

OLYMPIC DISPOSAL
PARKING ASSESSMENT

Clallam County, WA

CLALLAM COUNTY DCD
EXHIBIT 7
DATE 2/3/2022



01/13/2022

Prepared for: Ms. Kathy Hargrave
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4815 Center Street
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January 2022

Date: January 13, 2022

To: Ms. Kathy Hargrave
Sitts & Hill Engineers, Inc.
4815 Center Street
Tacoma, WA 98409

From: Aaron Van Aken, PE, PTOE

Subject: Olympic Disposal Parking Assessment

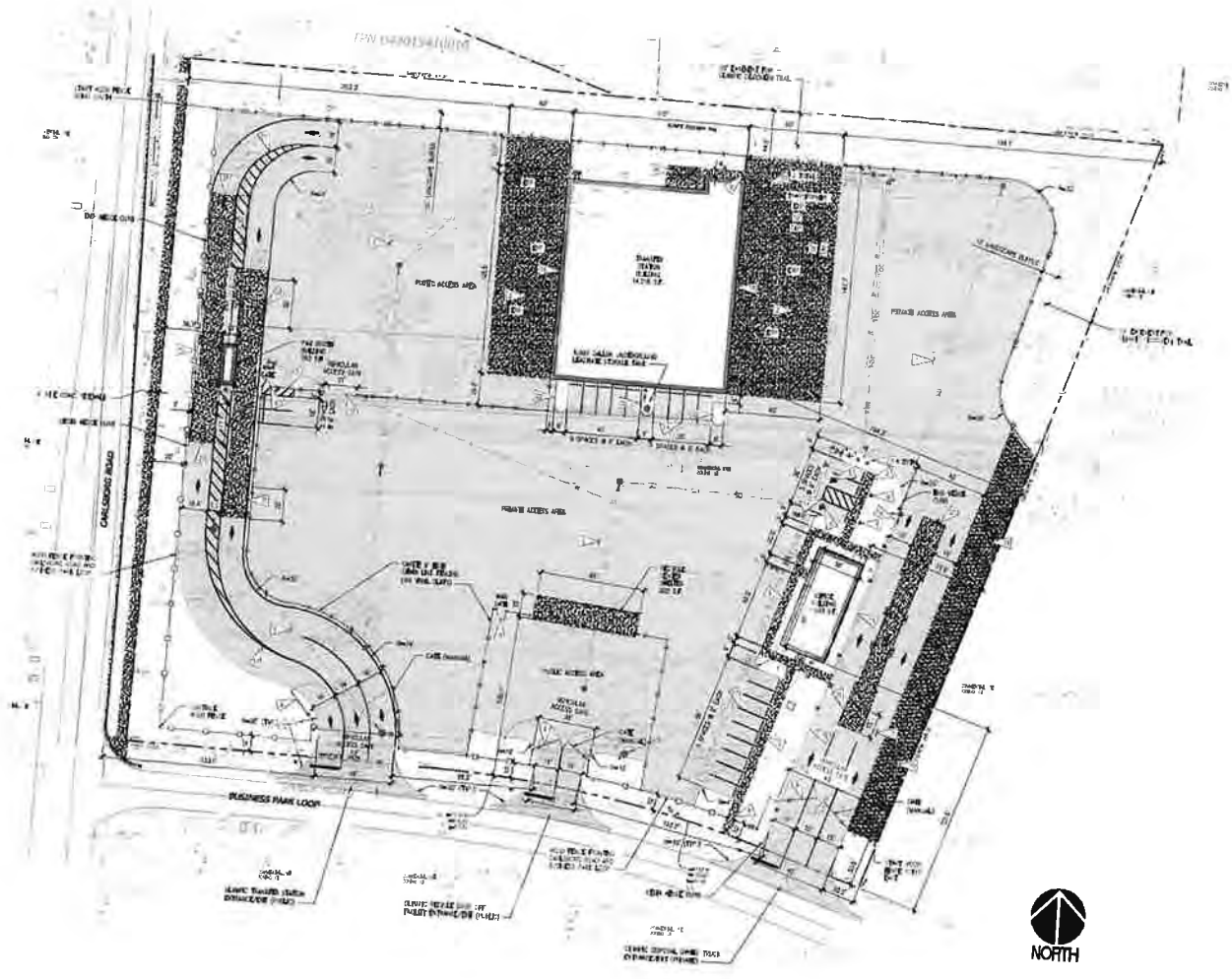
The intent of this memo serves to provide a parking assessment for the proposed Olympic Disposal development.

