

3. Parking for motor vehicles for uses located in the Northgate Overlay District is regulated by Section 23.71.016 and not by this Section 23.54.015

4. No parking is required for single-family residential uses in single-family zones on lots less than 3,000 square feet in size or 30 feet in width where access to parking is permitted through a required yard abutting a street according to the standards of subsection 23.44.016.B.2.

5. No parking is required for urban farms or community gardens in residential zones.

Table A for Section 23.54.015

PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS

Use		Minimum parking required		
I. General Nonresidential Uses (other than institutions)				
A.	AGRICULTURAL USES	1 space for each 2,000 square feet		
B.	COMMERCIAL USES			
	B.1.	Animal shelters and kennels	1 space for each 2,000 square feet	
	B.2.	Eating and drinking establishments	1 space for each 250 square feet	
	B.3.	Entertainment Uses, general, except as noted below (1)	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats	
		B.3.a	Adult cabarets	1 space for each 250 square feet
		B.3.b	Sports and recreation uses	1 space for each 500 square feet
	B.4.	Food processing and craft work	1 space for each 2,000 square feet	
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet	
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms	
	B.7.	Medical services	1 space for each 500 square feet	

1	B.8.	Offices		1 space for each 1,000 square feet
2	B.9.	Sales and services, automotive		1 space for each 2,000 square feet
3	B.10.	Sales and services, general, except as noted below		1 space for each 500 square feet
4		B.10.a.	Pet Daycare Centers (2)	1 space for each 10 animals or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 animals.
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6	B.11.	Sales and services, heavy		1 space for each 2,000 square feet
7	B.12.	Sales and services, marine		1 space for each 2,000 square feet
8	C.	HIGH IMPACT USES		1 space for each 2,000 square feet
9	D.	LIVE-WORK UNITS		0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
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11				
12	E.	MANUFACTURING USES		1 space for each 2,000 square feet
13	F.	STORAGE USES		1 space for each 2,000 square feet
14	G.	TRANSPORTATION FACILITIES		
15		G.1.	Cargo terminals	1 space for each 2,000 square feet
16		G.2.	Parking and moorage	
17		G.2.a.	Principal use parking	None
18		G.2.b.	Towing services	None
19		G.2.c.	Boat moorage	1 space for each 2 berths
20		G.2.d.	Dry storage of boats	1 space for each 2,000 square feet
21		G.3.	Passenger terminals	1 space for each 100 square feet of waiting area
22		G.4.	Rail transit facilities	None
23		G.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area
24		G.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet
25	H.	UTILITIES		1 space for each 2,000 square feet

II. Nonresidential Use Requirements with Locational Criteria

I.	Nonresidential uses other than institutions in urban centers or the Station Area Overlay District (3)	No minimum requirement
J.	<u>Nonresidential uses in commercial and industrial zones outside of urban centers and the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the nonresidential use. (3)</u>	<u>No minimum requirement</u>
(J.) K.	Nonresidential uses (((other than institutions))) permitted ((in)) on the ground floor in <u>LR, MR and HR</u> zones pursuant to Section 23.45.504.	No minimum requirement

Footnotes for Table A for Section 23.54.015

(1) Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

(2) The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

(3) The general requirements of lines A through H of Table A for Section 23.54.015 is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a nonresidential use fits within more than one line in Table A for Section 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of nonresidential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

Table B for 23.54.015: PARKING FOR RESIDENTIAL USES

Use	Minimum parking required
I. General Residential Uses	
A. Adult family homes	1 space for each dwelling unit
B. Artist's studio/dwellings	1 space for each dwelling unit
C. Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
D. Caretaker's quarters	1 space for each dwelling unit
E. Congregate residences	1 space for each 4 residents
F. Cottage housing developments	1 space for each dwelling unit
G. Floating homes	1 space for each dwelling unit
H. Mobile home parks	1 space for each mobile home lot as defined in Chapter 22.904
I. Multifamily residential uses, except as provided in Sections (B or C) II or III of this Table B for 23.54.015. (1)	1 space per dwelling unit.
J. Nursing homes (2)	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds

