

## MEMORANDUM

**DATE:** September 7, 2012

**TO:** Scott Roberts  
Lake Union Partners

**FROM:** Curtis Chin, P.E.  
TENW

**SUBJECT:** Trenton Associates McClellan Apartments  
Parking Analysis Addendum  
TENW Project No. 4560

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This memorandum is an addendum to the February 7, 2012 traffic impact study for the proposed Trenton Associates McClellan Apartments project. Since the completion of the traffic study, the proposed on-site parking has been reduced from 294 to 222 parking spaces. As a result, based on a parking demand of 252 parking spaces (as documented in the February 2012 TIA), up to 30 vehicles would utilize on-street parking.

This memorandum documents the on-street parking analysis completed for the proposed project to assess the availability of on-street parking to accommodate the increase in on-street parking demand of up to 30 vehicles.

### Executive Summary

Proposal. The proposed Trenton Associates McClellan Apartments project is located on the northwest corner of the intersection of 25<sup>th</sup> Avenue S/S McClelland Street. The project would consist of 307 apartment units and 222 on-site parking stalls. As part of the proposed project, 12 additional on-street parking spaces would be added along the 25<sup>th</sup> Avenue S project frontage. The current uses on the site include five single-family homes all of which would be replaced by the proposed development.

On-Street Parking. With the additional on-street parking demand created with the proposed project, the on-street parking utilization is expected to be 64 percent. Since this is less than the City's on-street parking utilization capacity of 75 percent, it was determined that the on-street parking located within 800 feet of the proposed development would be able to accommodate the anticipated additional parking demand of 30 vehicles created by the project.

City of Seattle Hearing Examiner

EXHIBIT

Appellant  
Respondent  
DepartmentADMITTED  
DENIED

FILE # CF 311812

## Project Description

The proposed Trenton Associates McClellan Apartments project is located on the northwest corner of the intersection of 25<sup>th</sup> Avenue S/S McClelland Street. The project would consist of 307 apartment units and 222 on-site parking stalls. As part of the proposed project, 12 additional on-street parking stalls would be added along the 25<sup>th</sup> Avenue S project frontage. The current uses on the site include five single-family homes all of which would be replaced by the proposed development. The current proposed site plan is included in Attachment A.

## On-Street Parking Study

An on-street parking study was completed to determine the number of available on-street parking spaces in the project vicinity (within 800-foot walking distance). The study was completed based on guidelines included in the City of Seattle Client Assistance Memo (CAM) 117. Parking data was collected during the evenings on Tuesday 8/28/12 and Wednesday 8/29/12. The following Table 1 summarizes the results of the existing on-street parking supply and demand.

**Table 1**  
**Trenton Associates McClellan Apartments**  
**Existing On-Street Parking Supply and Demand Summary**

(A) On-Street Parking Supply	(B) Two Day Average Parking Demand <sup>1</sup>	(A-B) Number of Available On- Street Parking Spaces	(B / A) Parking Utilization Rate
60	16	44	27%

<sup>1</sup> Two day average parking demand determined based on number of observed parked vehicles Tues 8/28/12 and Wed 8/29/12.

As shown in the table above, there are 60 legal on-street parking spaces located within 800 feet of the proposed project. Based on the data collected on Tuesday 8/28/12 and Wednesday 8/29/12, the two day average existing on-street parking demand was 16 vehicles. As a result, there are currently 44 available on-street parking spaces. The City considers parking to be at capacity when the utilization rate is 75 percent or greater. As shown in Table 1, the existing parking utilization rate of 27 percent is significantly less than the City's on-street capacity of 75 percent. A summary of the existing on-street parking supply and demand is included in Attachment B.

With the proposed project, the on-street parking supply would increase by 12 parking spaces which would result in a total on-street parking supply of 72 parking spaces. The added parking demand of the proposed project would result in up to 30 new vehicles utilizing available on-street parking. The following Table 2 summarizes the future anticipated on-street parking supply and demand with the proposed project.

**Table 2****Trenton Associates McClellan Apartments****Future With Project On-Street Parking Supply and Demand Summary**

(A) On-Street Parking Supply <sup>1</sup>	(B) Future Parking Demand <sup>2</sup>	(A-B) Number of Available On- Street Parking Spaces	(B / A) Parking Utilization Rate
72	46	26	64%

<sup>1</sup> Future on-street parking supply includes 60 existing spaces plus 12 spaces created by proposed project.

<sup>2</sup> Future on-street parking demand based on existing demand (16 vehicles) + parking demand created by proposed project (30 vehicles).

As shown in the table above, with the proposed project there would be 26 available on-street parking spaces which results in a parking utilization rate of 64%. This is less than the City's parking utilization capacity of 75 percent; therefore the on-street parking would be able to accommodate the project's anticipated increase in on-street parking demand of 30 vehicles.

Please call me at 425-250-5003 if you have any questions regarding the information included in this memorandum.

cc: Jeff Haynie, P.E. – Principal, TENW



## ATTACHMENT B

### On-Street Parking Supply and Demand Summary



### Trenton Associates McClellan Apartments On-Street Parking Supply and Demand Summary

Street	From	To	Side of Street	Existing Parking Supply (Legal Parking Spaces)	Tuesday 8/28/12 (7:00 PM)		Wednesday 8/29/12 (7:00 PM)	
					Parking Demand (Observed Parked Vehicles)	Available Spaces (Supply - Demand)	Parking Demand (Observed Parked Vehicles)	Available Spaces (Supply - Demand)
Harris Places S	S Forest St	S McClellan St	East	2	1	1	1	1
			West	6	3	3	5	1
	S McClellan St	End of Street (n/o of McClellan St)	East	6	2	4	2	4
			West	3	3	0	3	0
				<b>17</b>	<b>9</b>	<b>8</b>	<b>11</b>	<b>6</b>
24th Ave S	S McClellan St	End of Street (s/o of McClellan St)	East	7	3	4	3	4
			West	3	1	2	1	2
	S McClellan St	End of Street (n/o of McClellan St)	East	4	0	4	0	4
			West	2	0	2	0	2
				<b>16</b>	<b>4</b>	<b>12</b>	<b>4</b>	<b>12</b>
25th Ave S	S McClellan St	End of Street (n/o of McClellan St)	East	4	0	4	0	4
			West	0	0	0	0	0
				<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>
26th Ave S	S McClellan St	S Forest St	East	0	0	0	0	0
			West	9	0	9	0	9
				<b>9</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>
S Forest St	26th Ave S	27th Ave S	North	5	0	5	0	5
			South	4	2	2	1	3
					<b>9</b>	<b>2</b>	<b>7</b>	<b>1</b>
S McClellan St	Rainier Ave S	800' limit from site	North	0	0	0	0	0
			South	5	0	5	0	5
					<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>TOTAL</b>				<b>60</b>	<b>15</b>	<b>45</b>	<b>16</b>	<b>44</b>

**Existing Parking Demand 2-Day Average**

Parking Demand	
Tuesday 8/28/12	15
Wednesday 8/29/12	16
Two Day Average Parking Demand =	16