

TECHNICAL MEMORANDUM

Project: SR 99 Tunnel Project – Parking Mitigation Plan

Subject: Monitoring of Off-Street Parking Facilities

Date: October 5, 2015

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This memorandum summarizes the findings of the 2015 off-street parking facilities survey. This study is part of a continuing effort by the Washington State Department of Transportation (WSDOT) and Seattle Department of Transportation (SDOT) to monitor parking during the construction of the SR 99 Tunnel, and to assess the effectiveness of its parking mitigation program.

1. Parking Surveys

Figure 1 (attached) shows the study area for the parking survey and the location of the existing garages. The boundaries are Lenora Street to the north, just south of S King Street to the south, Alaskan Way to the west, and 2nd Avenue/3rd Avenue S to the east. Parking utilization surveys of facilities in this area were first conducted by the Puget Sound Regional Council (PSRC) in 2010. During the original PSRC study, only a select few of the facilities were surveyed. Heffron Transportation was commissioned by WSDOT to survey all of the publically-available off-street facilities in 2012 and 2013. In 2014, 22 of the facilities were counted as part of a comprehensive off-street parking study throughout Downtown Seattle conducted by Heffron Transportation for SDOT. The 2015 survey included one new garage—at Stadium Place—a new building located in the northwest corner of the CenturyLink Field parking lot (Map ID 15). Other surface lots have been lost to development and construction activity. Since 2012, six off-street parking facilities have been eliminated so even with the additional parking at Stadium Place, the total supply decreased from 7,102 spaces in 2012 to 6,939 spaces in 2015 (a decrease of 163 spaces). Detailed notes about changes in parking supply are summarized in the Appendix.

2. Survey Results

Parking demand counts were performed over a two-week period between August 17 and August 27, 2015. The counts were performed during the weekday between Monday and Thursday. Morning counts were performed between 8:30 and 11:30 A.M. and afternoon counts were performed between 1:00 and 3:00 P.M.

Table 1 lists the existing off-street parking facilities, the supply at each facility, and the percent utilization and unused spaces for the morning and afternoon demand.

As shown, the peak demand was counted to be 4,410 vehicles in the morning and 5,456 vehicles in the afternoon, which relate to a parking utilization rate of 64% in the morning, and 79% in the afternoon. There were approximately 2,470 unused spaces in the morning and 1,420 unused spaces in the afternoon. The overall parking demand was lower in 2015 than it had been in 2012. In 2012, the peak afternoon demand was 6,065 vehicles with 1,037 unused spaces. A summary of the demand data collected for all four years is presented in the Appendix.

Table 1. Off-Street Parking Demand Survey Results – Weekdays in August 2015

Map ID	Type	Name of Facility	Parking Supply ^a	Morning (8:30 to 11:30 A.M.)		Afternoon (1:00 to 3:00 P.M.)	
				% Utiliz.	Unused Spaces ^b	% Utiliz.	Unused Spaces ^b
0	G	Alexis Hotel	68	37%	43	15%	58
1	G	Waterfront Place	204	83%	34	82%	36
2	G	Watermark Tower	122	66%	42	90%	12
3	S	Republic Parking Systems	130	69%	40	114%	-18
5	G	Butler Garage	415	54%	191	74%	109
6	G	Harbor Steps	635	71%	183	79%	132
8	S	Republic Lot	51	86%	7	98%	1
9	G	Hillclimb Court	146	64%	53	90%	14
10	S	Diamond Lot	63	21%	50	90%	6
11	G	Public Market Garage	526	40%	315	81%	98
13	G	King Street Center	345	65%	120	68%	109
14	G	Market Place	404	65%	141	89%	46
15	S	Qwest Field North Lot	553	38%	341	76%	133
18	S	DPS Parking	56	50%	28	25%	42
19	S	1 st and Main Lot	22	64%	8	64%	8
20	S	Lenora Lot	54	48%	28	74%	14
21	G	501 1 st Avenue S Garage	427	80%	85	81%	80
22	G	Sinking Ship	182	68%	59	98%	3
23	S	Diamond Lot	29	28%	21	48%	15
24	G	Market Place Tower	179	46%	96	61%	70
25	G	5 Star Parking	230	92%	19	91%	21
26	G	Merrill Place Garage	148	80%	29	89%	16
28	G	1 st and Columbia Garage	695	72%	193	85%	103
30	G	Norton Building	300	83%	52	77%	70
32	G	Four Seasons ^c	60	NA	NA	NA	NA
35	S	United Parking	58	38%	36	41%	34
36	G	Pioneer Square Garage	116	72%	33	71%	34
37	S	Impark	56	48%	29	43%	32
38	S	300 2 nd Avenue Extension	11	64%	4	64%	4
40	G	Millenium Tower	204	85%	30	86%	29
42	G	Frye Lot	100	60%	40	80%	20
New	G	Stadium Place	350	66%	119	74%	92
Total			6,939	64%	2,469	79%	1,423