K. Single-family dwelling units	1 space for each dwelling unit
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II. Residential Use Requirements with Location Criteria

L. Residential uses in commercial (and) or multifamily zones within urban centers or within the Station Area Overlay District (1)	No minimum requirement
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M. Residential uses in commercial (and) or multifamily zones outside of urban centers and the Station Area Overlay District, (within urban villages that are not within urban center or the Station Area Overlay District) if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use. (1)	No minimum requirement
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N. Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015 (1)	1 space per dwelling unit for dwelling units with fewer than two bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus .25 spaces per bedroom for dwelling units with 3 or more bedrooms
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O. Multifamily dwelling units within the Alki area shown on Map B for Section 23.54.015 (1)	1.5 spaces for each dwelling unit
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III. Multifamily Residential Use Requirements with Income Criteria

P. Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income (3), for the life of the building (1)	0.33 space for each dwelling unit with 2 or fewer bedrooms, and 1 space for each dwelling unit with 3 or more bedrooms
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Q. Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income (3), for the life of the building (1)	0.75 spaces for each dwelling unit with 2 or fewer bedrooms, and 1 space for each dwelling unit with 3 or more bedrooms
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R. Low-income disabled multifamily residential uses (1) (3)	1 space for each 4 dwelling units
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S. Low-income elderly/low-income disabled multifamily residential uses (1) (4)	1 space for each 5 dwelling units
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Footnotes for Table B for Section 23.54.015:

(1) The general requirement of line I of Table B for Section 23.54.015 for multifamily residential

uses is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a multifamily residential use fits within more than one line in Table B for Section 23.54.015, the least of the applicable parking requirements applies, except that if an applicable parking requirement in section ((B))II of Table B for Section 23.54.015 requires more parking than line I, the parking requirement in line I does not apply. The different parking requirements listed for certain categories of multifamily residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

(2) For development within single-family zones the Director may waive some or all of the parking requirements according to Section 23.44.015 as a special or reasonable accommodation. In other zones, if the applicant can demonstrate that less parking is needed to provide a special or reasonable accommodation, the Director may reduce the requirement. The Director shall specify the parking required and link the parking reduction to the features of the program that allow such reduction. The parking reductions shall be valid only under the conditions specified, and if the conditions change, the standard requirements shall be met.

(3) Notice of Income Restrictions. Prior to issuance of any permit to establish, construct or modify any use or structure, or to reduce any parking accessory to a multifamily residential use, if the applicant relies upon these reduced parking requirements, the applicant shall record in the King County Recorder a declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify the subject property by legal description, and shall acknowledge and provide notice to any prospective purchasers that specific income limits are a condition for maintaining the reduced parking requirement.

**Table C for Section 23.54.015
 PARKING FOR PUBLIC USES AND INSTITUTIONS**

	Use	Minimum parking required
<u>I. General Public Uses and Institutions</u>		
A.	Adult care centers (1), (2)	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
B.	Child care centers (1), (2), (3)	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children

**Table C for Section 23.54.015
 PARKING FOR PUBLIC USES AND INSTITUTIONS**

	Use	Minimum parking required
C.	Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) (1), (4)	1 space for each 555 square feet; or For family support centers, 1 space for each 100 square feet
E.	Community clubs, and community centers not owned and operated by DOPAR (1), (5)	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
F.	Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees other than staff doctors; plus 1 space for each 6 beds
G.	Institutes for advanced study, except as provided in line H below	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
H.	Institutes for advanced study in single family zones	3.5 spaces for each 1,000 square

**Table C for Section 23.54.015
 PARKING FOR PUBLIC USES AND INSTITUTIONS**

	Use	Minimum parking required
	(existing) (1)	feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, whichever is greater
I.	Libraries (1) (6)	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
J.	Museums	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public
K.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
L.	Religious facilities (1)	1 space for each 80 square feet of all auditoria and public assembly rooms
M.	Schools, private elementary and secondary (1)	1 space for each 80 square feet of all auditoria and public assembly

