

Appendix F

Parking Policy Report Appendix A

Tables

TABLE 1. STATE PARKING STANDARDS FOR OFFICE USES

	JURISDICTIONS	POPULATION	MINIMUM REQUIRED SPACES/kgsf
LARGE CITIES			
	Bellevue (CBD) Intense Office Districts Peripheral CBD	87,900	1.6 (2.16 max.) 2.0 (2.4 max)
	Bellevue (non-CBD)		3.2 (4.0 max)
	Everett (CBD) Everett (non-CBD)	72,480	1.25 2.5
	Seattle (CBD)	518,000	0.67 (high transit zones) 1.0 (max)
	Seattle (non-CBD) (customer service) (non-customer service)		2.68 1.0
	Spokane	178,500	2.5 + 1.67 for non-ground floors
	Tacoma	177,500	3.5
	Yakima	57,660	5.0
MEDIUM CITIES			
	Bremerton (customer service) (non-customer service)	37,040	2.5 1.25
	Edmonds (customer service) (non-customer service)	30,850	2.5 1.25
	Kent	39,650	4.0
	Lacey	20,210	2.5

Lynwood (customer service)		5.0
(non-customer service)	29,010	3.5
Olympia	34,850	2.5
Redmond	37,460	3.5 - 4.0; (4.5-5.0 max)
Renton	43,000	4.0
SeaTac	22,830	5.0
Vancouver (CBD)	47,190	2.5
SMALL CITIES		
Issaquah	7,860	4.0
Marysville	10,970	2.5
COUNTIES		
King County	531,881	5.0
Pierce County	354,348	2.5
Spokane County	168,433	2.86
Snohomish County	266,165	3.0
Kitsap County	132,821	3.33
Clark County	184,980	2.5
Thurston County	98,335	3.33

Sources: Washington State Transportation Commission - Innovations Unit,
Various jurisdiction parking ordinances

TABLE 2. STATE PARKING STANDARDS FOR MANUFACTURING

JURISDICTION	POPULATION	MINIMUM REQUIRED SPACES/kgsf
LARGE CITIES		
Bellevue	87,900	1.2
Everett	72,480	1.67
Seattle	518,000	0.67
Spokane	178,500	0.67/emp. or 1.0 whichever is greater
Tacoma	177,500	1.0/emp. or 1.0 whichever is greater
Yakima	57,660	1/emp. on max. shift
MEDIUM CITIES		
Bremerton	37,040	1.25 + 0.5/employee
Edmonds	30,850	0.5/emp. on max. shift
Kent	39,650	0.5
Lacey	20,210	1.0/emp. on max. shift + 1sqft park./sqft of display/retail area + 1 per veh. owned/leased
Lynnwood	29,010	1/emp. on max. shift or 1.67, whichever is greater
Olympia	34,850	0.5 per emp.
Redmond	37,460	2.0
Renton	43,000	1.0
Vancouver (CBD)	47,190	1.25
SMALLER CITIES		
Issaquah	7,860	1.0
Marysville	10,970	0.5/emp. & not < 1.25

COUNTIES		
King County	531,881	0.33/emp. on max. shift or 1.0, whichever is greater
Pierce County	354,348	0.33/emp. on max. shift
Spokane County	168,433	2.5
Snohomish County	266,165	1.0
Kitsap County	132,821	2.5 + 0.5/emp.
Clark County	184,980	2.0
Thurston County	98,335	2.0

Sources: Washington State Transportation Commission - Innovations Unit,
Various jurisdictions parking ordinances.

