

2017 Leavenworth Downtown Parking Study

Data Summary

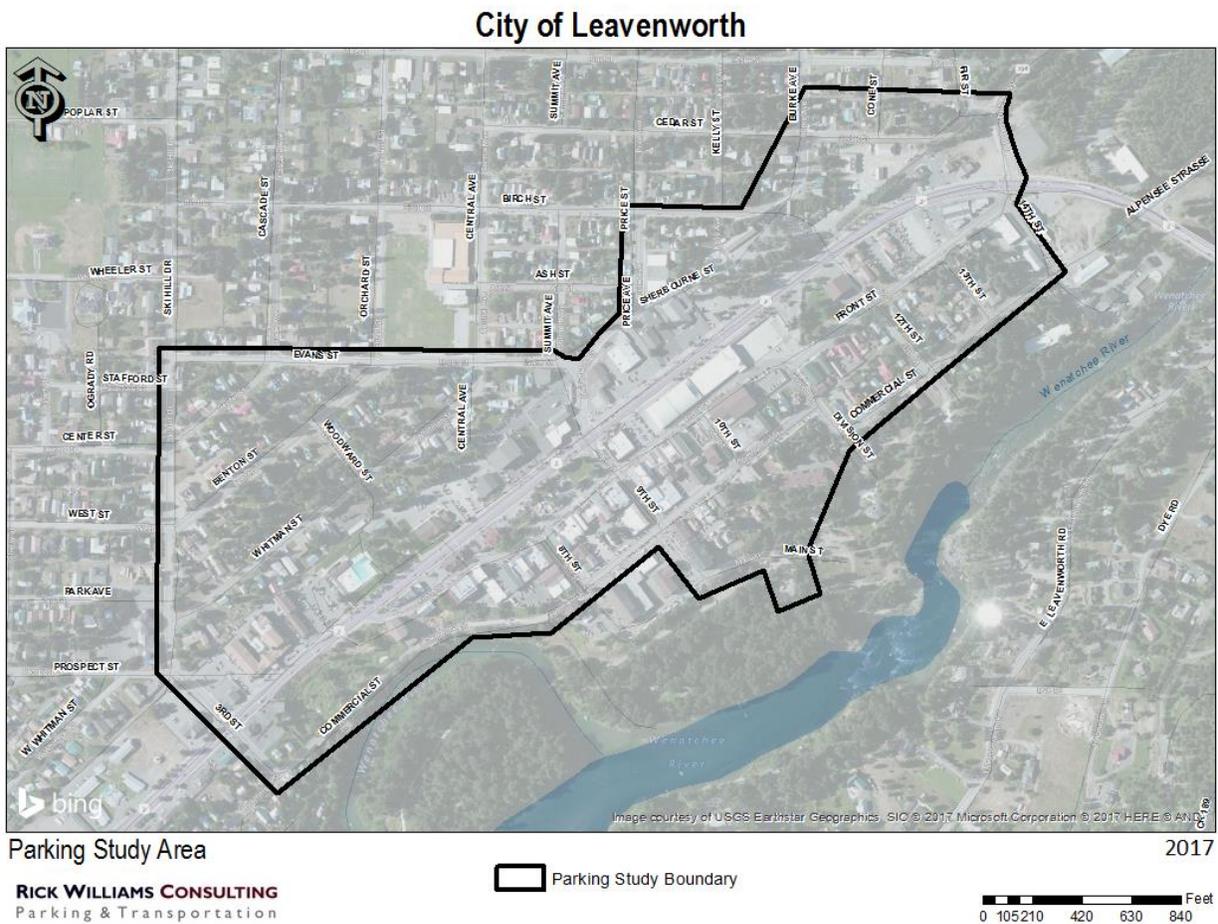
October 13, 2017 (v3)

Study Area

Per input from the City of Leavenworth the 2017 parking survey boundaries were drawn to generally include all parking within the following streets. **Figure A** provides an illustration of the study area::

- SkiHill Dr. / 3rd Street (west)
- 14th Street (east)
- Evans / Birch / Poplar (north)
- Commercial Street (south)

Figure A: 2016 Parking Study Area



Surveyed Parking Inventory

Table 1 provides a summary breakout of all parking located within the study area by type of use (on-street). The off-street supply is also summarized at the bottom of the table. A full summary of all 70 off-street sites (and the 49 sampled off-street lots) is included as **Attachment A** at the end of this report.