**Table C for Section 23.54.015
 PARKING FOR PUBLIC USES AND INSTITUTIONS**

	Use	Minimum parking required
		rooms, or if no auditorium or assembly room, 1 space for each staff member
N.	Schools, public elementary and secondary (7) (8)	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
O.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate

II. General Public Uses and Institutions with Locational Criteria

P.	General public uses, ((and)) institutions and Major Institution uses in urban centers or the Station Area Overlay District (9)	No minimum requirement
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Footnotes for Table C for Section 23.54.015:

(1) When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the Director of the Seattle Department of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

(2) The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.

Table C for Section 23.54.015
PARKING FOR PUBLIC USES AND INSTITUTIONS

Use	Minimum parking required
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(3) A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

(4) When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to Section 23.54.020.I.

(5) Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one parking space for every eight fixed seats. Each 20 inches of width of bleachers shall be counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one space for each 350 square feet.

(6) When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements according to Section 23.44.022.L.

(7) For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

(8) Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

(9) The general requirement of lines A through O of Table C for Section 23.54.015 for general public uses, ~~(and)~~ institutions, and requirements of Section 23.54.016.B for Major Institution uses ~~(is)~~ are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, institution or Major ~~(is)~~ Institution use fits

Table C for Section 23.54.015
PARKING FOR PUBLIC USES AND INSTITUTIONS

Use	Minimum parking required
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within more than one line in Table C for Section 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

Section 2. Section 23.54.016 of the Seattle Municipal Code, which section was last amended by Ordinance 122311, is amended as follows:

23.54.016 Major Institutions—Parking and transportation((;))

Major Institution uses are subject to the following transportation and parking requirements:

A. General Provisions.

1. Minimum requirements for parking quantity are established in subsection 23.54.016.B ~~((of this section))~~.

2. The maximum number of spaces provided for the Major Institution use shall not exceed ~~((one hundred thirty five ()))~~135~~((;))~~ percent of the minimum requirement, except through administrative or Council review as provided in subsection 23.54.016.C ~~((of this section))~~. For a Major Institution use in an urban center or Station area Overlay District, the maximum limit shall be calculated as if the use was not in one of those areas.

3. Parking requirements if applicable for Major Institutions with more than one ~~((+))~~ type of institutional use (for example, a hospital and a university), shall be calculated for each use separately, and then added together to derive the total number of required spaces.

4. When a permit application is made for new development at an existing Major Institution that is not located in an urban center or Station Area Overlay District, parking requirements shall be calculated both for the entire Major Institution and for the proposed new development. If there is a parking deficit for the entire institution, the institution shall make up a

1 portion of the deficit in addition to the quantity required for the new development, according to
2 the provisions of subsection 23.54.016.B.3 (~~(5 of this section)~~). If there is a parking surplus,
3 above the maximum allowed number of spaces, for the institution as a whole, (~~requirements~~)
4 required amounts of parking for new development will first be applied to the surplus in the
5 required ratio of long-term and short-term spaces. Additional parking shall be permitted only
6 when no surplus remains.

7 5. When determining parking requirements, individuals fitting into more than one
8 (~~(4)~~) category (for example, a student who is also an employee or a faculty member who is also
9 a doctor) shall not be counted twice. The category requiring the greater number of parking spaces
10 shall be used.

11 B. Parking Quantity Required. (~~The minimum number of parking spaces required for a~~
12 ~~Major Institution shall be as follows:~~)

13 1. In urban centers and the Station Area Overlay District, the minimum
14 requirements of the underlying zone apply pursuant to the applicable row(s) of Tables A through
15 E for 23.54.015.

16 2. In all other areas the minimum number of parking spaces required is as
17 follows:

18 (~~(1)~~)a. Long-term Parking.

