

# TECHNICAL MEMORANDUM

**Project:** West Seattle Junction Neighborhood Parking

**Subject:** Off-Street Parking Occupancy Study

**Date:** December 7, 2017

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Marni C. Heffron, P.E., P.T.O.E.

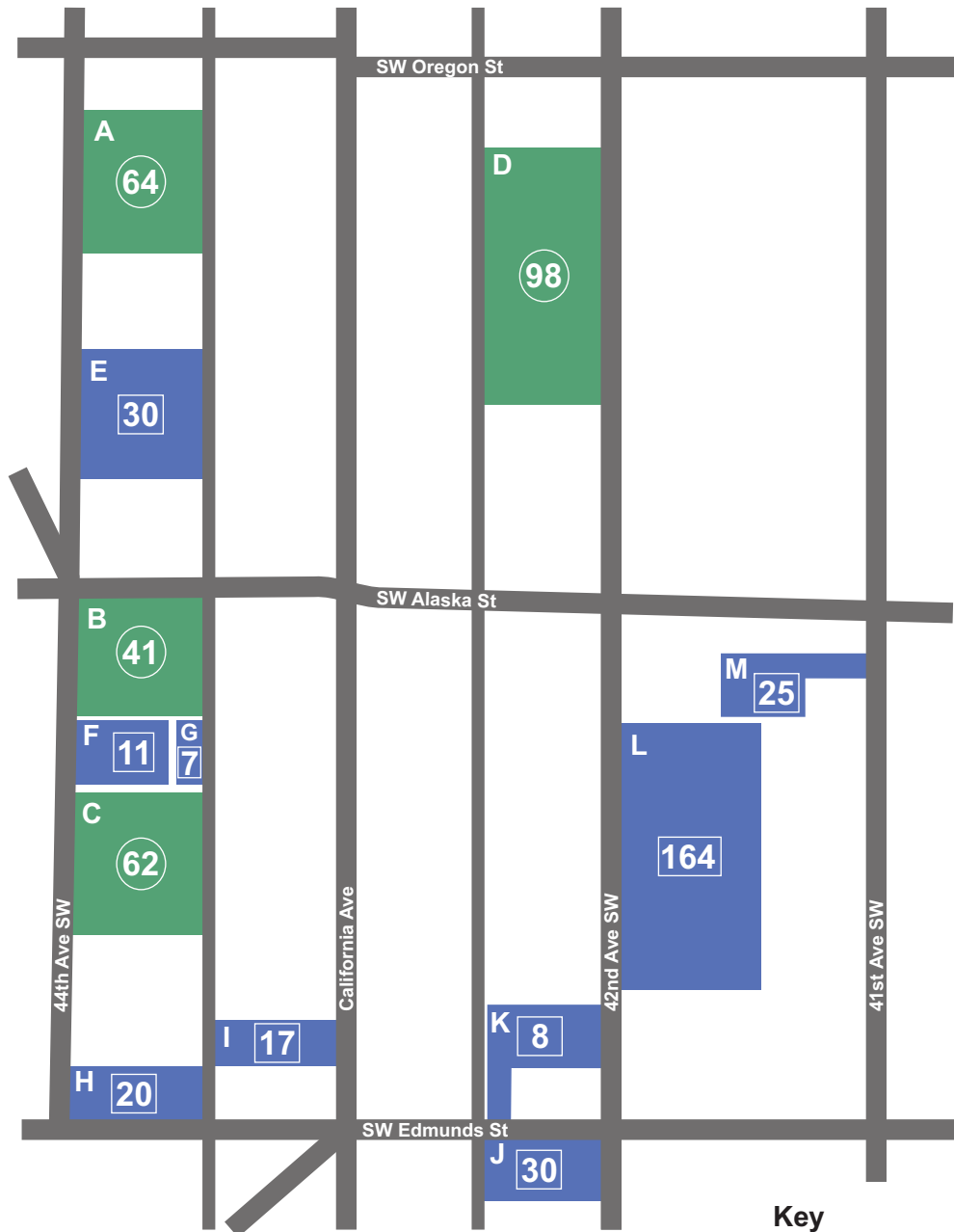
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This technical memorandum summarizes the results of off-street parking surveys performed in the West Seattle Junction neighborhood in September 2017. The surveys document the parking occupancy at complimentary and paid parking facilities during a typical weekday and a typical Saturday. The weekday surveys were performed on the same day as an on-street parking study (results reported separately). This memorandum presents the methodology for the parking data collection, summarizes the number of vehicles parked in off-street facilities (occupancy), and compares results from the 2017 surveys to a similar parking study performed in 2009.

## 1. Parking Survey

### 1.1. Study Area and Off-Street Parking Supply

The study area boundaries are SW Genesee St to the north, SW Dawson St to south, 45<sup>th</sup> Ave SW to the west, and 40<sup>th</sup> Ave SW to the east. There are a total of 14 public parking facilities in this area, including four complimentary “The Junction” parking lots, nine paid parking facilities managed by Diamond Parking, and one lot that provides complimentary parking for patrons of the Jefferson Square shopping center. The four Junction parking lots are free for shoppers in the Junction area and have a maximum time limit of three hours. Six of the paid parking facilities offer continuous public parking, while the remaining three lots are only available to the public outside of regular banking business hours (see the Appendix for details). In total, there are 265 complimentary spaces (not including the lot for patrons of Jefferson Square) and 312 paid parking spaces in the study area, but 45 of these paid parking spaces are reserved for private businesses during certain parts of the day. Within some of the paid parking facilities, there are spaces restricted for private use 24 hours a day, which are excluded from this study. Figure 1 shows the study identification letter for each facility that can be used to track survey results in the Appendix. It also shows which facilities are complimentary and the total number of publicly-available spaces in each facility.



