Reduced Parking Strategies
Arete Kirkland
September 21, 2018
62 Apartments
228 Residential Suites
Offices
Restaurant
Friendship Room
Weekend Farmers Market
Community Events
Governor’s Smart Communities Award Winner
LEED Multifamily Project of the Year
How is it possible that parking and peak traffic reduction work so well at Arete?
One of Kirkland’s 10 Minute Communities

Within a 10 minute walk of Peter Kirk Park:
- Parks
- Restaurants
- Fitness
- Religious Center
- Schools/Childcare
- Banks
- Grocery
- Coffee
- Shopping
- Library
- Medical/Dental
- Art/Theater
- Transit
- Office
- Apartments
- Residential Suites – Workforce Housing

*10 minute travel time per Walkscore.com
TRADITIONAL BUDGET

H&T Index (49% of Budget) - 80% AMI

- Housing: 51%
- Transportation - Car: 19%
- Remaining Family Budget: 30%

10 MINUTE COMMUNITY BUDGET

H&T Index (49% of Budget) - 80% AMI

- Housing: 40%
- Transportation - Transit & Bike: 5%
- Remaining Family Budget: 55%
The Beginning – Code Change

• Reduced parking requirements 50%

• Unbundled parking

• Strict TMP management

• LEED Platinum – building the trust in the community
Smart Parking Layouts

Residential parking

Retail parking
How does that translate to actual demand?

- Peak PM trips
  - Expected: 130
  - Actual: 34

- Parking stall demand
  - Original code: 406 stalls
  - New code: 228 stalls
  - Real demand: 183 stalls
Arete’s Success

- Manage it
- Enforce it
- Encourage alternate choices
- Leverage natural downtown living
Arete – Parking Management

PARKING RULES AND REGULATIONS EFFECTIVE 06/22/2015

As required by the city of Kirkland:

1. All residents must register, including license plate numbers, with the office any vehicles that they own or control during tenancy.

2. All residents are required to park any vehicle they own in a rented parking stall. They are prohibited from parking any vehicle they own or control within a one site radius of the Arete property, at any time during tenancy. Violation of parking regulations is grounds for lease termination.

3. All residents with vehicles to be charged for on-site parking.

4. Monitoring. Code requires monitoring provisions. To achieve compliance by its residents, owners will follow several possible strategies including but not limited to:
   a. On-going checks that resident vehicles are parked within the building by periodic walk-throughs of the building parking areas and surrounding neighborhoods.
   b. Resident stickers on each driver side windshield that makes vehicle confirmation off site easy for compliance.
   c. Confirming violations by reviewing building monitoring camera to identify if residents with vehicles are entering and leaving the building without their vehicle when their vehicle is not on site.

5. Each parking space will be assigned based on vehicle size and anticipated parking stall utilization.

6. Vehicles such as Hummer, Suburban, truck, or other large vehicles are prohibited from parking in stalls that do not meet the City’s standard stall size (9.5x18.7) and that are not adjoining a 24-foot wide drive aisle. The only stalls that will accommodate larger vehicles are located on garage level PI.

7. Each tandem parking space shall be assigned based on the following criteria:
   a. Residents with low vehicle use should be assigned a forward parking stall.
   b. Residents that have similar vehicle use patterns should share a tandem stall.
   c. All tandem stall users (“parking buddies”) will provide each other with their contact information.
   d. Tandem stall users will be charged a reduced parking rate as compared to a non-tandem parking stall rate.
   e. Residents that need two parking stalls will be assigned a tandem parking stall (Residential Homes Only).

8. Motorcycles/scooters to occupy designated motorcycle/scooter stalls.

9. No more than 760 vehicles per residential home and 200 vehicle per acre flat are allowed to be on the property and registered at Arete.

10. Unsightly cars (such as flats, broken windows, etc.) will not be permitted or in around the premises. Any vehicles that are improperly parked, inexper, expired license plates, or unlicensed will be towed at owner’s expense. Resident agrees to abide by parking regulations and to notify office of guest vehicles and to require guests to abide by such parking regulations.

11. Do not park inposted handicapped spaces without proper place cards or plates. Do not park in the fire lanes or around the garbage containers. Violators will be towed at owner’s expense.

12. Residents will not repair their cars on or around the property, nor will they empty their car ash tray into the parking lot.