19 (~~(a)~~)1 Medical Institutions. A number of spaces equal to (~~eighty~~
20 ~~(80)~~) percent of hospital-based doctors; plus (~~twenty-five~~)25(~~(25)~~) percent of staff doctors;
21 plus (~~thirty~~)30(~~(30)~~) percent of all other employees present at peak hour;

22 (~~(b)~~)2 Educational Institutions. A number of spaces equal to
23 (~~fifteen~~)15(~~(15)~~) percent of the maximum students present at peak hour, excluding resident
24 students; plus (~~thirty~~)30(~~(30)~~) percent of employees present at peak hour; plus (~~twenty-five~~

1 ~~(25)~~ percent of the resident unmarried students; plus one ~~((1))~~ space for each married
2 student apartment unit.

3 ~~((2))~~ b. Short-term Parking.

4 ~~((a-))~~ 1 Medical Institutions. A number of spaces equal to one
5 ~~((1))~~ space per six ~~((6))~~ beds; plus one ~~((1))~~ space per five ~~((5))~~ average daily outpatients;

6 ~~((b-))~~ 2 Educational Institutions. A number of spaces equal to five
7 ~~((5))~~ percent of the maximum students present at peak hour excluding resident students.

8 ~~((3-))~~ c. Additional Short-term Parking Requirements. When one ~~((1))~~ of
9 the following uses is a Major Institution use, the following additional short-term parking
10 requirements shall be met. Such requirements may be met by joint use of parking areas and
11 facilities if the Director determines that the uses have different hours of operation according to
12 Section 23.54.020.G:

13 ~~((a-))~~ 1 Museum. One ~~((1))~~ space for each ~~((two hundred fifty~~
14 ~~(250))~~ square feet of public floor area;

15 ~~((b-))~~ 2 Theater, Auditorium, or Assembly Hall. One ~~((1))~~ space
16 for each ~~((two hundred (200))~~ square feet of audience assembly area not containing fixed
17 seats, and one ~~((1))~~ space for every ~~((ten (10))~~ seats for floor area containing fixed seats;

18 ~~((e-))~~ 3 Spectator Sports Facility Containing Fewer than ~~((Twenty~~
19 ~~Thousand (20,000))~~ Seats. One ~~((1))~~ space for each ~~((ten (10))~~ permanent seats and one
20 ~~((1))~~ space for each ~~((one hundred (100))~~ square feet of spectator assembly area not
21 containing fixed seats;

22 ~~((d-))~~ 4 Spectator Sports Facility Containing ~~((Twenty Thousand~~
23 ~~(20,000))~~ or More Seats. One ~~((1))~~ space for each ~~((ten (10))~~ permanent seats and one
24 ~~((1))~~ bus space for each ~~((three hundred (300))~~ permanent seats.

1 ~~((4-))~~d. Bicycle Parking. Bicycle parking meeting the development
2 standards of subsections 23.54.015.K.2 through 23.54.015.K.~~((--))~~6 and subsection
3 23.54.016.D.2 ~~((of this section))~~ shall be provided in the following quantities:

4 ~~((a.))~~1) Medical Institutions. A number of spaces equal to two
5 ~~((2))~~ percent of employees, including doctors, present at peak hour;

6 ~~((b.))~~2) Educational Institutions. A number of spaces equal to ~~((ten~~
7 ~~))~~10~~((+))~~ percent of the maximum students present at peak hour plus five ~~((5))~~ percent of
8 employees.

9 If at the time of application for a master use permit, the applicant can demonstrate that
10 the bicycle parking requirement is inappropriate for a particular institution because of
11 topography, location, nature of the users of the institution or other reasons, the Director may
12 modify the bicycle parking requirement.

