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
Creating a Better Way Forward
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

- Downtown parking study noted parking supply greater than observed demand

How do we get “here” …

- Talking with the community
  - Ideas
  - Views
  - Outcomes
- Downtown parking study noted parking supply greater than observed demand

Reflecting

Doing

- Managing parking
- Right sizing parking
Finding what works …

- Flexibility
- Accountability

RECOGNIZING SUCCESS!!!

Learning

Erika Vandenbrande, City of Redmond Economic Development Manager
(425) 556-2457
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?

- Economic Development
- Housing Affordability
- Environment
- Transit Service
- Land Use / Walkability

What are we doing about it?

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

Field Work Findings

- Average Suburban Property = $800K on Unused Parking

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

Observed Vehicles per Occupied Unit
Create a model to estimate parking use based on influential factors

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

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

<table>
<thead>
<tr>
<th>Parking Supply and Price</th>
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<tbody>
<tr>
<td>supply per total unit</td>
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<tr>
<td>supply per total bdrm</td>
</tr>
<tr>
<td>parking price</td>
</tr>
<tr>
<td>parking price per bdrm</td>
</tr>
<tr>
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<tr>
<td>distance_euclidean_schools_high</td>
</tr>
<tr>
<td>distance_euclidean_schools_elementary</td>
</tr>
</tbody>
</table>

3. Combine the variables to find the best fit. Make sure it works!

Final Model:
- Predictive power: 72%
- Standard deviation: .2

Develop website for stakeholders to build scenarios and view model outputs
Policy Produce policy guidelines

- Stakeholder Process
  - ULI Northwest
  - KC jurisdictions

- Policy Recommendations
  1. Generate Supporting Data
  2. Optimize Regulations
  3. Improve Utilization Efficiency

* both available online

Next Steps

- Demo Implement demonstration projects to test concepts
- Outreach Engage a diverse audience
Daniel Rowe
Daniel.rowe@kingcounty.gov
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