Table 1: 2017 Leavenworth Parking Inventory by Use Type

Stall Type	Stalls	% of Total
15 Minutes (Signed)	1	0.1%
30 Minutes (Signed)	9	1.1%
No Limit	826	97.6%
ADA accessible	5	0.6%
Reserved	3	0.4%
Motorcycle Only ¹	2	0.2%
<i>On-Street Supply Studied</i>	<i>846</i>	<i>100%</i>
<i>Off-Street Supply Studied (49 sites)</i>	<i>1,435</i>	<i>86.0%</i>
Total Off-Street Supply (70 sites)	1,669	100%
Total Supply Studied	2,281	90.7%
Total Supply	2,515	100%

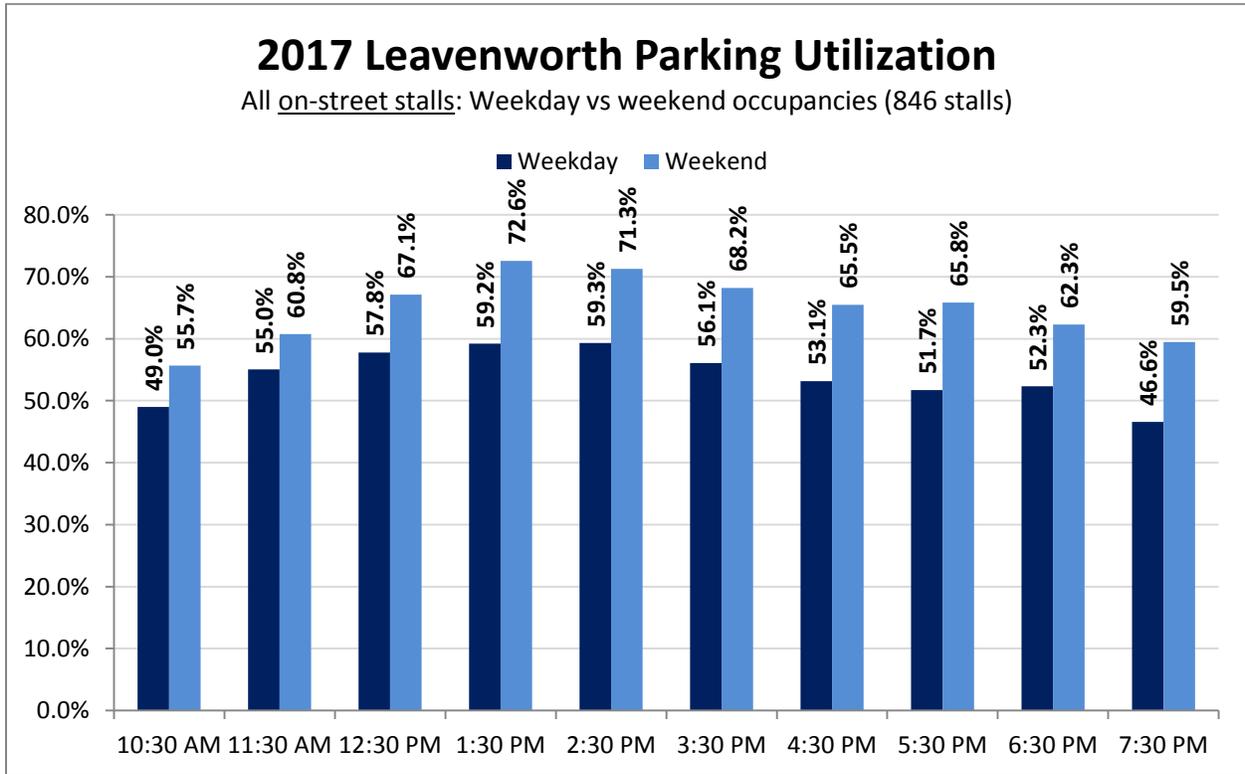
As **Table 1** indicates:

- There are a total of 2,515 parking stalls in the study area; 846 on-street and 1,669 off-street.
- Nearly all on-street parking (97.6%) is unregulated parking allowing unlimited time stays – No Limit.
- High turnover stalls (15/30 minutes), ADA, Reserved and Motorcycle parking account for 20 total parking spaces within the on-street supply.
- There are 1,669 off-street parking spaces within the study area, located on 70 unique sites. The consultant sampled 1,435 stalls (86%) located on 49 sites on the study days.
- NOTE: The consultant surveyed an additional 13 sites located outside the study area, totaling 523 stalls. A summary of these sites is included in **Attachment B**.

¹ There are four total motorcycle designated areas in the study area but two stalls were angled and large enough to fit automobiles. These specific stalls were observed due to automobiles parking in and violating the signed space.

