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## MEMORANDUM

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TO: CITY OF FEDERAL WAY  
FROM: MATT REIDER  
RE: PARKING ANALYSIS  
JOB #: 1886-001-016-0016  
DATE: NOVEMBER 10, 2017

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This Memo documents the parking analysis for the Greenline Business Park development.

### Project Description

The proposal for Greenline Business Park seeks to develop 3 new buildings of varying sizes (1,068,000 SF of new GFA). The Greenline Technology Center (1,327,500 SF) will remain; however, the parking lot associated with the Tech Center will be reconfigured to allow for construction of the new buildings. Building A will be 638,000 SF in size, Building B will be 282,500 SF in size, and Building C will be 147,500 SF in size.

### City of Federal Way Code-Required Parking

City of Federal Way code-required off-street parking is based on 1994 Zoning Code as modified by the provisions of Section XIII of the CP-01 Zoning Regulations, and requires the following:

- 1 stall per 1,000 SF warehouse

Based on the included site plan with a combined total of 2,395,500 square feet of commercial space on the Greenline Business Park site, the applicant is required to provide 2,396 code required stalls. The current site plan is providing 1,466 car parking stalls and 111 trailer parking stalls for a combined total of 1,577 off-street parking stalls.

### Parking Demand

The Institute of Transportation Engineers' (ITE) Parking Generation manual, 4<sup>th</sup> Edition was used to provide parking information for this specific parking study. The ITE Parking Generation manual for the industrial land uses provides parking demand rates and equations to estimate parking demand. ITE practices dictate the use of the equation when a minimum amount of studies is provided and the data points represent a trend in parking demand as building area increases. In the case of the "warehouse" category, the equation best represents parking demand. No office space was calculated to be a part of the proposal as an accurate representation cannot be provided until a tenant has been identified.

### Parking Code Comparison to Demand

A comparison of minimum parking requirements for the proposed Preferred Freezer development based on Federal Way City Code requirements (Section 18A.35.040), and information provided in the ITE Parking Generation manual, are shown below in Table 1.

Table 1 – Parking Comparison

Land Use	Size	Units	ITE LUC	City of Federal Way ITE Parking Generation Code			
				Code	Minimum Parking Required	Rate	Estimated Parking Demand
Warehouse	2,395,500 SF	GFA	150	1:1,000	2,396	Equation <sup>1</sup>	981
TOTAL	2,395,550				2,396		981

1. ITE Parking Generation Manual, 4th Edition, 2010. LUC 150 Equation=  $0.41 \times (2,395,500) - 1$

As shown in Table 1, the Greenline Business Park development is estimated to have an estimated parking demand (981 stalls) that would be accommodated by the proposed parking supply (1,577 stalls) despite providing parking that is less than City minimum code requirements.