

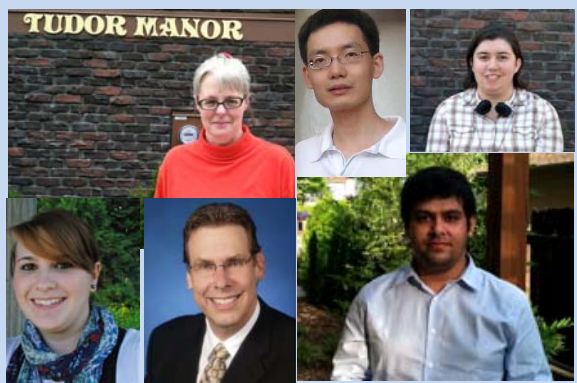
State of Washington
Governor's Smart Communities Award
Tudor Manor



Residential Mini-Suites



Great people make a great city.



Standard apartments:
38 peak pm car trips



Residential suites:

6.5 peak pm car trips



Top 10 cities in the USA for traffic and wasted time on the road in 2011:

- 1) Honolulu (58 hours)
- 2) Los Angeles (56 hours)
- 3) San Francisco (48 hours)
- 4) New York (57 hours)
- 5) Bridgeport, CT (42 hours)
- 6) Washington, D.C. (45 hours)
- 7) Seattle (33 hours)**
- 8) Austin (30 hours)
- 9) Boston (35 hours)
- 10) Chicago (36 hours)



Tudor Manor's Parking Problem



Tudor Manor's Great Success



Transitional Friction

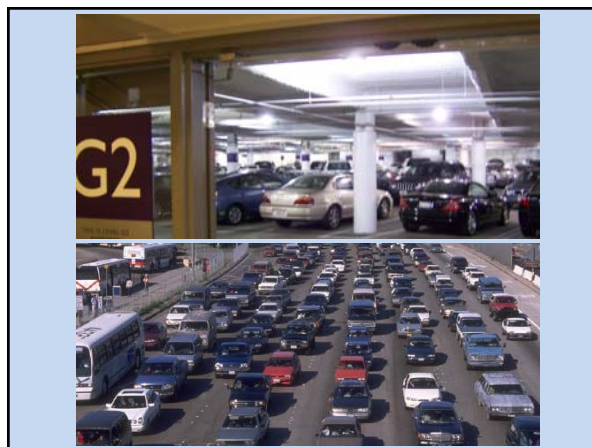
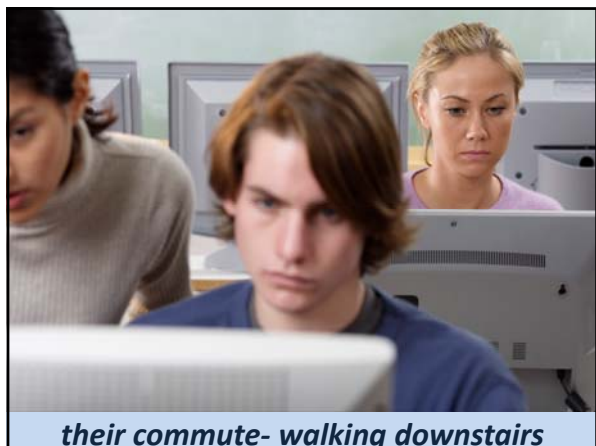


Vision 5

Redmond, WA

The Eastside's First
Live/Work
Sustainable AND
Affordable Art
Community





RIGHT SIZE PARKING IN DOWNTOWN REDMOND



Community Snapshot

- 55,150 residents (2011)
- 76,876 employees (2010)
- 2 Urban Centers (Downtown and Overlake)
- Major employers include:
 - Microsoft
 - Nintendo of America
 - AT&T Mobile
 - Honeywell
 - Terex
- One of Money Magazine's Top 5 Places to live



Policy and Implementation Framework

- **Comprehensive Plan**
 - Two urban centers
- **Zoning Code**
 - parking maximums and minimums
- **Underutilized tools**
 - Transportation Management Programs
 - Shared parking
 - Parking management
- **"Market" Expectations**
 - Suburban, urban or something in between



Things started to change ...

- Construction of mixed use developments in Downtown
- Transition from suburban to urban environment

Growing



How do we get "here" ...

