

HEATH&ASSOCIATES

Transportation Planning & Engineering

Date: September 19, 2023

To: City of Arlington

From: Aaron Van Aken, P.E., PTOE
Heath & Associates

Subject: Wisemark Commons Parking and Transportation Management Plan

Introduction

The City of Arlington requires a Parking Demand Management Plan and a Transportation Management Plan as part of the applicant's submittal package—both of which are summarized in this memo.

Wisemark Commons is a proposed mixed-use development comprised of the following:

- ~150 apartment dwelling units
- 15,400 sq. ft. commercial/retail space

The subject site is located on the southeast corner of 204th Street NE & 67th Avenue NE on a vacant 4.91-acre parcel: 31051400200600. A total of ~300 on-site parking spaces are proposed.

Parking Analysis

The applicant has put together a parking analysis that concluded the following requirements on-site parking requirements:

Table 1: On-Site Parking Assessment Summary

Scenario	Residential	Commercial	ADA	Bicycle
Required	262	29	5	47
Proposed	262	38	5	148
Meets Rqmt?	Yes	Yes	Yes	Yes

As shown in the table above, the proposed development meets the residential parking requirements and exceeds both the commercial and bicycle parking requirements. Overall, no parking deficiencies are identified.



Transportation Management

The applicant will be constructing frontage improvements to City code including a relocated bus stop with new protective waiting shelter along 204th Street NE. The enhanced transit stop may encourage additional transit use and reduce vehicular trips. Additionally, the applicant is providing over three times the amount of required bicycle parking which may also increase multi-modal trips.

Lastly, the *Wisemark Commons TIA (8/17/2023)* indicated no operational deficiencies within the site vicinity under forecast 2026 peak hour conditions. However, the TIA identified a few recommended mitigating measures such as restriping along 67th Avenue NE, payment of traffic impact fees, etc., which are expected to offset the site's impacts. No other transportation management plans are identified at this time.

Please feel free to contact me should you have any questions.



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PARKING ANALYSIS

RESIDENTIAL

TOTAL RESIDENTIAL PARKING REQUIRED: 262
 PROVIDED STANDARD STALLS: 210
 PROVIDED COMPACT STALLS: 52

COMMERCIAL

COMMERCIAL PARKING REQUIRED : 29
 TOTAL COMMERCIAL PARKING PROVIDED: 38

ACCESSIBLE PARKING:

TOTAL REQUIRED ADA PARKING: 5
 TOTAL ADA PARKING PROVIDED: 5

TOTAL REQUIRED ADA VAN PARKING: 2
 TOTAL ADA VAN PARKING PROVIDED: 2

BICYCLE PARKING REQUIRED

TOTAL REQUIRED RESIDENTIAL SPACES: 47
 TOTAL RESIDENTIAL SPACES PROVIDED: 148*

*note certain portions of the bicycle storage areas may be used for mechanical closets

PARKING TOTALS

BLDG 1-1

Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15

BLDG 1-2

Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15

BLDG 2-1

Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20

BLDG 2-2

Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20

BLDG 3-1

Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14

BLDG 3-2

Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14

BLDG 3-3

Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14

BLDG 4

ADA - 8'-0" x 18'	1
Standard - 8'-0" x 18'	33

34

SITE

ADA - 9'-0" x 18'	3
Standard - 9'-0" x 18'	1
EV Charging - 8'-0" x 18'	29
ADA ANGLED - 8'-0" x 18'	1
EV Charging - 8'-0" x 18'	1
Standard - 8'-0" x 18'	102
Standard - 8'-0" x 18'	24
ADA VAN - 8'-0" x 18'	2

163

TOTAL: 309