TABLE 3. MINIMUM PARKING REQUIREMENTS FOR OFFICE SITES COMPARED TO DEMAND AND SUPPLY

Jurisdiction	Office Site	Minimum Parking Required SP/1000 GLSF	Peak Parking Demand SP/1000 GLSF	Parking Supply SP/1000 GLSF	Percent Excess Parking	Peak Parking Demand SP/EMP.	Spaces Per Employee Supplied
Bellevue	AMI Building	3.2	4.03	4.64	15.14%	0.72	0.83
	Attachmate	3.2	3.58	3.39	-5.31%	0.73	0.69
	Unigard Insurance	3.2	3.27	3.56	8.87%	0.78	0.85
Lynnwood	Boeing Material Division*	3.3	4.31	4.50	4.41%	0.72	0.75
Redmond	Eddie Bauer OLW	3.5	3.33	2.82	-15.32%	0.73	0.62
	Eddie Bauer OLE	3.5	6.21	5.55	-10.63%	1.19	1.06
	Opportunity Building*	3.5	2.86	4.62	61.54%	0.67	1.09
Snohomish County	U.S. Food and Drug	3.0	2.52	2.24	-11.11%	1.07	0.95
	John H. Harland Company	3.0	3.06	4.34	41.83%	1.27	1.80
Seattle	Northgate Meridian*	1.0	2.16	3.14	45.37%	0.73	1.05
Renton	Two/Three Renton Place	4.0	3.40	4.49	32.06%	0.75	0.99
	Puget Power	4.0	1.85	2.20	18.92%	0.71	0.85
Kirkland	Kirkland City Hall	3.3	2.69	3.49	29.74%	0.66	0.85
	Sierra*	3.3	3.46	3.46	0.00%	0.73	0.73
Federal Way	USAA Insurance*	3.0	4.09	4.39	7.33%	0.80	0.85
	Weyerhaeuser W. Campus	3.0	2.51	3.20	27.49%	0.84	1.07
King County	Weyerhaeuser Corp. HQ*	5.0	1.71	3.15	84.21%	0.74	1.36

Source: Metro Parking Utilization Study, 1992

*Denotes sites where projected employee numbers used in place of actual numbers

TABLE 4. MINIMUM PARKING REQUIREMENTS FOR INDUSTRIAL SITES COMPARED TO DEMAND AND SUPPLY

Jurisdiction	Industrial Site	Minimum Parking Required SP/1000 GSF	Peak Parking Demand SP/1000 GSF	Parking Supply SP/1000 GSF	Percent Excess Parking	Peak Parking Demand SP/EMP.	Spaces Per Employee Supplied
Kent	Site B**/**	0.50	1.22	1.37	12.30%	0.91	1.02
Bellevue	Coca-Cola*	1.20	0.87	1.17	34.48%	0.80	1.09
	Safeway	?	0.55	0.61	10.91%	1.07	1.19
Seattle	West Coast Paper*	0.67	0.44	0.34	-22.73%	0.70	0.54
Renton	Container Corporation	1.00	0.78	1.08	38.46%	0.93	1.30
	Modern Manufacturing*	1.00	1.30	1.51	16.15%	0.65	0.76

Source: METRO Parking Utilization Study, 1992

*Denotes sites where projected employee numbers used in place of actual numbers

**Site wishes to remain anonymous

TABLE 5. ESTIMATED REDUCTIONS IN PEAK EMPLOYEE PARKING DEMAND FROM IMPLEMENTING COMMUTE TRIP REDUCTION PROGRAMS

Geographic Example	Expected Decreases if SOV Mode Reduction Goals are Reached for:		
	1995	1997	1999
First Hill, Seattle (High Density)	-7.7%	-13.00%	-19.10%
Suburban CBD (Moderate Density)	-5.8%	-10.50%	-15.90%
Suburban Non-CBD (Low Density)	-4.0%	-7.30%	-11.40%

TABLE 6. PROJECTED PEAK HOV PARKING DEMAND RELATIVE TO TOTAL DEMAND

Geographic Example	Percent of Total Parking Demand Represented by HOV Demand if SOV Mode Reduction Goals are Met for:			
	1992 Base	1995	1997	1999
First Hill, Seattle (High Density)	12.70%	14.70%	16.90%	19.40%
Suburban CBD (Moderate Density)	8.60%	12.40%	15.40%	18.80%
Suburban Non-CBD (Low Density)	6.50%	12.20%	16.50%	21.20%