- Talking with the community
 - Needs
 - Wants
 - Vision
 - Outcomes
- Downtown parking study noted parking supply greater than observed demand

Reflecting



Adapting to change ...


- Managing parking
- Right sizing parking



Finding what works ...

- Flexibility
- Accountability
- **RECOGNIZING SUCCESS!!!**

Learning



The slide features three photographs. The top left photo shows a modern, abstract sculpture of a human figure in a dark, possibly bronze or black, material, set against a light-colored wall. The top right photo shows a large, red, abstract sculpture that resembles a stylized figure or a series of interconnected loops, set in an outdoor urban environment. The bottom photo shows a multi-story residential building with a mix of red and grey siding, featuring balconies and large windows.



Erika Vandenbrande, City of Redmond Economic Development Manager
(425) 556-2457
evandenbrande@redmond.gov

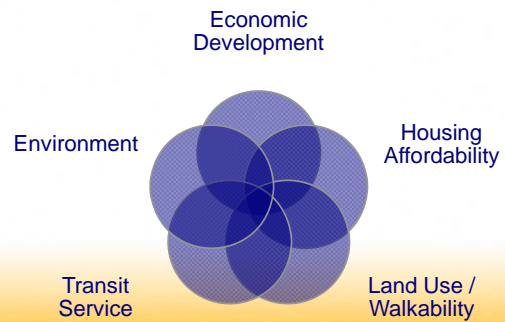
The slide contains the City of Redmond logo, which features a green tree and a stylized 'S' shape. Below the logo, the text identifies Erika Vandenbrande as the City of Redmond Economic Development Manager, providing her phone number (425) 556-2457 and email address evandenbrande@redmond.gov.

Right Size Parking in King County: Re-evaluating Parking Standards to Achieve TOD Success

Daniel Rowe, King County Metro
Right Size Parking Project

Washington APA Conference, Olympia, WA
October 12, 2012

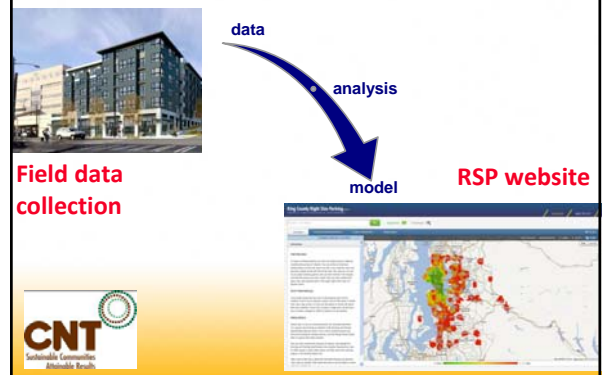
Why does Right Size Parking Matter?



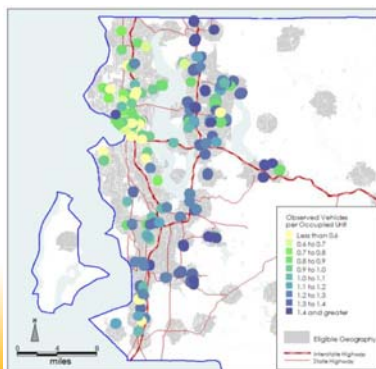
What are we doing about it?

- Data** 1. Collect local, up-to-date information on MF parking utilization
- Model** 2. Create a model to estimate parking use based on influential factors
- Website** 3. Develop website for stakeholders to build scenarios and view model outputs
- Policy** 4. Produce policy guidelines
- Demo** 5. Implement demonstration projects to test concepts
- Outreach** 6. Engage a diverse audience

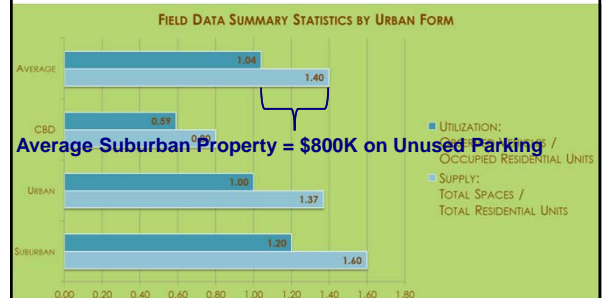
Data Collect local, up-to-date information on MF parking utilization



Observed Vehicles per Occupied Unit



Field Work Findings




On average, parking is supplied at 1.4 spaces per dwelling unit but used at 1.04 spaces/unit.