13 ~~((5-))~~3. Parking Deficits. In addition to providing the minimum required parking
14 for a new structure, five ~~((5))~~ percent of any vehicular or bicycle parking deficit as determined
15 by the minimum requirements of this subsection 23.54.016.B, existing on the effective date of
16 the ordinance codified in this section¹, shall be supplied before issuance of a certificate of
17 occupancy.

18 C. Requirement for a Transportation Management Program.

19 1. For all Major Institution uses in an urban center or Station Area Overlay District
20 or ~~((W))~~ when a Major Institution proposes parking in excess of ~~((one hundred thirty five~~
21 ~~))~~135~~((+))~~ percent of the minimum requirement for short-term parking spaces calculated
22 pursuant to subsections 23.54.016.A and 23.54.016.B, or when a Major Institution prepares a
23 master plan or applies for a master use permit for development that would require ~~((twenty~~
24 ~~))~~20~~((+))~~ or more parking spaces or increase the Major Institution's number of parking spaces by
25 ~~((twenty-))~~20~~((+))~~ or more above the level existing on May 2, 1990, a transportation
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1 management program shall be required or an existing transportation management program shall
2 be reviewed and updated. The Director shall assess the traffic and parking impacts of the
3 proposed development against the general goal of reducing the percentage of the Major
4 Institution's employees, staff and/or students who commute in single-occupancy vehicles (SOV)
5 during the peak period to ~~((fifty-))~~50((+)) percent or less, excluding those employees or staff
6 whose work regularly requires the use of a private vehicle during working hours.

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8 4. Through the process of reviewing a new or updated transportation management
9 program in conjunction with reviewing a master plan, the Council may approve in excess of
10 ~~((one hundred thirty five-))~~135((+)) percent of the minimum requirements for long-term parking
11 spaces, or may increase or decrease the required ~~((fifty-))~~50((+)) percent SOV goal, based upon
12 the Major Institution's impacts on traffic and opportunities for alternative means of
13 transportation. Factors to be considered shall include, but not be limited to:

14 a. Proximity to a street with ~~((fifteen-))~~15((+)) minute transit service
15 headway in each direction;

16 b. Air quality conditions in the vicinity of the Major Institution;

17 c. The absence of other nearby traffic generators and the level of existing
18 and future traffic volumes in and through the surrounding area;

19 d. The patterns and peaks of traffic generated by Major Institution uses
20 and the availability or lack of on-street parking opportunities in the surrounding area;

21 e. The impact of additional parking on the Major Institution site;

22 f. The extent to which the scheduling of classes or work shifts reduces the
23 transportation alternatives available to employees and/or students or the presence of limited
24 carpool opportunities due to the small number of employees; and

1 g. The extent to which the Major Institution has demonstrated a
2 commitment to SOV alternatives.

3 5. The provision of short-term parking spaces in excess of ~~((one hundred thirty-~~
4 ~~five-))135((+))~~ percent of the minimum requirements established in subsection 23.54.016.B.2
5 ~~((of this section))~~ may be permitted by the Director through preparation or update of a
6 Transportation Management Program. In evaluating whether to allow more than ~~((one hundred~~
7 ~~thirty five-))135((+))~~ percent of the minimum, the Director, in consultation with Director of
8 ~~((Seattle Department of))~~ Transportation and ~~((Metropolitan))~~ King County Metro, shall consider
9 evidence of parking demand and opportunities for alternative means of transportation. Factors to
10 be considered shall include but are not necessarily limited to the criteria contained in subsection
11 23.54.016.D ~~((of this section))~~ and the following:

12 a. The nature of services provided by Major Institution uses which
13 generate short-term parking demand; and

14 b. The extent to which the Major Institution manages short-term parking to
15 ensure its availability to meet short-term parking needs.

16 Based on this review, the Director shall determine the amount of additional short-term
17 parking to be permitted, if any.

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19 Section 3. Subsection F of Section 23.54.020 of the Seattle Municipal Code, which
20 section was last amended by Ordinance 123495, is amended as follows:

21 **23.54.020 Parking quantity exceptions**

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23 F. Reductions to minimum parking requirements.

