

Amendments to Multi-Family Parking Requirements

File No. CAM13-02032

April 30, 2014



King County METRO – Right Size Parking



Right Size Parking Project scope

- Research
- Website Calculator
- Stakeholder outreach
- Policy guidance
- Demonstration projects

Products

- Right Size Parking Website Calculator
 - www.rightsizeparking.org
- Technical policy memo
- Demonstration projects

OUR PARTNERS

U.S. Department
of Transportation
Federal Highway
Administration



Washington State
Department of Transportation



RSP slides/information courtesy of METRO



RESEARCH AND DATA COLLECTION

GEOGRAPHIC VARIABLES

- Gravity measure of transit service
- Gravity measure of intensity
(population + jobs)

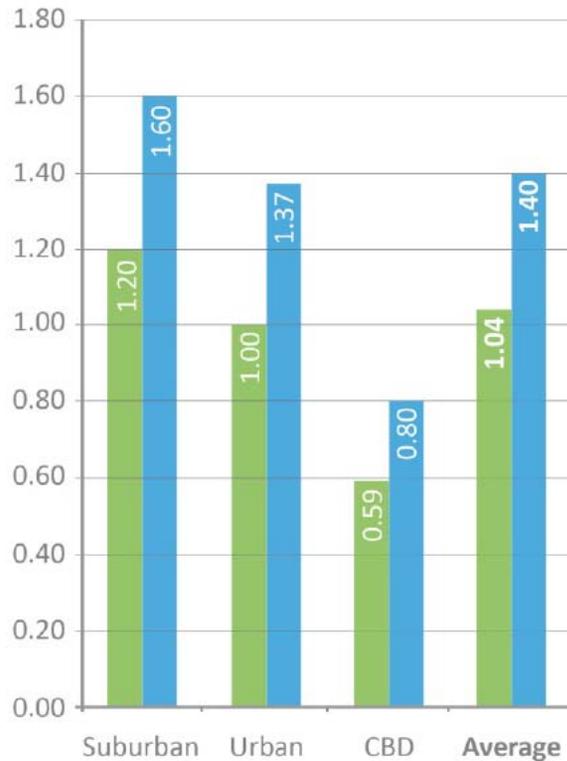
BUILDING VARIABLES

- Average occupied bedroom count
- Parking price as a fraction of rent
- Percent affordable units
- Units per residential square foot
- Average rent



STUDY RESULTS

On average, parking is supplied at **1.4 spaces per dwelling unit** but is only used at about **1 space per unit**.



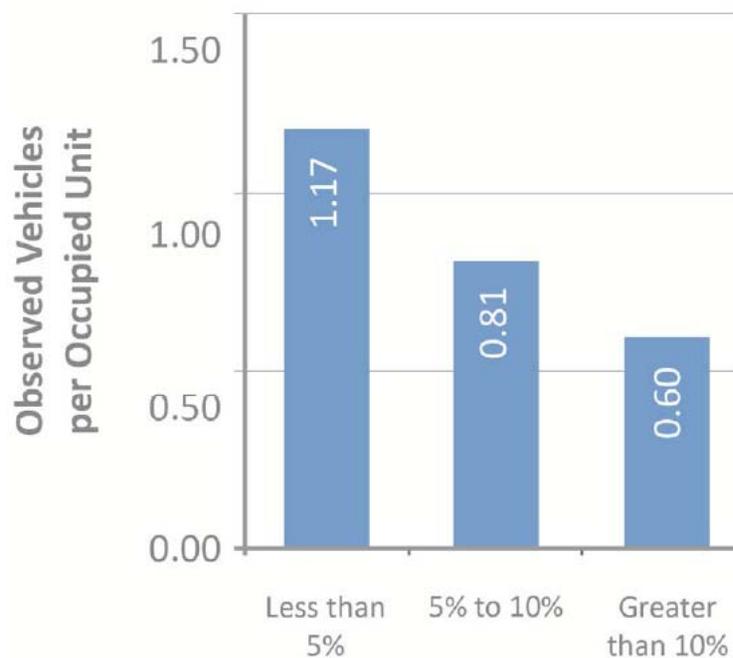
When these findings are applied to a typical suburban project with 150 units, roughly \$800,000 would be spent on unused parking.