13. Limit speed to 5 mph. Violators will be issued a 10-Day legal notice and license plates will be recorded for further legal consequences.

14. Visitors must park in designated visitor parking spaces only. This includes North side in cul-de-sac, or your visitors can expect to be ticketed or towed at their expense. Visitor parking is a maximum 24 hours ONLY and is monitored 24 hours a day, 7 days a week. Violators will be towed without notice! Residents and their guests may not park in the commercial garage. Violators will be subject to fine of $150.00 and vehicle being towed at the owner’s expense.

15. Any vehicle parked in another resident’s space but their own (even for 1 minute), is subject to TOW at the owner’s expense.

I, ______________________________, residing at __________________________ at Arete Kirkland, located at 450 Central Way Kirkland, WA 98033, do hereby agree to the terms and conditions of this lease agreement.

[Checkboxes]
- Do not have a vehicle
- Do have 1 (one) vehicle
- Do have 2 (two) vehicles

Located in the downtown Kirkland neighborhood. I agree that I will not park within the 1 mile radius of Arete as specified in my lease agreement.

Resident: __________________________ Date: __________________________

Owner/Agent: ______________________ Date: __________________________
Dear Areté Resident,

Per the lease you signed upon your move-in, street parking within 1 square mile of our community is strictly prohibited for any resident of Areté. If you continue to park on the street, we will be forced to ticket you or tow away your car. This is a violation of your lease and may also be grounds for eviction if the problem persists.

If you have any questions or concerns, please contact the leasing office. Thank you for your compliance in this matter.

Sincerely,
Muse Management

To Whom It May Concern,

This car is illegally parked in our parking garage and does not have a parking sticker indicating you are an Areté resident.

Please move your car as soon as possible to avoid towing and impound charges. If you have any questions or concerns, please come to the leasing office. Thank you for your compliance in this matter.

Sincerely,
Areté Management

Dear Areté Resident,

Guest parking is strictly for guests to park in, residents may not park in these stalls. If you continue to park in guest parking, you will be subject to parking tickets/towing of your vehicle. Please park in your assigned parking space. If you have any questions, please come to the Areté leasing office and talk to Joel.

Thank you for your compliance in this matter.

Sincerely,
Areté Management

Dear Areté Resident,

You are currently parked in the wrong parking space and I do not have this car in my database. Please come to the office or email me and let me know what apartment you are in. Thank you.

Sincerely,
Joel Hatton
joel@musemgmt.com
Muse Management
Arete – Transportation Management Plan (TMP)

$8,452
Annual Cost to Own a Car
AAA® 2015 Estimate

- Value Depreciation: $3,654/year (42%)
- Auto Insurance: $1,115/year (13%)
- Fuel Costs: $1,682/year (19%)
- Maintenance: $767/year (9%)
- Finance Charges: $569/year (8%)
- License & Registration: $665/year (9%)

WALK YOUR DOWNTOWN

BIKE YOUR COMMUTE

ORCA CARD PROGRAM
Part of your lease at Arete includes an unlimited ORCA Card.

Your ORCA card is good for full fare payment on all regular services covered by the Passport program. Tapping your ORCA card is proof of payment.

Your ORCA card can be used on:
- Bus (King County Metro, Everett, Community, Kirkland, Pierce and Sound Transit)
- Train (Link Light Rail, Sounder train, Seattle Streetcar)
- King County Water Taxi

Card Care:
Your ORCA card contains an antenna. If you cut, scratch, bend or punch a hole in the card you will damage the antenna and your card will not work. Immediately contact your property manager for a replacement card if your card no longer works or is lost or stolen.

UBER
Liber is a transportation app that connects people with local drivers who can take them from point A to point B. Download the app for iPhone or Android.

Lyft
Lyft is a mobile app that facilitates peer-to-peer ridesharing by connecting passengers who need a ride with drivers who have a car.

King County METRO
BUSES SERVING THE ARETE COMMUNITY

450 Central Way
Kirkland, WA 98033

LEED Platinum

Transportation and ORCA Card Program Brochure
Arete’s Success

- 40% heavy transit users
- 1/3 traditional apartments (studio – 3BR) have no car
- Over half residential suites have no car
What to do with the extra parking stalls?

Temporary construction parking

Future park and ride users?
• Less traffic downtown
• Put jobs + residential together
• Get smart about true parking demand
END