**Key**

- A-M Facility Identification Letter
- Number of Spaces in Paid Parking Areas
- Number of Spaces in free Junction Lots

*Note: The Jefferson Square retail surface lot is not shown*

## 1.2. Methodology

Parking occupancy surveys were conducted on Saturday, September 16, 2017 and Wednesday, September 20, 2017. These data collection dates are representative of typical weekday and Saturday conditions. During both data collection days, each off-street parking lot was counted hourly between 9:00 A.M. and 9:00 P.M. (total of 12 counts per day). These counts capture the typical periods of peak occupancy, which often occur around meal times in commercial areas like the Junction. In addition to observing parking occupancy, the surveyor documented the number of spaces, paid parking rates, and time restrictions.

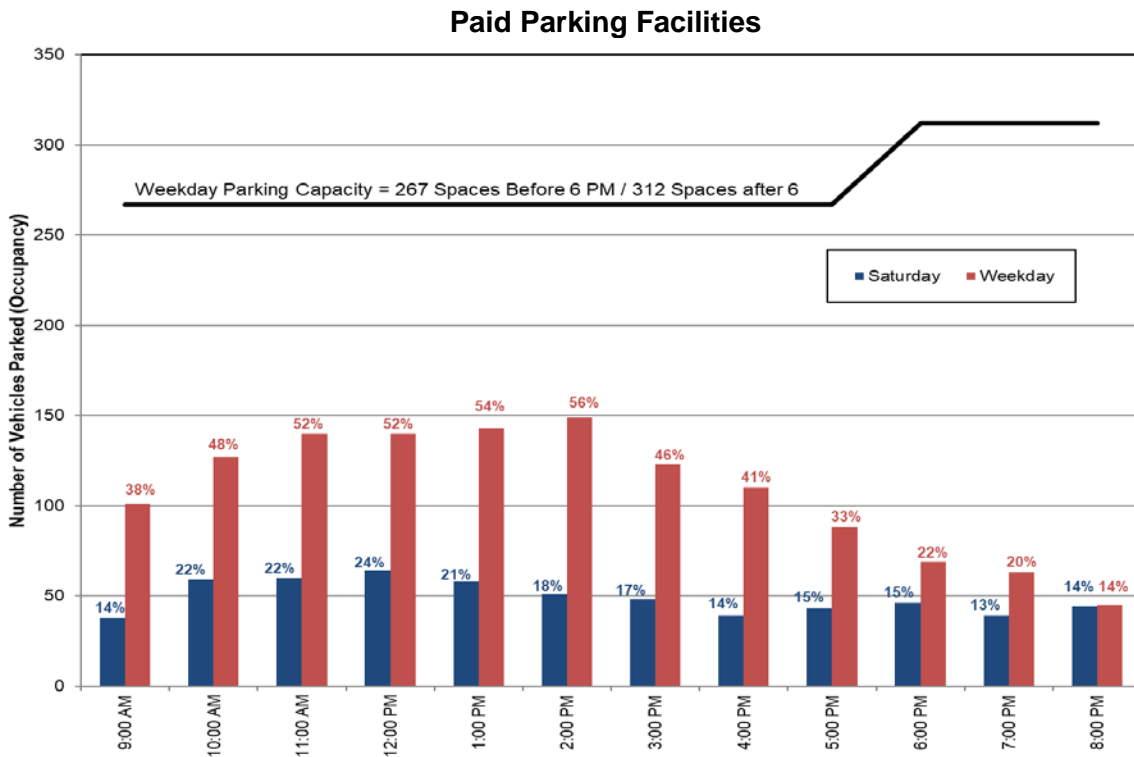
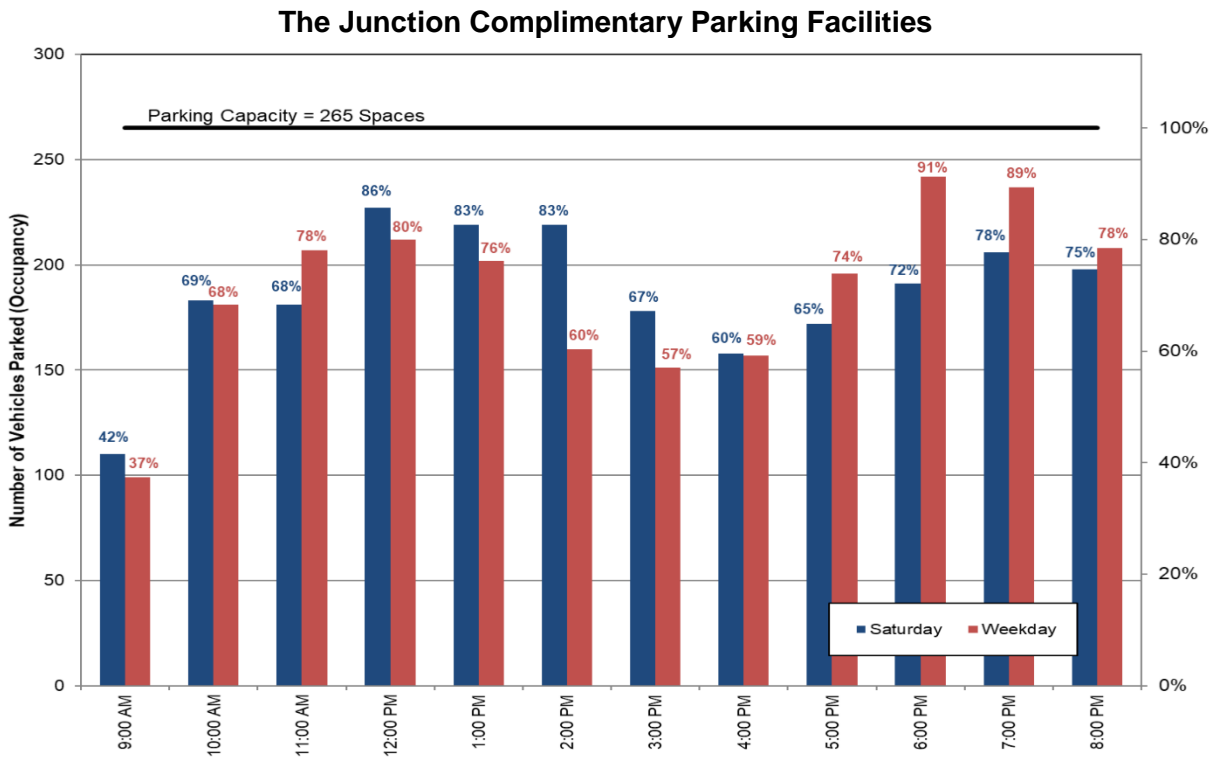
## 1.3. Off-Street Parking Occupancy Results