ON-STREET Data Findings (Occupancy)

Figure B: 2017 Leavenworth On-street Occupancies (all stalls - by day/by hour)



As Figure B indicates:

- Weekend (Saturday) occupancies for all on-street stalls within the study area are significantly higher than weekday (Thursday) occupancies.
- Thursday peak hour occurs at 2:30PM, reaching 59.3%.
- Saturday peak hour occurs at 1:30PM, reaching 72.6%.
- Both survey days display a “bell curve” pattern that shows incremental decreases in demand after the peak hour.

ON-STREET Data Findings (Utilization)

Table 2 provides a summary of several utilization metrics as regards the performance of Leavenworth’s on-street parking system.

Table 2: 2017 On-Street Parking Utilization – Weekday vs Weekend (July 20 vs July 22)

Stall Type	Stalls	Survey Day	Peak Occupancy/ Hour	Empty Stalls	Average Length of Stay
On-Street Supply	846	Weekday	59.3% 2:00 – 3:00 PM	343	2 hr/ 45 min
		Weekend	72.6% 1:00 – 2:00 PM	232	2 hr/ 53 min
<i>By Type of Stay</i>					
15 Minutes (Signed)	1	Weekday	100% 11:00 AM – 8:00 PM	0	N/A
		Weekend	100% 10:00 – 11:00 AM 1:00 – 2:00 PM 3:00 – 5:00 PM 7:00 – 8:00 PM	0	N/A
30 Minutes (Signed)	9	Weekday	88.9% 10:00 AM – 12:00 PM 1:00 – 4:00 PM 7:00 – 8:00 PM	1	N/A
		Weekend	100% 11:00 AM – 1:00 PM 4:00 – 6:00 PM	0	N/A
No Limit	826	Weekday	57.4% 1:00 – 2:00 PM	351	2 hr/ 48 min
		Weekend	66.2% 1:00 – 2:00 PM	279	2 hr/ 59 min
ADA accessible	5	Weekday	100% 12:00 – 2:00 PM 4:00 – 5:00 PM	0	2 hr/ 15 min
		Weekend	100% 11:00 AM – 3:00 PM 5:00 – 7:00 PM	0	2 hr/ 6 min
Reserved	3	Weekday	100% 10:00 AM – 1:00 PM	0	4 hr/ 20 min
		Weekend	66.7% 10:00 AM – 12:00 PM	1	2 hr/ 30 min
Motorcycle Only	2	Weekday	100% 11:00 AM – 3:00 PM	0	1 hr/ 0 min
		Weekend	100% 11:00 AM – 4:00 PM	0	3 hr/ 15 min

As **Table 2** indicates:

- Within the entire study zone, there are a large number of empty on-street stalls during the peak hours; 343 on Thursday and 232 on Saturday. This is not to suggest that such stalls are convenient to visitors (see **Figures C and D** below for a look at heat maps that indicate likely areas of empty parking).
- The average length of stay for all on-street users is less than 3 hours; 2 hours 45 minutes (Thursday), 2 hours 53 minutes (Saturday).

ON-STREET Data Findings (Other Characteristics of Use)

Table 3 provides additional metrics of use for the on-street system. Key indicators include:

- The number of unique vehicles (represented by a unique license plate) parked on-street over the 10-hour data collection period totaled 1,652 on Thursday and 1,898 on Saturday. This is translated in to vehicle hours parked (4,555 and 5,488, respectively), which can be used in the future to quantify revenue potential for the on-street system.
- A single on-street stall within the study area turns over between 3.46 (Saturday) and 3.63 (Thursday) times over a 10-hour period. For a destination like Leavenworth, this is a healthy rate of turnover.

Table 3: Summary of On-Street Parking Use Characteristics – Leavenworth – Weekday vs Weekend

Use Characteristics	All Users	
	Weekday (Thursday)	Weekend (Saturday)
Vehicle Trips (VT)	1,652	1,898
Vehicle Hours Parked (VHP)	4,555	5,488
Turnover rate	3.63	3.46
Vehicles Parked 5+ Hours (% of all vehicles)	298 (18.0%)	362 (19.1%)
Vehicles Observed in Multiple Stalls (% of all vehicles)	52 (3%)	57 (3%)

- There are vehicles that park on-street for 5 or more hours per day. On Thursday, 298 cars were in this category representing 18% of all vehicle trips. On Saturday the number when up to 362 vehicles (or 19.1% of all vehicles). These vehicles are commonly a combination of employees and visitors with longer term stay needs.

- There is a very low number of vehicles that move from one parking spot to another during the course of a day. For both survey days the number was only 3% of all vehicles. Given the high number of No-Limit stalls, such a low number can be expected.

