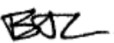


## MEMORANDUM

To: Nova Heaton, PE, City of Arlington

From: Brad Lincoln, PE 

Subject: Smokey Point Development – Parking and Transportation Demand Management

Date: May 19, 2022

Project: 090221218

Kimley-Horn and Associates, Inc. has been retained to provide an analysis to address the City of Arlington submittal requirements for a Parking Demand Management Plan and a Transportation Demand Management Plan.

The Smokey Point development is proposed to be a mixed-use development with the following uses:

- 103 multifamily units
- 3,984 square-foot (SF) of commercial space

Brad Lincoln, responsible for this memorandum, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

## PARKING ANALYSIS

The Smokey Point development is proposed to consist of 142 parking spaces, including the 10 new parking spaces proposed along the frontage. The site is proposed to consist of 103 residential units. There are 95 units that will be either studio or 1-bedroom units. The remaining 8 units will have 2 bedrooms. The City of Arlington municipal code identifies 2 spaced per unit, but allows for 1 space per unit for studio and 1-bedroom units. Additionally, the City of Arlington has instituted a requirement of 1.25 spaces per unit. The code requirements of 1 space per studio/1-bedroom unit and 2 spaces per 2-bedroom unit would result in 111 parking spaces for the residential uses. The requirements of 1.25 spaces per unit results in 129 parking spaces for the residential uses. The City of Arlington has a parking supply rate of 1 space per 400 feet of retail area. The parking supply for the 3,984 SF of retail space is 10 spaces. The 142 parking spaces on the site will therefore meet the City of Arlington requirements. It is important to note that these parking calculations do not account for any sharing of parking spaces between the residential and commercial uses.

The parking demand for the residential units was also evaluated using ITE data for the number of units and the number of bedrooms. ITE publishes an average peak period parking rate of 1.21 spaces per unit for multifamily units. This would result in the 103 residential units having a parking demand of 124 parking spaces. ITE publishes an average peak-period parking demand rate of 0.66 spaces per bedroom. The residential units are anticipated to have a mix of studio, 1-bedroom, and 2-bedroom units. The 95 studio/1-bedroom units and 8 2-bedroom units would have a total parking demand of 76 parking spaces.

The proposed parking supply of 142 spaces will provide enough parking to meet the requirements of the City of Arlington code and ITE. A Parking Demand Management Plan should not be required for the Smokey Point development.

## TRANSPORTATION DEMAND MANAGEMENT

The Smokey Point development has frontage along Smokey Point Boulevard and 166<sup>th</sup> Place NE. There is currently sidewalk along both of these roadways. Additionally, Community Transit provides bus service along Smokey Point Boulevard via Route 201/202. The bus stop in the northbound direction is one parcel south of the development and the bus stop for the southbound direction is within 0.5 miles, assuming pedestrians utilize the signalized crossing at 169<sup>th</sup> Street NE. These facilities should provide adequate access to transportation alternatives. A Transportation Demand Management Plan should not be required for the Smokey Point development.