Figure 2 shows the parking occupancy results for the four complimentary Junction lots and the nine paid parking lots. In the Junction lots, the highest observed occupancy occurred on Wednesday between 6:00 and 7:00 P.M. when 91% of the spaces were occupied. During this period, there were only 23 unused spaces across all four lots. During the Saturday count, the highest occupancy occurred between 12:00 and 1:00 P.M. when 86% of the spaces were occupied. In general, the complimentary Junction lots were most utilized during the lunch and dinner time periods during both the weekday and Saturday counts.

In the paid parking areas, the highest occupancy occurred on Wednesday between 2:00 and 3:00 P.M. when 56% of the available spaces were utilized. Fewer than 25% of the paid spaces were occupied on Saturday. Combined, the highest occupancy of all public off-street parking was 66% midday on a weekday.

The Appendix contains detailed parking occupancy counts for each facility and three figures showing the variation in occupancy rates among the facilities during periods of peak occupancy.

Figure 2. Off-Street Parking Occupancy in the Junction Neighborhood – Weekday and Saturday



Source: Heffron Transportation, Inc., September 2017.

Note: Parking supply in the Paid Parking Facilities varies on Saturday, from 267 spaces before noon, slowly increasing as banks and other businesses close during the afternoon. The highest supply of 312 spaces occurs after 6:00 P.M.

## 2. Paid Parking Rates

The cost to park in the paid parking facilities was inventoried during the surveys, and is presented in the Appendix. Costs range from \$2.00 to \$3.00 per hour and \$8.00 to \$10.00 for all-day parking. Most facilities offer an evening rate of \$5.00 to \$6.00 for parking after 5:00 P.M. and the two garages offer an Early Bird Special of \$6.00 per day.

## 3. Comparison of 2009 and 2017 Parking Surveys

In 2009, Heffron Transportation, Inc. surveyed off-street parking in the Junction neighborhood as part of a previous study.<sup>1</sup> The 2009 surveys included most of the parking facilities documented in this study other than the paid parking facilities that share spaces with banks. In the 2009 surveys, only three daily occupancy counts were performed during the hours beginning at 11:00 A.M., 1:00 P.M., and 3:00 P.M. Between 2009 and 2017, the number of available spaces changed slightly and the paid parking rates generally increased, many by 50% or more. This comparison includes only the parking facilities that were surveyed in both 2009 and 2017. The surface lot reserved for customers of the Jefferson Square shopping area is included in this comparison since it was included in the 2009 study.

Table 1 compares the parking supply and occupancy results from the 2009 and 2017 surveys. In the complimentary Junction lots, the number of available spaces decreased by 24 spaces while the parking occupancy generally increased. The most significant increase in occupancy occurred during the Saturday counts, when on average 48 more vehicles parked in the Junction lots across the three count periods. In the paid parking areas, the supply increased by 17 spaces while the parking occupancy also increased despite the increased prices. During the weekday counts, there was an average increase of 26 parked vehicles in the paid parking areas across the three count periods.