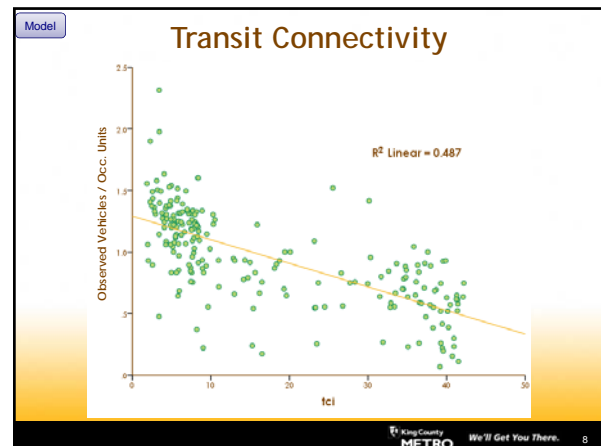
Model Create a model to estimate parking use based on influential factors

Modeling Process:

1. Assess the strength of each variable in predicting parking use



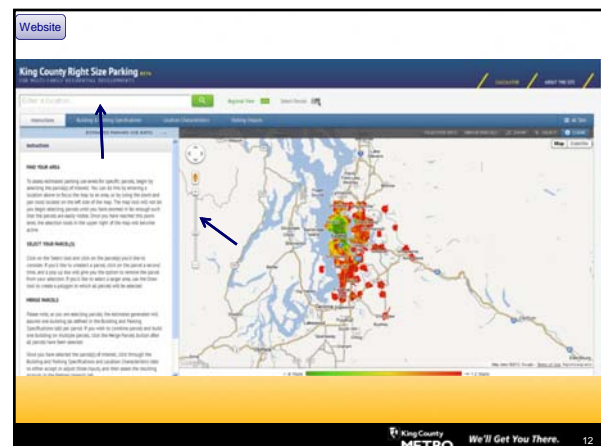
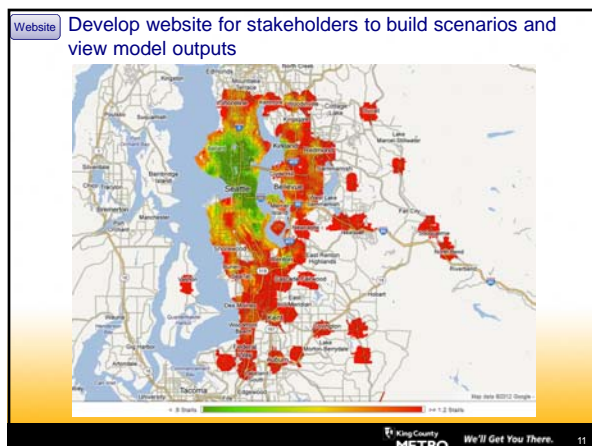
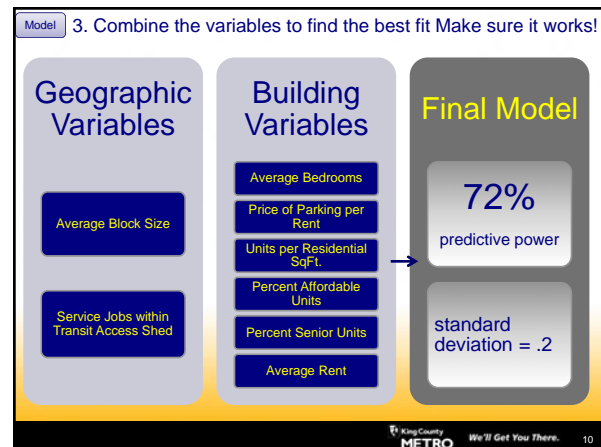
King County METRO We'll Get You There. 7