Source: Heffron Transportation, Inc., August 2015

- a. Number of parking spaces available for public use.
- b. Unused spaces represent the number of spaces where vehicles are not parked.
- c. In years prior to 2015, the doorman provided an estimate of the parking demand. In 2015, the doorman was instructed to not provide parking information.

Attachments: Figure 1 – Site Vicinity and Off-Street Parking Facility Locations
Appendix A – Parking Demand Data for Multiple Survey Years



Note: Location dots represent general area of off-street facility

AWV MITIGATION Parking Monitoring Off-Street Facilities

Figure 1
Site Vicinity and
Off-Street Parking Facility Locations



Appendix Parking Survey Details

**AWV Parking Mitigation Plan
Parking Facility Monitoring - 2015 with Field Notes**

Map ID	Type*	Facility Name	ADDRESS	Field Notes from 2015	Parking Supply	Weekday Parking Demand							
						Morning (8:30 - 11:30)				Afternoon (1:00 - 3:00)			
						Collection Date	Demand	% Utilization	Unused Spaces	Collection Date	Demand	% Utilization	Unused Spaces
0	G	Alexis Hotel	1007 1st Ave	Demand count provided by attendant. Attendant indicated weekends are busy.	68	8/20	25	37%	43	8/20	10	15%	58
1	G	Waterfront Place	1011 Western Ave		204	8/19	170	83%	34	8/19	168	82%	36
2	G	Watermark Tower Garage	1108 Western Ave	Original supply provided was 130.	122	8/20	80	66%	42	8/20	110	90%	12
3	S	Western/Seneca Lot	1101 Western Ave	More vehicles parked than available spaces.	130	8/20	90	69%	40	8/20	148	114%	-18
5	G	Butler Garage	114 James St		415	8/19	224	54%	191	8/19	306	74%	109
6	G	Harbor Steps Garage	1200 Western Ave		635	8/20	452	71%	183	8/20	503	79%	132
7	S	Seattle Steam Lot	1301 Western Ave	Garage Removed, New Construction	--	removed				removed			
8	S	Republic Lot Pittman Automotive Parking	1407 Western Ave 1400 Alaskan Way	Prior studies had separate counts for #8 and #41; have been combined.	51	8/20	44	86%	7	8/20	50	98%	1
9	G	Hillclimb Court Garage	1422 Alaskan Way		146	8/20	93	64%	53	8/20	132	90%	14
10	S	Diamond Lot	1524 Alaskan Way		63	8/26	13	21%	50	8/26	57	90%	6
11	G	Public Market Garage	1531 Western Ave		526	8/26	211	40%	315	8/26	428	81%	98
12	S	Desimone Lot	1615 Western Ave	Garage Removed, New Construction	--	removed				removed			
13	G	King Street Center	200 King St S	Valet Parking for Public. 220 spaces are for County Vehicles	345	8/18	225	65%	120	8/18	236	68%	109
14	G	Market Place Tower	65 Lenora St 2001 Western Ave		404	8/26	263	65%	141	8/26	358	89%	46
15	S	Qwest Field Parking - North Lot	201 King St	New building on lot with garage parking (see below). Original supply 706.	553	8/18	212	38%	341	8/18	420	76%	133
16	S	Diamond Lot	202 Occidental Ave S	Garage Removed, New Construction	--	removed				removed			
18	S	DPS Parking	302 2nd Ave S		56	8/18	28	50%	28	8/18	14	25%	42
19	S	1st and Main Lot (Diamond)	305 1st Ave S		22	8/18	14	64%	8	8/18	14	64%	8
20	S	Lenora Lot	50 Lenora		54	8/26	26	48%	28	8/26	40	74%	14
21	G	505 1st Ave S Parking Garage	505 1st Ave S		427	8/18	342	80%	85	8/18	347	81%	80
22	G	Sinking Ship Garage	515 2nd Ave		182	8/19	123	68%	59	8/19	179	98%	3
23	S	Diamond Lot	615 1st Ave		29	8/19	8	28%	21	8/19	14	48%	15
24	G	Market Place Tower	93 Lenora		179	8/26	83	46%	96	8/26	109	61%	70
25	G	5 Star Parking	714 1st Ave		230	8/19	211	92%	19	8/19	209	91%	21