24 1. When parking is required, ~~((R))~~ reductions to minimum parking requirements
25 permitted by this subsection 23.54.020.F will be calculated from the minimum parking
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1 requirements in Section 23.54.015. Total reductions to required parking as provided in this
2 subsection may not exceed 40 percent.

3 ~~((2. Transit Reduction-~~

4 ~~a. In multifamily and commercial zones, the minimum parking~~
5 ~~requirement for all uses is reduced by 20 percent if the use is located within 1,320 feet of a street~~
6 ~~with frequent transit service. This distance will be the walking distance measured from the~~
7 ~~nearest transit stop to the lot line of the lot containing the use.~~

8 ~~b. In industrial zones, the minimum parking requirement for a~~
9 ~~nonresidential use is reduced by 15 percent if the use is located within 1,320 feet of a street with~~
10 ~~peak transit service headways of 15 minutes or less. This distance will be the walking distance~~
11 ~~measured from the nearest transit stop to the lot line of the lot containing the use.~~

12 ~~3. In locations where there is a minimum parking requirement, the Director may~~
13 ~~authorize a reduction or waiver of the parking requirement if dwelling units are proposed to be~~
14 ~~added to an existing structure in a multifamily or commercial zone, in addition to the exception~~
15 ~~permitted in subsection 23.54.020.A.2, if the conditions in subsections 23.54.020.A.3.a and b~~
16 ~~below are met, and either of the conditions in subsections 23.54.020.A.3.c or d below are met:~~

17 ~~a. The only use of the structure will be residential; and~~

18 ~~b. The lot is not located in either the University District Parking Overlay~~
19 ~~Area (Map A for 23.54.015) or the Alki Area Parking Overlay (Map B for 23.54.015); and~~

20 ~~c. The topography of the lot or location of existing structures makes~~
21 ~~provision of an off-street parking space physically infeasible in a conforming location; or~~

22 ~~d. The lot is located in a residential parking zone (RPZ) and a current~~
23 ~~parking study is submitted showing a utilization rate of less than 75 percent for on-street parking~~
24 ~~within 400 feet of all lot lines.))~~

1 2. For new or expanding offices or manufacturing uses that require 40 or more
2 parking spaces, the minimum parking requirement may be reduced by up to a maximum of 40
3 percent by the substitution of alternative transportation programs, according to the following
4 provisions:

5 a. For every certified carpool space accompanied by a cash fee,
6 performance bond or alternative guarantee acceptable to the Director, the total parking
7 requirement will be reduced by 1.9 spaces, up to a maximum of 40 percent of the parking
8 requirement. The Director will consult with the Director of Transportation in certifying carpool
9 spaces and the location of carpool parking.

10 b. For every certified vanpool purchased or leased by the applicant for
11 employee use, or equivalent cash fee for purchase of a van by the public ridesharing agency, the
12 total parking requirement will be reduced by six spaces, up to a maximum of 20 percent of the
13 parking requirement. Before a certificate of occupancy may be issued, details of the vanpool
14 program shall be specified in a Memorandum of Agreement executed between the proponent,
15 the Director, and the Director of Transportation.

16 c. If transit or transportation passes are provided with a 50 percent or
17 greater cost reduction to all employees in a proposed structure for the duration of the business
18 establishment(s) within it, or five years, whichever is less, and if transit service is located within
19 800 feet, the parking requirement shall be reduced by 10 percent. With a 25 percent to 49 percent
20 cost reduction, and if transit service is located within 800 feet, the parking requirement shall be
21 reduced by 5 percent.

22 d. For every four covered bicycle parking spaces provided, the total
23 parking requirement shall be reduced by one space, up to a maximum of 5 percent of the parking
24 requirement, provided that there is access to an arterial over improved streets.

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Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its passage this ____ day of _____, 2011.

President _____ of the City Council

Approved by me this ____ day of _____, 2011.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

City Clerk

(Seal)