Table 1. Comparison of 2009 and 2017 Off-Street Parking Supply and Occupancy

Day & Type of Facilities	Parking Supply		Change in Parking Occupancy								
			11:00 A.M. - 12:00 P.M.			1:00 – 2:00 P.M.			3:00 – 4:00 P.M.		
			2009	2017	% Change	2009	2017	% Change	2009	2017	% Change
<b>Weekday</b>	<b>2009</b>	<b>2017</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>
Junction Lots	289	265	192	207	8%	196	202	3%	165	151	-8%
Paid Parking <sup>a</sup>	279	296	111	150	35%	127	158	24%	126	133	6%
Jefferson Square Lot	159	153	66	83	26%	82	92	12%	85	99	16%
<b>Saturday</b>	<b>2009</b>	<b>2017</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>	<b>2009</b>	<b>2017</b>	<b>% Change</b>
Junction Lots	289	265	137	181	32%	170	219	29%	129	178	38%
Paid Parking <sup>a</sup>	279	296	44	64	45%	52	59	13%	49	49	0%
Jefferson Square Lot	159	153	83	92	11%	86	94	36%	88	91	3%

Source: Heffron Transportation, Inc., October 2017.

a. The 2009 survey results included individual spaces reserved for private use at all times. A total of 29 reserved spaces are excluded from the 2017 survey results in section 1.3 and in the Appendix, but are included in this table for the sake of comparison.

<sup>1</sup> “West Seattle Junction Neighborhood Parking Study”, Heffron Transportation, Inc., August 19, 2009.

## **4. Findings**

- This study surveyed a total of 14 parking facilities in the West Seattle Junction business district—four complimentary “The Junction” parking lots, nine paid parking facilities managed by Diamond Parking, and one lot that provides complimentary parking for patrons of the Jefferson Square shopping center. The four Junction parking lots are free for shoppers in the Junction area and have a maximum time limit of three hours. In total, there are 265 complimentary (not including the lot for patrons of Jefferson Square) and 312 paid parking spaces in the study area, but 45 of these paid parking spaces are reserved for private businesses during certain parts of the day.
- The cost to park in the paid parking lots ranges from \$2.00 to \$3.00 per hour and \$8.00 to \$10.00 for all-day parking. Most lots offer an evening rate of \$5.00 to \$6.00 for parking after 5:00 P.M. and two lots offer an Early Bird Special of \$6.00 per day.
- Off-street parking in the West Seattle Junction had a peak occupancy of 66% during a weekday. Complimentary parking offered by The Junction lots were more highly utilized than paid parking lots, peaking at 91% on a weekday evening. During that peak, only 23 unused spaces were available in The Junction lots; however, 243 unused spaces were available in the paid parking lots.

Attachments: Parking Occupancy and Cost by Facility

*Updated West Seattle Junction Off-Street Parking Study - Draft 101817-1*

# APPENDIX

**Parking Occupancy Counts Performed on Saturday, September 16th, 2017**

The Junction Parking Lots	Map ID	Supply	Parking Occupancy											
			9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Off 44th Ave SW south of SW Oregon St	A	64	15	43	51	61	61	62	55	43	40	44	39	40
4700 44th Ave SW	B	41	14	32	39	40	31	41	32	29	37	37	37	39
4724-4730 44th Ave SW	C	62	35	62	40	52	55	61	54	39	57	57	58	51
Off 42nd Ave SW south of SW Oregon St	D	98	46	46	51	74	72	55	37	47	38	53	72	68
<b>Total Occupancy:</b>			110	183	181	227	219	219	178	158	172	191	206	198
<b>Percent Occupancy:</b>			41.5%	69.1%	68.3%	85.7%	82.6%	82.6%	67.2%	59.6%	64.9%	72.1%	77.7%	74.7%
<b>Available Spaces:</b>			155	82	84	38	46	46	87	107	93	74	59	67

Paid Parking Facilities	Map ID	Supply	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
4314 SW Alaska St (Wells Fargo)	E	30	--	--	--	--	--	--	--	--	--	3	2	2
4712 44th Ave SW (Former Key Bank)	F	11	2	3	2	2	3	2	1	1	1	1	0	0
East of 4712 44th Ave SW (Off Alley)	G	7	--	--	--	--	--	0	0	1	0	0	0	0
4750 44th Ave SW	H	20	3	3	6	8	3	2	2	2	3	4	3	5
4757 California Ave SW	I	17	3	2	0	3	5	1	1	2	5	10	6	6
4801 42nd Ave SW	J	30	0	9	8	12	8	8	7	3	7	5	5	3
4200 SW Edmunds St (US Bank)	K	8	--	--	--	--	0	0	0	0	0	4	2	6
Jefferson Square Garage (Off 42nd)	L	164	28	40	43	36	38	37	37	29	26	18	20	21
Jefferson Square Garage (Off 41st)	M	25	2	2	1	3	1	1	0	1	1	1	1	1
<b>Total Occupancy:</b>			38	59	60	64	58	51	48	39	43	46	39	44
<b>Total Available Supply:</b>			267	267	267	267	275	282	282	282	282	312	312	312
<b>Percent Occupancy:</b>			14.2%	22.1%	22.5%	24.0%	21.1%	18.1%	17.0%	13.8%	15.2%	14.7%	12.5%	14.1%
<b>Available Spaces:</b>			229	208	207	203	217	231	234	243	239	266	273	268