PROJECT DESCRIPTION

The project proposes for the construction of a new waste management transfer station located within the Carlsborg UGA of Clallam County. The subject property is positioned on the northeast corner of Carlsborg Road & Business Park Loop on a 5.46-acre parcel (043015409010). The proposed transfer station consists of both residential and commercial use. Three access points by way of Business Park Loop are proposed and would separate the designated residential waste, commercial waste, and recycle areas. In addition, a gated access would be available for interconnectivity to the northerly parcel. A total of 23 parking stalls are proposed on-site. An aerial vicinity is provided below and a conceptual site plan is provided on the following page.



Figure 1: Conceptual Site Layout



PARKING DEMAND

In review of Clallam County Municipal Code Chapter 33.55.010, parking requirements for commercial/industrial land uses greater than 12,000 square feet in GFA must be generated via a parking plan. As such, the Institute of Transportation Engineering publication, *Parking Generation* 5th Edition (2019), was referenced to determine forecast parking demands associated with the proposed development. Land Use Codes (LUC) *Small Office – LUC 712* and *Warehouse – LUC 150* were determined to be most applicable for calculating peak parking demands. Table 1 below summarizes average rates using the input variable of square footage for both identified land uses.

Table 1: ITE Parking Demands

Land Use	Peak Period	Size	Avg. (veh/unit)	Parked Veh.
Office (LUC 712)	10 AM – 5 PM	1,980 sq. ft.	2.56	6
Warehousing (LUC 221)	11 AM – 4 PM	14,016 sq. ft.	0.39	6
			Total	12
Proposed Parking				23 Stalls

Based on ITE data, the project could be expected to generate a peak demand of 12 parked vehicles. As such, the provided 23 parking stalls on-site is determined to satisfy proposed parking demands.

To further quantify parking demands associated with the proposed development, site characteristics were analyzed. With 6 estimated on-site employees, it can be anticipated that each employee would drive to work and require a parking stall. Moreover, a handful of individuals may be expected to utilize the residential recycle/waste drop-off services or visit the administration office. As such, an additional 10 parked vehicles may be anticipated at a given time associated with these activities, which is a conservative estimate. Under this estimation scenario, a total of 16 parked vehicles may occur during peak hour operations, which is again satisfied via the 23 provided on-site parking stalls.

Parking Comparison

To further quantify on-site parking provisions, a nearby jurisdiction's (Sequim) parking requirements for industrial uses were reviewed for comparison. The proposed transfer station comprises 14,016 square feet of warehouse space and 1,980 square feet of office space. Descriptions of the city of Sequim's standards (SMC 18.48.040) are provided below.

Sequim

Classified land use: Industrial

Minimum parking requirement for Warehousing: one space/2,000 sq. ft. over 10,000 sq. ft.

Minimum parking requirement for Office space in industrial uses: one space/250 sq. ft.

Required parking for project: **14.93 spaces**

Proposed On-site Parking Supply: 23 Stalls

As shown in the preceding jurisdictional parking requirements, the nearby city of Sequim would require a minimum off-street parking requirement of approximately 15 spaces. This requirement aligns with both the ITE estimation and the independent site characteristic estimation. Overall, the provided 23 parking stalls on-site satisfy parking demand requirements under all estimation scenarios.

CONCLUSION

Olympic Disposal proposes for the construction of a new waste management transfer station located in the Carlsborg UGA of Clallam County. The transfer station would be open to the public for residential waste and recycle service as well as commercial use. The subject site is located north of Highway 101 on the northeast corner of Carlsborg Road & Business Park Loop. A total parking supply of 23 stalls is proposed. City code requires a parking plan to be conducted for commercial/industrial land uses greater than 12,000 square feet. As such, ITE parking data was referenced, which indicated that approximately 12 parking stalls may be required during site peak parking demands.

Overall, parking is anticipated to sufficiently be met under several analyzed scenarios including an ITE data estimation, site characteristic estimation and jurisdictional comparison. No parking deficiencies are identified as a result of the proposed development.

