in the Neighborhood
• Why we care about parking
• Identifying the problem
• District shared parking
The Capitol Hill EcoDistrict is a community-driven effort that promotes a socially equitable, environmentally resilient and culturally vibrant neighborhood.

http://capitolhillecodistrict.org
Identifying the Problem
Parking spaces per apartment unit: Seattle
(20-unit and larger market rate apartments)

Oversupply

Source: Dupre + Scott  www.duprescott.com
Capitol Hill Trends

- Income, 12%
- SOV Commute, -15%
- Car Ownership, -18%
Peak Demand
Break Even = $275/ Month
Most Oversubscribed

RPZ Decal Permits - Percent of Approximate Available Spaces

- More permits than spaces
- Fewer permits than spaces

Circle: Pike-Pine

21. Capitol Hill
4. First Hill
22. Wallingford
20. Ravenna/Bryant
29. Columbia City
31. Rainier Beach

2013
2015

Zone
District Shared Parking
What is district shared parking?

- Lease spaces across buildings
- Share a pool of spaces by time
- Existing and new development
- Efficiency, flexibility, redundancy
Neighborhood Conditions
• Growing
• Mixed use
• Walkable
• Scarce on-street parking
• Engaged stakeholders
Policy
• Parking minimums
• Accessory use requirements
• Garage design code
• Parking taxes
• Track usage
• Rent to non-tenants
• Unassigned spaces
• Users with different schedules
Engagement
“Minimum parking requirements emerge from a political, not an analytical process.”

“The real obstacles to market prices for curb parking are political, not technical.”
—Donald Shoup
in the Neighborhood