-- Parking facility unavailable to the public during this hour

Note: The paid parking facility supply and occupancy values exclude individual spaces that are reserved for private use at all times

Junction + Paid Parking Facilities	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
<b>Total Occupancy:</b>	148	242	241	291	277	270	226	197	215	237	245	242
<b>Total Available Supply:</b>	532	532	532	532	540	547	547	547	547	577	577	577
<b>Percent Occupancy:</b>	27.8%	45.5%	45.3%	54.7%	51.3%	49.4%	41.3%	36.0%	39.3%	41.1%	42.5%	41.9%
<b>Available Spaces:</b>	384	290	291	241	263	277	321	350	332	340	332	335

Other Retail Facilities	Supply	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Jefferson Square Surface Lot	153	55	92	92	94	94	102	91	91	88	61	66	50
<b>Percent Occupancy:</b>		35.9%	60.1%	60.1%	61.4%	61.4%	66.7%	59.5%	59.5%	57.5%	39.9%	43.1%	32.7%



**Parking Occupancy Counts Performed on Wednesday, September 20th, 2017**

The Junction Parking Lots	Map ID	Supply	Parking Occupancy											
			9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Off 44th Ave SW south of SW Oregon St	A	64	18	42	59	59	47	38	40	42	50	59	58	47
4700 44th Ave SW	B	41	8	19	35	39	36	25	23	26	30	39	38	31
4724-4730 44th Ave SW	C	62	18	31	36	32	41	29	34	32	47	61	56	55
Off 42nd Ave SW south of SW Oregon St	D	98	55	89	77	82	78	68	54	57	69	83	85	75
	<b>Total Occupancy:</b>		99	181	207	212	202	160	151	157	196	242	237	208
	<b>Percent Occupancy:</b>		37.4%	68.3%	78.1%	80.0%	76.2%	60.4%	57.0%	59.2%	74.0%	91.3%	89.4%	78.5%
	<b>Available Spaces:</b>		166	84	58	53	63	105	114	108	69	23	28	57

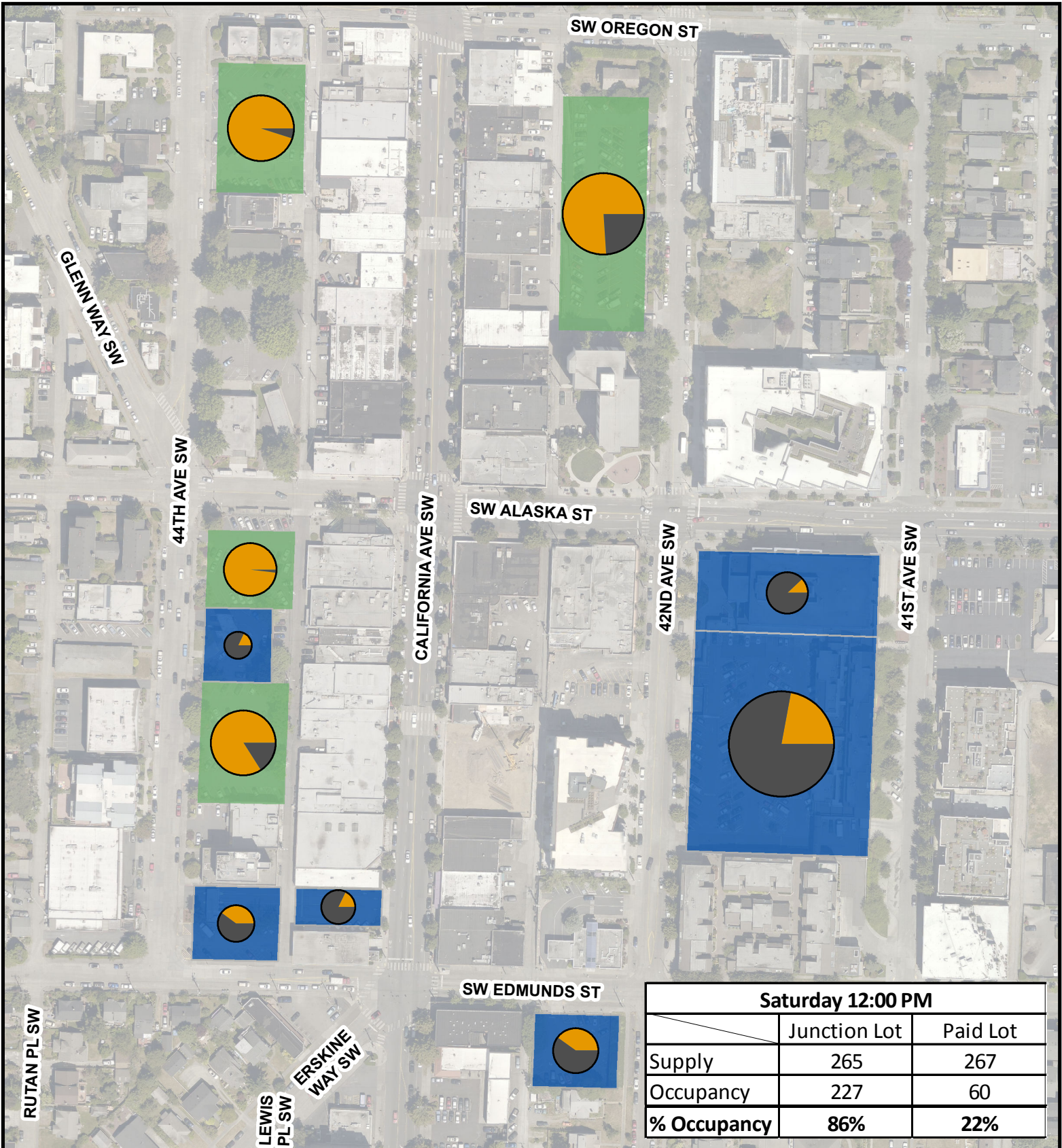
Paid Parking Facilities	Map ID	Supply	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
4314 SW Alaska St (Wells Fargo)	E	30	--	--	--	--	--	--	--	--	--	5	2	0
4712 44th Ave SW (Former Key Bank)	F	11	7	8	8	7	8	7	6	6	5	0	0	0
East of 4712 44th Ave SW (Off Alley)	G	7	--	--	--	--	--	--	--	--	--	2	2	1
4750 44th Ave SW	H	20	6	7	8	8	5	6	5	5	4	5	4	4
4757 California Ave SW	I	17	5	6	6	7	5	9	6	3	5	3	8	5
4801 42nd Ave SW	J	30	10	13	13	12	16	15	16	14	12	6	7	5
4200 SW Edmunds St (US Bank)	K	8	--	--	--	--	--	--	--	--	--	1	2	4
Jefferson Square Garage (Off 42nd)	L	164	68	86	98	99	102	104	80	75	57	44	34	23
Jefferson Square Garage (Off 41st)	M	25	5	7	7	7	7	8	10	7	5	3	4	3
	<b>Total Occupancy:</b>		101	127	140	140	143	149	123	110	88	69	63	45
	<b>Total Available Supply:</b>		267	267	267	267	267	267	267	267	267	312	312	312
	<b>Percent Occupancy:</b>		37.8%	47.6%	52.4%	52.4%	53.6%	55.8%	46.1%	41.2%	33.0%	22.1%	20.2%	14.4%
	<b>Available Spaces:</b>		166	140	127	127	124	118	144	157	179	243	249	267