Please call if you require additional information.

Aaron Van Aken, PE, PTOE

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 5:00 p.m.

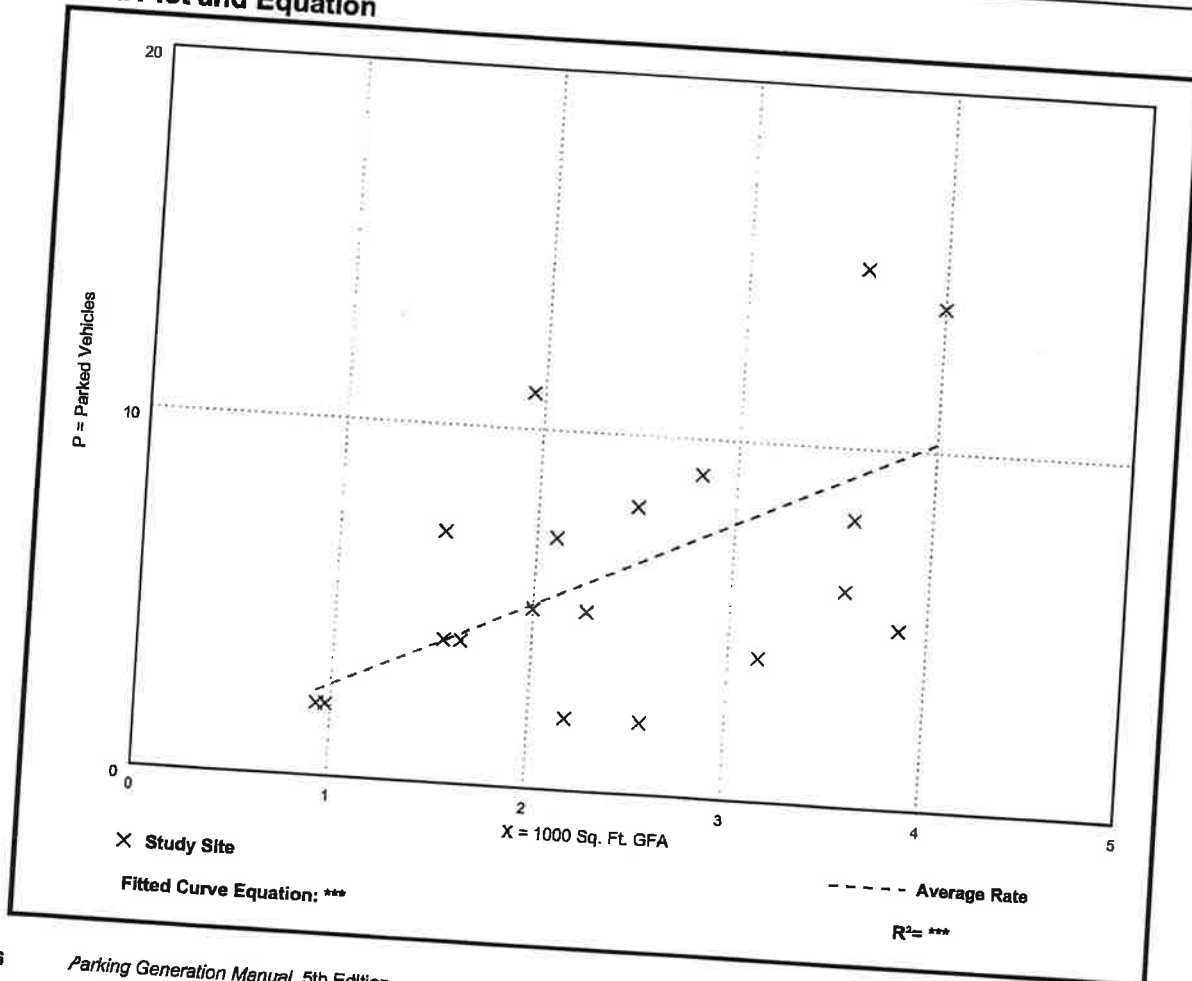
Number of Studies: 19

Avg. 1000 Sq. Ft. GFA: 2.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.56	0.78 - 5.66	2.12 / 4.17	***	1.26 (49%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.

Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 212

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

Data Plot and Equation

