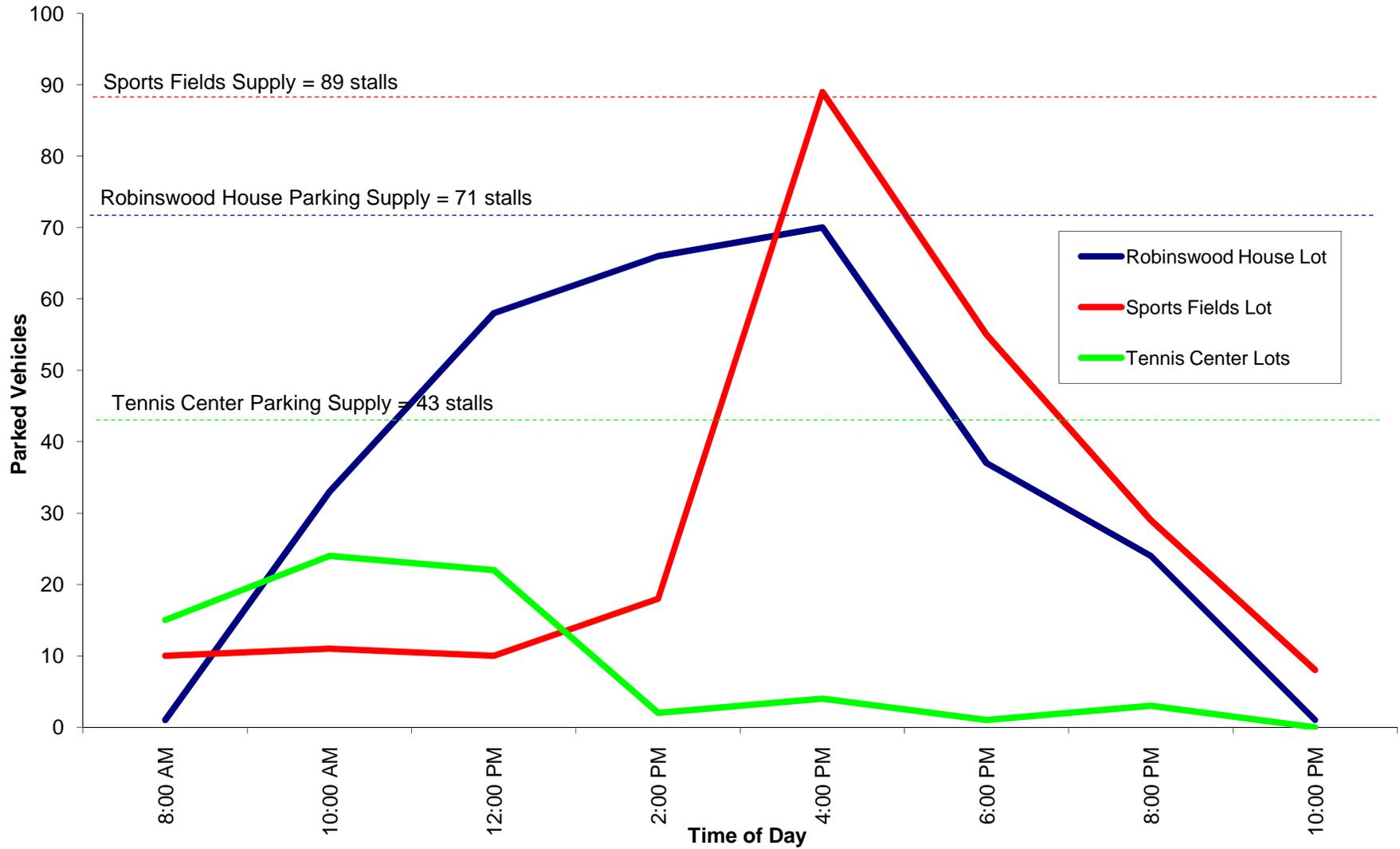
Robinswood Park On-Site Parking Demand Study