-- Parking facility unavailable to the public during this hour

*Note: The paid parking facility supply and occupancy values exclude individual spaces that are reserved for private use at all times*

Junction + Paid Parking Facilities		9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
	<b>Total Occupancy:</b>	200	308	347	352	345	309	274	267	284	311	300	253
	<b>Total Available Supply:</b>	532	532	532	532	532	532	532	532	532	577	577	577
	<b>Percent Occupancy:</b>	37.6%	57.9%	65.2%	66.2%	64.8%	58.1%	51.5%	50.2%	53.4%	53.9%	52.0%	43.8%
	<b>Available Spaces:</b>	332	224	185	180	187	223	258	265	248	266	277	324

Other Retail Facilities	Supply	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Jefferson Square Surface Lot	153	29	64	83	81	92	86	99	82	103	120	100	62
	<b>Percent Occupancy:</b>	19.0%	41.8%	54.2%	52.9%	60.1%	56.2%	64.7%	53.6%	67.3%	78.4%	65.4%	40.5%



Saturday 12:00 PM		
	Junction Lot	Paid Lot
Supply	265	267
Occupancy	227	60
<b>% Occupancy</b>	<b>86%</b>	<b>22%</b>

Legend

**Saturday 12:00 PM Occupancy**

- Occupied Spaces
- Junction Parking Lot
- Unoccupied Spaces
- Paid Parking Lot

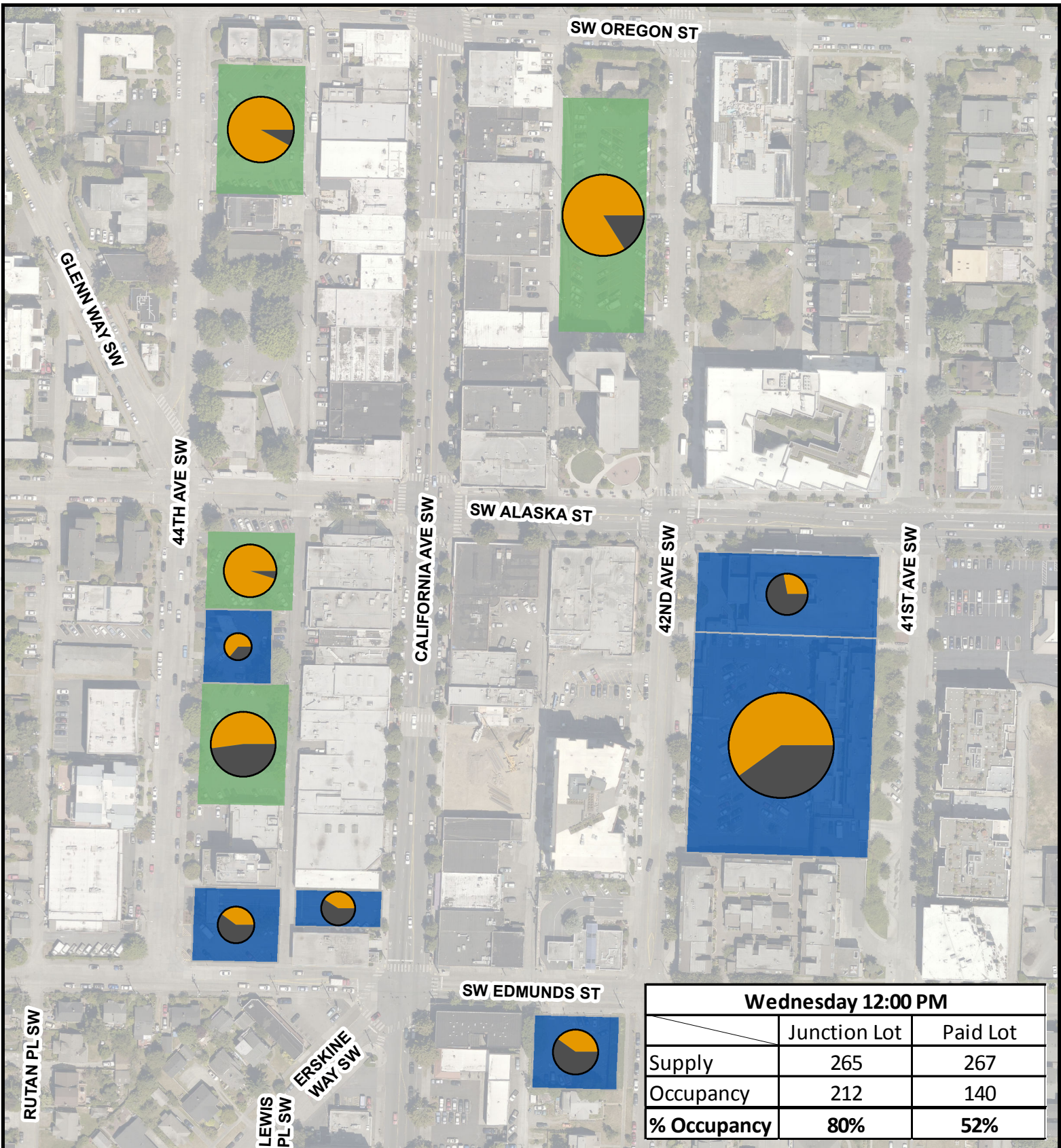
Note: Data collected on 9/16/2017

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Coordinate System: State Plane, NAD83-91, Washington, North Zone  
 Orthophoto Source: Pictometry 2007

PLOT DATE : 12/1/2017  
 AUTHOR : Patrick Lee  
 West Seattle Junction

# West Seattle Junction Parking Study



**Wednesday 12:00 PM**


	Junction Lot	Paid Lot
Supply	265	267
Occupancy	212	140
<b>% Occupancy</b>	<b>80%</b>	<b>52%</b>