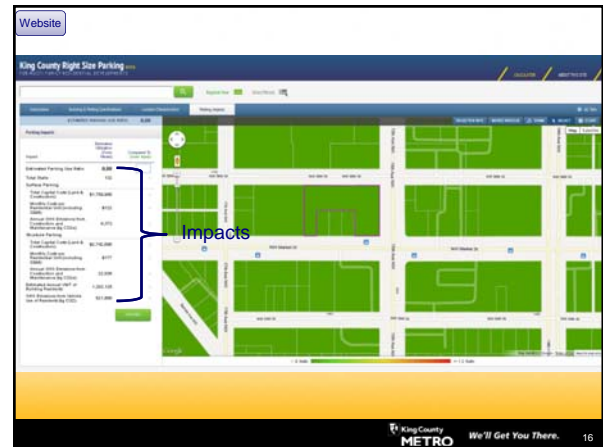
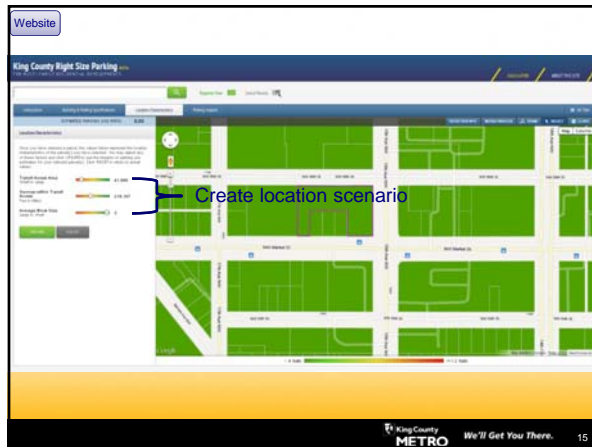
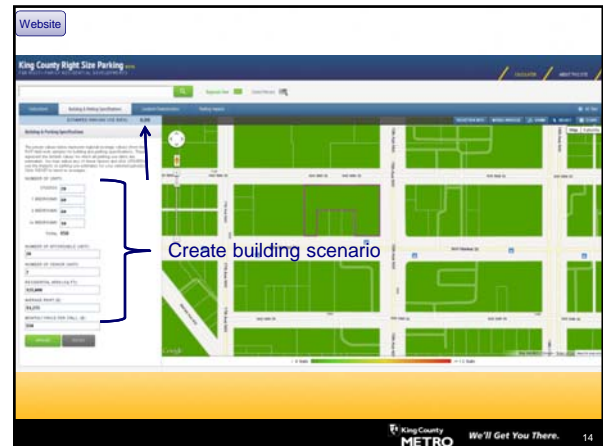
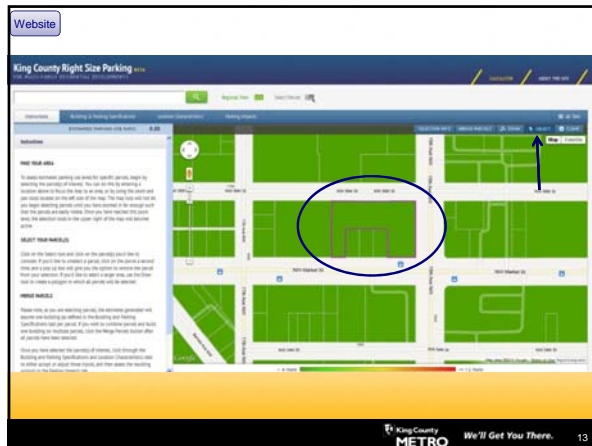


Model 2. Narrow down list of variables to find the most influential in each group

Parking Supply and Price
supply_per_total_unit
supply_per_total_bdrm
parking_price
park_price_per_rent
carshare_per_total_unit
avg_bdrms_studio1
avg_occ_bdrms_studio0
avg_occ_bdrms_studio1
distance_network_schools_high
distance_euclidean_schools
distance_euclidean_schools_elem
distance_euclidean_schools_mid
distance_euclidean_schools_high

King County METRO We'll Get You There. 9





Policy Produce policy guidelines

ULI Urban Land Institute Seattle

- Stakeholder Process
 - ULI Northwest
 - KC jurisdictions
- Policy Recommendations
 - Generate Supporting Data
 - Optimize Regulations
 - Improve Utilization Efficiency

Policy Memo

Best Practices

* both available online

King County METRO We'll Get You There.

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Next Steps

Demo Implement demonstration projects to test concepts

Outreach Engage a diverse audience

King County METRO We'll Get You There.

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Daniel Rowe

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206-263-3586

apps.cnt.org/rsp_beta

accepting comments until end of October

metro.kingcounty.gov/up/projects/right-size-parking/

- Project background
- Methods
- Policy memo