- Utilization:**
Observed vehicles/Occupied residential units
- Supply:**
Total spaces/Total residential units



Pricing

62% of properties unbundled parking price from the price of rent.



Residents spending more than 10% of monthly housing costs on parking used only half as many spaces as resident charged less than 5%.



THE RSP WEB CALCULATOR

The Right Size Parking Calculator enables stakeholders to interact with the model.

Map-based

Parcel-level estimates

Scenario-building customization

Outputs/impacts data

STORIES	NUMBER OF UNITS	RESIDUAL MARKET VALUE	RESIDENTIAL AREA (SQ FT)
1	20	\$975	550
2	60	\$1,150	750
3	60	\$1,450	950
4	50	\$1,575	1,200
TOTAL	190	\$1,275	125,000

NUMBER OF AFFORDABLE UNITS: 20

MONTHLY PRICE PER STALL (R): \$60

www.rightsizeparking.org



Kirkland – MF Parking Potential Amendments

- **Grant Approval - Kirkland**
 - Pilot project
 - Kirkland team: Jeremy McMahan, David Godfrey, Thang Nguyen, Jon Regala
 - KC Metro team: Daniel Rowe and consultants: Via Architecture, Fehr & Peers, Rick Williams Consulting, Kidder Mathews, and Arango Urban Planning & Design

- **Fall 2013**
 - City Council Economic Development Committee

 - Study Session
 - Planning Commission
 - Houghton Community Council



CITY OF KIRKLAND

TABLE 2: RSP Gap Analysis

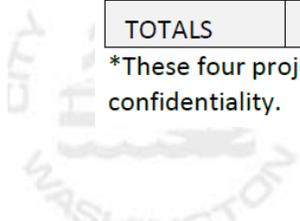
Location	Required Minimum (stalls per unit)	Average RSP Predicted Utilization (stalls per unit)	Required Minimum to RSP Predicted Utilization Ratio	Gap Between Requirement and RSP Predicted Utilization (stalls per unit)
General Residential	1.70	1.10	155%	0.60
Downtown (CBD -1, -2, -8 ¹)	1.56	1.04	149%	0.52
Totem Lake	1.70 ²	1.05	162%	0.65
S. Kirkland TOD	1.15	1.05	110%	0.10

Notes:
¹ CBD average parking requirements are vary by bedroom and location. An average was calculated based on the typical housing in the area.
² Totem Lake does not have traditional parking minima. They are set project-by-project. For this analysis, the typical City requirement was assumed.

TABLE 1: Summary of the ten projects in Kirkland surveyed by the RSP project

N'hood	Projects	Total Resid. Units	Total Resid. Stalls	Supply (stalls / unit)	Utilization (stalls / unit)	Excess Supply (stalls/ unit)	Stalls Shared w/other Uses	Bicycle Parking Stalls	Total Resid. Square Footage	Stud.	1-bds.	2-bds.	3-bds.
Juanita	4	891	1,557	1.75	1.20	0.55	47	0	742,855	24	334	274	48
Totem Lake	2	400	564	1.41	1.18	0.23	12	0	295,342	50	167	149	28
Other*	4	613	978	1.60	1.22	0.38	0	92	190,436	38	251	285	36
TOTALS	10	1,904	3,099	1.63	1.20	0.43	59	92	1,986,314	112	752	708	112

*These four projects are located in Bridal Trails, Lakeview, Moss Bay, and North Rose Hill, but specifics are undisclosed to protect confidentiality.



Kirkland – MF Parking Potential Amendments

- **Boards and Commissions**
 - Context Approach
 - Additional Local Data
- **Next Steps**
 - Finish data collection and analysis
 - Pricing and Parking Management Meeting
 - Study Session
 - Public Hearing Summer 2014
- **City Council**
 - Fall 2014