Legend



**Wednesday 12:00 PM Occupancy**

- Occupied Spaces
- Junction Parking Lot
- Unoccupied Spaces
- Paid Parking Lot

Note: Data collected on 9/20/2017



Miles  
0 0.009 0.018 0.027 0.036

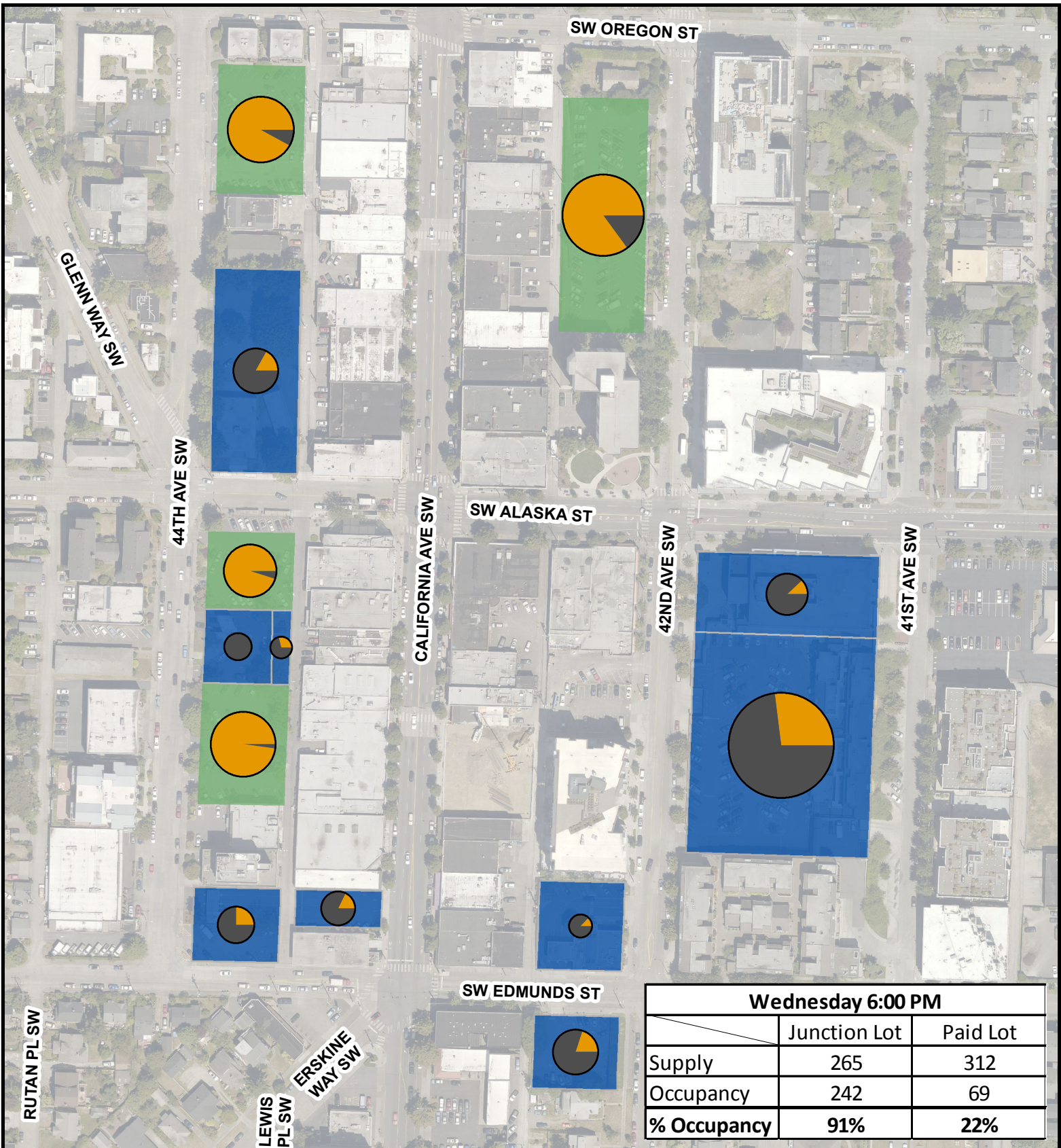



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Coordinate System: State Plane,  
NAD83-91, Washington, North Zone  
Orthophoto Source: Pictometry 2007

PLOT DATE : 12/1/2017  
AUTHOR : Patrick Lee  
West Seattle Junction

# West Seattle Junction Parking Study




Wednesday 6:00 PM		
	Junction Lot	Paid Lot
Supply	265	312
Occupancy	242	69
<b>% Occupancy</b>	<b>91%</b>	<b>22%</b>

Legend



**Wednesday 6:00 PM Occupancy**

- Occupied Spaces
- Junction Parking Lot
- Unoccupied Spaces
- Paid Parking Lot

Note: Data collected on 9/20/2017



Miles  
0 0.009 0.018 0.027 0.036

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Coordinate System: State Plane, NAD83-91, Washington, North Zone  
Orthophoto Source: Pictometry 2007

PLOT DATE : 11/30/2017  
AUTHOR : Patrick Lee  
West Seattle Junction

# West Seattle Junction Parking Study

## Parking Cost by Facility

### Paid Parking Facilities Available At All Times

Facility	Map ID	Supply	1 Hour	2 Hour	3 Hour	4 Hour	4-10 Hours	Evenings	Early Bird Rate
4712 44th Ave SW (Former Key Bank)	F	11	\$3.00	\$3.00	\$5.00	\$5.00	\$7.00	\$5.00	--
4750 44th Ave SW	H	20	\$5.00	\$5.00	\$7.00	\$7.00	\$8.00	\$5.00	--
