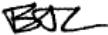


**MEMORANDUM**

To: City of Arlington

From: Brad Lincoln, PE 

Subject: Zahradnik Development – Parking and Transportation Demand Management

Date: July 15, 2022

Project: 090221216

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 Zahradnik development is proposed to be a mixed-use development with the following uses:

- 334 multifamily units
- 51,500 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 Zahradnik development is proposed to consist of 538 parking spaces. The site is proposed to consist of 334 residential units with the following mix of units:

- Studio – 94 units
- Studio with Den – 78 units
- 1-Bedroom – 68 units
- 1-Bedroom with Den – 26 units
- 2-Bedroom – 45 units
- Townhomes – 23 units

The City of Arlington municipal code identifies 2 spaces 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 402 parking spaces for the residential uses. The requirements of 1.25 spaces per unit results in 418 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 51,500 SF of retail space is 129 spaces.

The 538 parking spaces on the site will meet the City of Arlington requirements for 1 space per studio/1-bedroom units and 2 spaces per 2-bedroom units plus parking for the commercial use. The requirement of 1.25 spaces per unit plus the commercial use would have a total parking demand of 547 spaces, nine more than the current supply. It is important to note that these parking calculations do not account for any sharing of parking spaces between the residential and commercial uses. It is likely that there would be at least 5% of the parking shared between the two uses, which would reduce the parking demand to approximately 520 spaces. That is well within the proposed parking supply. A Parking Demand Management Plan should not be required for the Zahradnik development.

## TRANSPORTATION DEMAND MANAGEMENT

The Zahradnik development has frontage along 172<sup>nd</sup> Street NE (SR-531) and 85<sup>th</sup> Avenue NE. There is sidewalk proposed along both of these frontages. There is not currently bus service in the site vicinity. A Transportation Demand Management Plan should not be required for the Zahradnik development.