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Parking Facility Monitoring - 2015 with Field Notes**

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						Morning (8:30 - 11:30)				Afternoon (1:00 - 3:00)			
						Collection Date	Demand	% Utilization	Unused Spaces	Collection Date	Demand	% Utilization	Unused Spaces
26	G	Merrill Place Garage	72 S King St		148	8/18	119	80%	29	8/18	132	89%	16
27	S	No Longer Exists			--	removed				removed			
28	G	1st and Columbia Garage	721 1st Ave		695	8/19	502	72%	193	8/19	592	85%	103
29	S	No Longer Exists			--	removed				removed			
30	G	Norton Building	801 2nd Ave	Original supply provided was 212. Attendant indicated 300 spaces available.	300	8/19	248	83%	52	8/19	230	77%	70
31	G	Commuter Centre Garage	809 Western Ave	Garage Removed, New Building	--	removed				removed			
32	G	Four Seasons Garage	99 Union St	In 2015, doorman instructed not to give out information about parking garage.	60	--	NA	NA	NA	--	NA	NA	NA
33	S	No Longer Exists			--	removed				removed			
34	S	No Longer Exists			--	removed				removed			
35	S	Commuter Centre Lot	801 Western Ave		58	8/19	22	38%	36	8/19	24	41%	34
36	G	Pioneer Square Garage	74 S Jackson St		116	8/18	83	72%	33	8/18	82	71%	34
37	S	Impark	122 Occidental Ave S		56	8/19	27	48%	29	8/18	24	43%	32
38	S	300 2nd Ave Ext	300 2nd Ave Ext S		11	8/18	7	64%	4	8/18	7	64%	4
39	S	Diamond Lot	255 S Washington St	Lot is closed.	--	removed				removed			
40	G	Millennium Tower	719 2nd Ave		204	8/19	174	85%	30	8/19	175	86%	29
41	S	Combined as Lot #8			--	--	--	--	--	--	--	--	--
42	G	Butler Parking Corporation (Frye Lot)	117 3rd Ave S		100	8/19	60	60%	40	8/19	80	80%	20
NEW	G	Stadium Place			350	8/18	231	66%	119	8/18	258	74%	92
TOTAL					6,939		4,410	64%	2,469		5,456	79%	1,423