4757 California Ave SW	I	17	\$2.00	\$4.00	\$8.00	\$8.00	\$8.00	\$6.00	--
4801 42nd Ave SW	J	30	\$2.00	\$6.00	\$6.00	\$6.00	\$8.00	--	--
Jefferson Square Garage (Off 42nd)	L	164	\$3.00	\$5.00	\$7.00	\$7.00	\$10.00	\$5.00	\$6.00
Jefferson Square Garage (Off 41st)	M	25	\$3.00	\$5.00	\$7.00	\$7.00	\$10.00	\$5.00	\$6.00
<b>Overall Average Rates:</b>			<b>\$3.00</b>	<b>\$4.67</b>	<b>\$6.67</b>	<b>\$6.67</b>	<b>\$8.50</b>	<b>\$5.20</b>	<b>\$6.00</b>

*Note: The paid parking facility supply values exclude spaces that are reserved for private use at all times*

### Paid Parking Facilities Only Available During Restricted Hours

Facility	Map ID	Supply	Description
4314 SW Alaska St (Wells Fargo)	E	30	Reserved 6a-6p, Monday thru Saturday. Rates: 0-1 hours - \$3.00, each additional hour - \$3.00
East of 4712 44th Ave SW (Off Alley)	G	7	Reserved 6a-6p, Monday thru Friday and 6a-2p, Saturday. See the former Key Bank lot (ID: F) for rates
4200 SW Edmunds St (US Bank)	K	8	Reserved 6a-6p, Monday thru Friday and 6a-1p, Saturday. Rates: 0-1 hours - \$2.00, each additional hour \$2.00

### The Junction Complimentary Lots

Facility	Map ID	Supply	Description
Off 44th Ave SW south of SW Oregon St	A	64	Free Parking with a three hour limit. Vehicles that exceed three hours are subject to a fine or may be towed.
4700 44th Ave SW	B	41	
4724-4730 44th Ave SW	C	62	
Off 42nd Ave SW south of SW Oregon St	D	98	