Right-Sized Parking Strategies: Seattle Experience

Rail-Volution
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Policy and Code

• **Seattle Transit Communities Policies.** Goal – 61: “Reduce dependence on autos & reduce greenhouse gas emissions by supporting transit communities.”

• **Climate Action Plan.** Recognizes that 40% of all Green House Gas Emissions in Seattle are from passenger vehicles. Actions aimed at “trending away from single occupant vehicles.”

• **Zoning Updates.** New multi-family and commercial zoning eliminates or reduces parking requirements.
Transit Service

- 40 year vision
- Light rail
- Bus rapid transit
- Streetcars
Frequent Transit Service

- No more than 15 min. wait
- Used in setting parking requirements & transportation planning
- Applied to development in “real time”
Right-Sized Parking

Parking minimums in western King County
Most new development provides parking...

- Residential: 60-75% of apartments & condos
- Retail, offices & major employers: 1 space/500 sqft. to 1/1000 sqft.
- Micro-housing – often provides no parking
What is Micro-housing?

- Small living quarters grouped within a dwelling unit
- Often with a shared kitchen
- Different formats:
  - Dwelling unit - up to 8 bedrooms & a shared kitchen
  - Congregate residence - 9 or more bedrooms with shared kitchen & other facilities
  - Small apartments - each includes bath & kitchen
How Affordable Are They?

- Rent: $500 - $700/mo.  
  *Often includes utilities, furnishings & internet*

- Lease terms: usually 3-6 months then month-to-month

- Workforce housing at 80% AMI, 1 bedroom: $1,208

- Popular with: students, people in transition, lower wage workers, part time residents
Where Are They?

- High walk-score areas
- Near the University of Washington or downtown
How Micro Are They?

Typical Micro = 150 – 200 sf

Medium Parking
Space = 128 sf

Micro
Example = 150 sf

Basketball
Court Lane = 180 sf
Capitol Hill Example

- Townhouse format
- LR3 zone
- 8 dwelling units
- 56 “micros”
- Total: 13,848 gsf
- No parking
Capitol Hill Example

- 135 - 150 sf rooms
- Shared kitchen ~150 sf

Note: colored outlines represent boundaries of individual dwelling units, which span multiple floors.
Central Area Example

- Townhouse format
- LR3 zone
- 4 dwelling units
- 32 “micros”
- Total: 9,206 gsf
- 3 parking spaces
Central Area Example

- ~140 - 200 sf rooms
- Shared kitchen ~90 sf

Note: Blue outline indicates boundary of individual dwelling unit. Red outline indicates shared kitchen within the unit.
Eastlake Example

- Congregate housing format
- LR3 zone
- 115 sleeping rooms
- 22,000 gsf
- No parking
Eastlake Example

- ~175 - 210 sf rooms
- Common rooms ~215 sf
Parking Strategies

- Cities = expanded choices
- On-street management
- Link to environment
- Role in housing cost
- Vary by area
Thank You

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