* G = Garage, S = Surface

AWV Parking Mitigation Plan
Parking Facility Monitoring: 2012, 2013, 2014, 2015

Map #	Type*	Facility Name	Parking Supply ^a	Weekday Parking Demand							
				Morning Counts				Afternoon Counts			
				2015 Morning (8:30 - 11:30)	2014 ^b Morning (8:45 - 12:00)	2013 Morning (8:30 - 11:30)	2012 Morning (8:30 - 11:30)	2015 Afternoon (1:00 - 3:15)	2014 ^b Afternoon (1:00 - 3:15)	2013 Afternoon (1:15 - 3:15)	2012 Afternoon (1:15 - 3:15)
0	G	Alexis Hotel	68	25	not counted	26	34	10	not counted	49	45
1	G	Waterfront Place	204	170	183	114	166	168	190	143	186
2	G	Watermark Tower Garage	122 ^c	80	99	91	120	110	108	121	125
3	S	Republic Parking System	130	90	115	20	103	148	113	117	129
5	G	Butler Garage	415	224	171	285	271	306	250	298	301
6	G	Harbor Steps Garage	635	452	503	475	560	503	513	462	585
7	S	Seattle Steam Lot	71	removed	33	19	23	removed	42	56	68
8	S	Republic Lot	51	44	31	23	42	50	40	31	47
9	G	Hillclimb Court Garage	146	93	78	90	120	132	76	116	135
10	S	Diamond Lot	63	13	22	5	8	57	34	23	59
11	G	Public Market Garage	526	211	296	302	373	428	382	435	480
12	S	Desimone Lot	84	Removed	46	17	35	NA	73	55	76
13	G	King Street Center	345	225	not counted	244	269	236	not counted	266	301
14	G	Market Place Garage	404	263	373	210	245	358	361	351	353
15	S	Qwest Field Parking - North Lot	553 ^d	212	not counted	409	488	420	not counted	634	584
16	S	Diamond Lot	132	removed	81	88	78	removed	87	97	109
18	S	DPS Parking	56	28	not counted	46	44	14	not counted	47	42
19	S	1st and Main Lot (Diamond)	22	14	not counted	18	16	14	not counted	17	18
20	S	Lenora Lot	54	26	47	22	26	40	52	50	53
21	G	505 1st Ave S Parking Garage	427	342	355	255	317	347	348	276	365
22	G	Sinking Ship Garage	182	123	105	154	155	179	169	167	162
23	S	Diamond Lot	29	8	not counted	25	26	14	not counted	21	27
24	G	Market Place Tower	179	83	not counted	72	80	109	not counted	98	105

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Map #	Type*	Facility Name	Parking Supply ^a	Weekday Parking Demand							
				Morning Counts				Afternoon Counts			
				2015 Morning (8:30 - 11:30)	2014 ^b Morning (8:45 - 12:00)	2013 Morning (8:30 - 11:30)	2012 Morning (8:30 - 11:30)	2015 Afternoon (1:00 - 3:15)	2014 ^b Afternoon (1:00 - 3:15)	2013 Afternoon (1:15 - 3:15)	2012 Afternoon (1:15 - 3:15)
25	G	5 Star Parking	230	211	159	110	164	209	190	149	161
26	G	Merrill Place Garage	148	119	not counted	125	106	132	not counted	138	130
27	S	No Longer Exists		removed	removed	removed	removed	removed	removed	removed	removed
28	G	1st and Columbia Garage	695	502	546	309	315	592	656	492	477
29	S	No Longer Exists		removed	removed	removed	removed	removed	removed	removed	removed
30	G	Norton Building	300 ^e	248	300	181	100	230	300	235	300
31	G	Commuter Centre Garage	139	removed	removed	Under Construction	130	removed	removed	Under Construction	135
32	G	Four Seasons Garage	60	NA	50	37	45	NA	55	18	45
33	S	No Longer Exists		removed	removed	removed	removed	removed	removed	removed	removed
34	S	No Longer Exists		removed	removed	removed	removed	removed	removed	removed	removed
35	S	United Parking	58	22	not counted	Under Construction	48	24	not counted	Under Construction	49
36	G	Pioneer Square Garage	116	83	71	64	95	82	72	73	95
37	S	Impark	56	27	not counted	26	55	24	not counted	23	53
38	S	300 2nd Ave Ext	11	7	not counted	5	1	7	not counted	7	4
39	S	Diamond Lot	14	removed	removed	11	12	removed	removed	9	9
40	G	Millennium Tower	204	174	163	100	183	175	173	100	170
41	S	Same as Number 8	--	--	--	--	--	--	--	--	--
42	G	Butler Parking Corp. (Frye Lot)	100	60	not counted	100	70	80	not counted	100	82
NEW		Stadium Place	350	231	not built	not built	not built	258	not built	not built	not built

* G = Garage, S = Surface

- a. Supply provided by WSDOT in 2012 unless noted otherwise.
- b. Facilities counted as part of SDOT Downtown comprehensive off-street study.
- c. Original supply provided was 130 spaces. Supply of 122 spaces counted by Heffron.
- d. Original supply provided was 706 spaces. Supply reduced when Stadium Place was constructed.
- e. Original supply provided was 212 spaces. Attendant indicated 300 spaces were available.