Saturday July 10, 2010



Robinswood Park On-Site Parking Demand Study

Sunday July 11, 2010

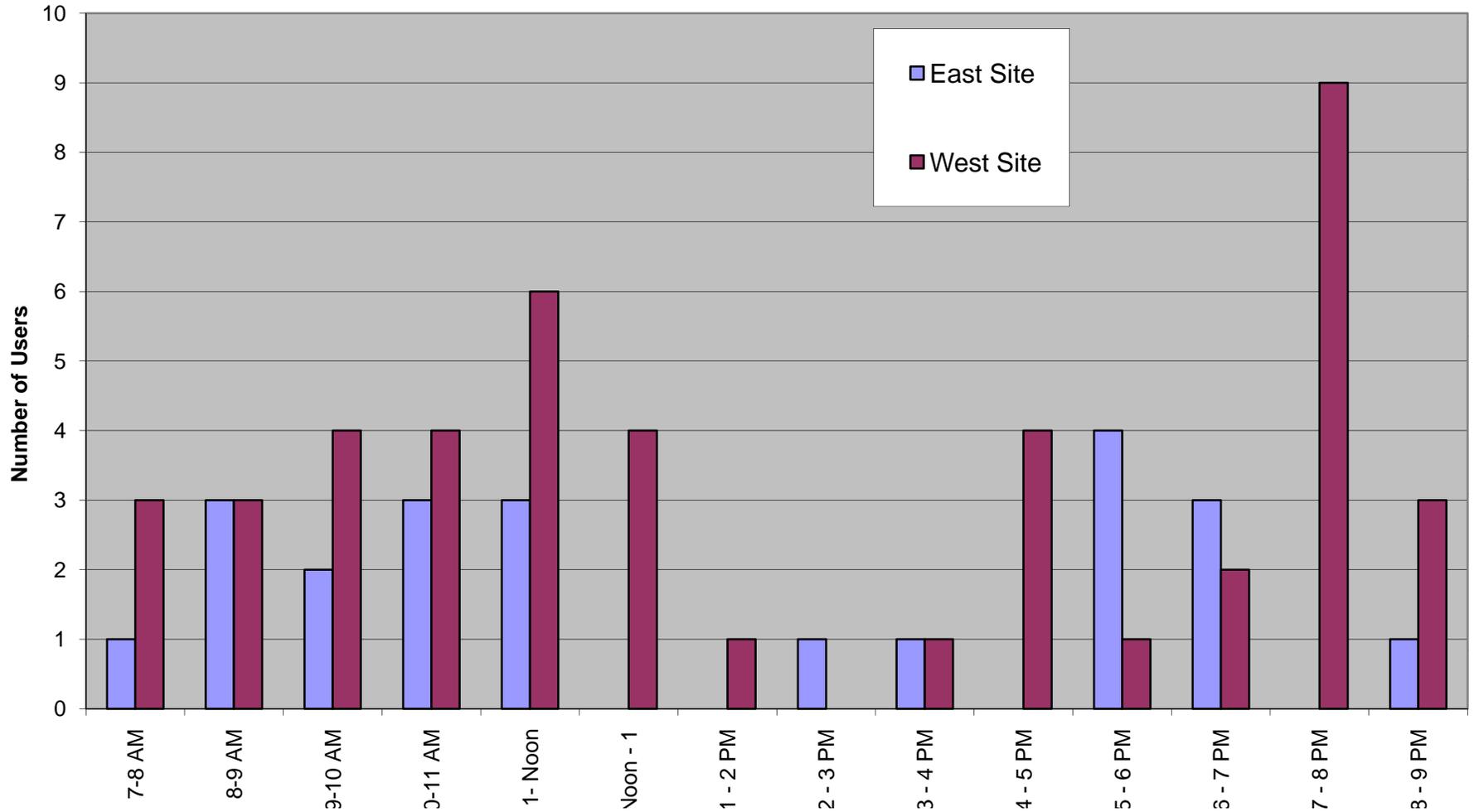


ATTACHMENT E

Off-Leash Area Usage Data

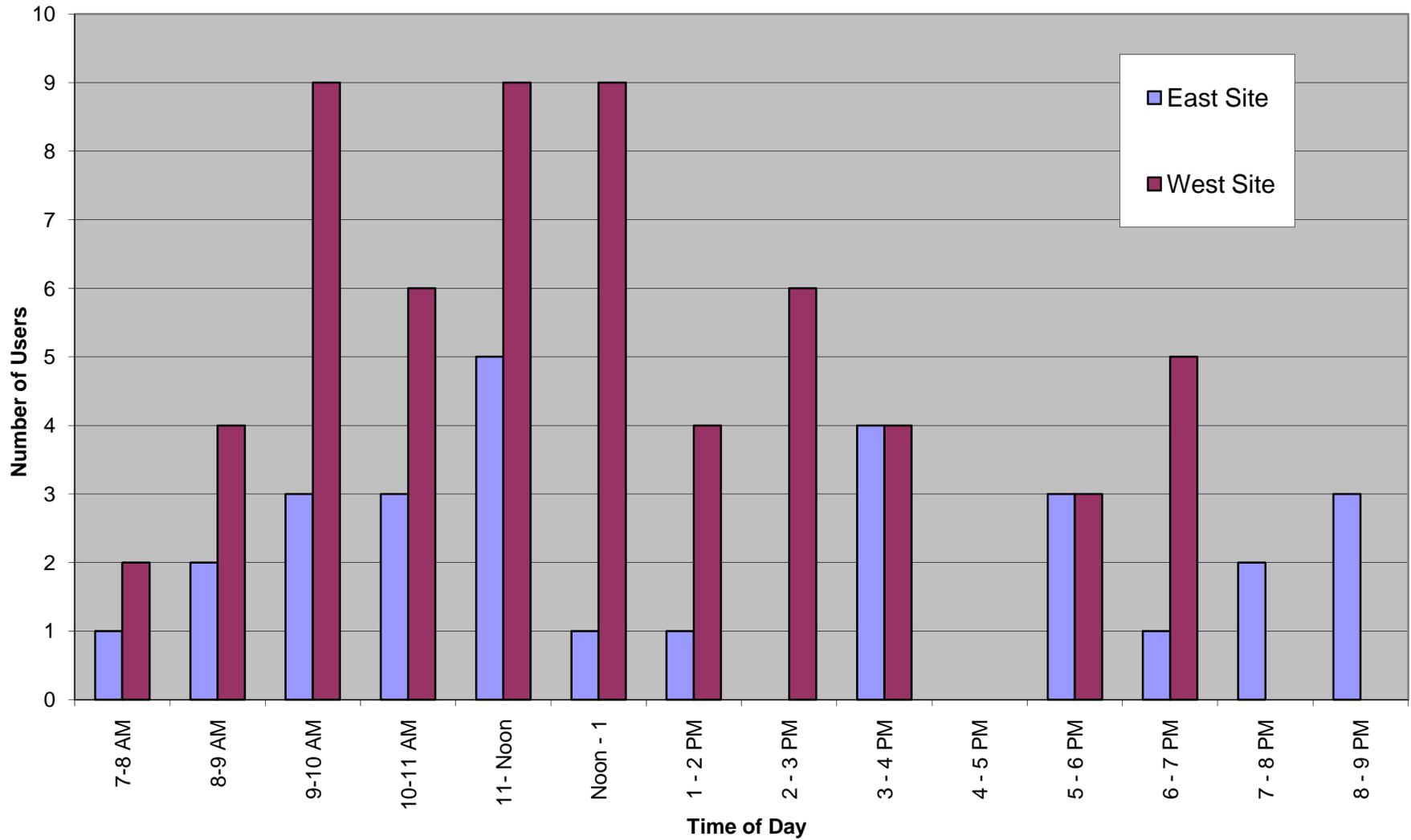
Robinswood Park Off-Leash Area Usage

Thursday July 8, 2010



Robinswood Park Off-Leash Area Study

Saturday July 10, 2010



Robinswood Park Off-Leash Area Study

Sunday July 11, 2010