ON-STREET Data Findings (Peak Hour Heat Maps)

Figures C and D (following 2 pages) provide a block-face level “heat map” view of the peak hours for the weekday (Thursday) and weekend (Saturday) data sets. Heat maps display occupancy by color with red indicating occupancies of 85% or more (constrained). Intensity of use then decreases from orange, to yellow, to green. Key findings from the heat maps include:

- Occupancies both days are extremely constrained on all streets between HWY 2 and Commercial Street between 3rd Street and 14th Street. This is more pronounced on Saturday as the streets between Commercial and Front, between Division Street and 14th Street also become constrained (85%+).
- The heat maps reveal that the level of constraint in the downtown are understated when occupancies of all stalls are considered (see **Figure B** above).
- As the heat maps indicate, the majority of empty stalls are located across HWY 2 from the downtown in residential areas and/or areas that may not be perceived as convenient to users.

Figure C: 2017 Leavenworth On-street Peak Hour Heat Map (Thursday)

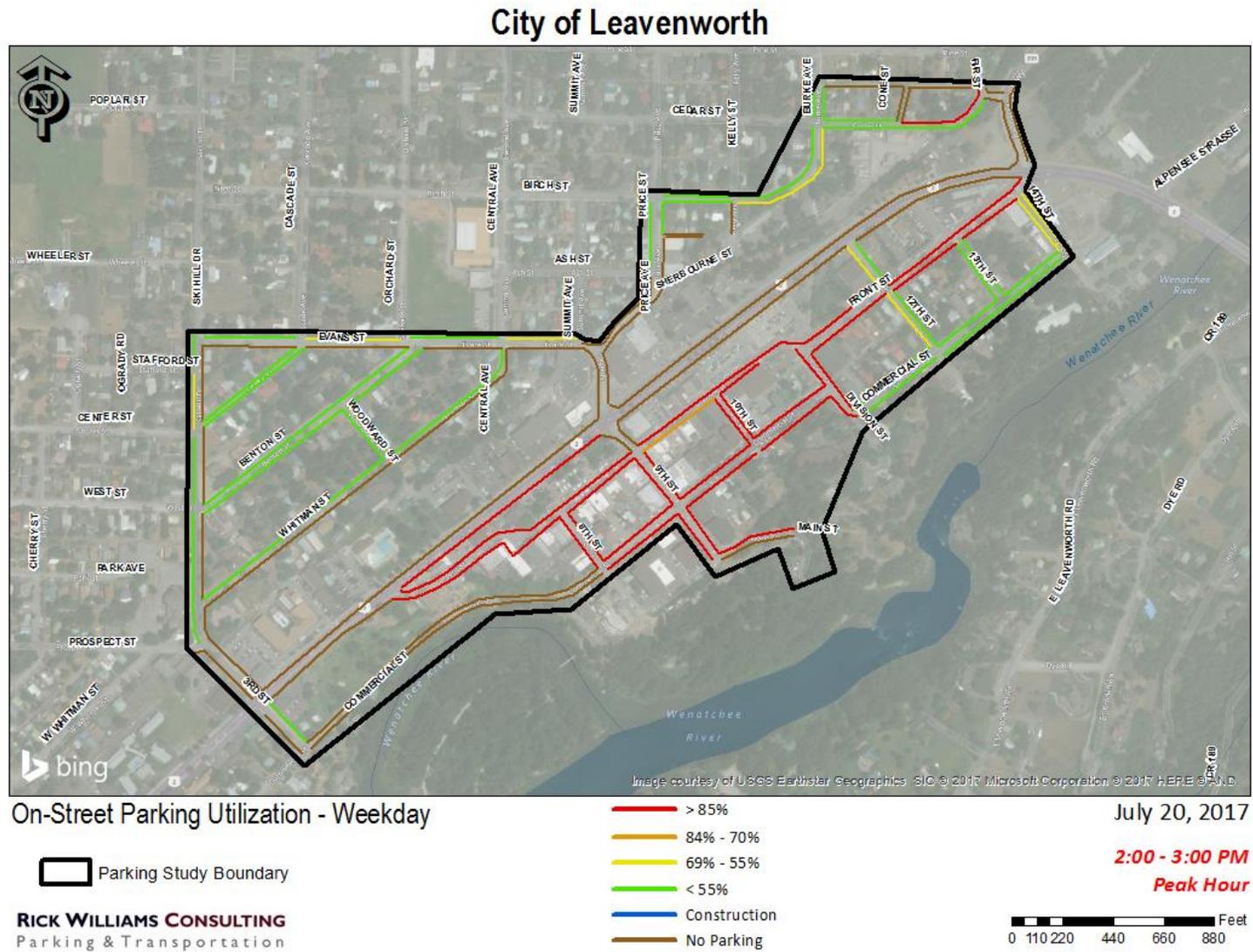
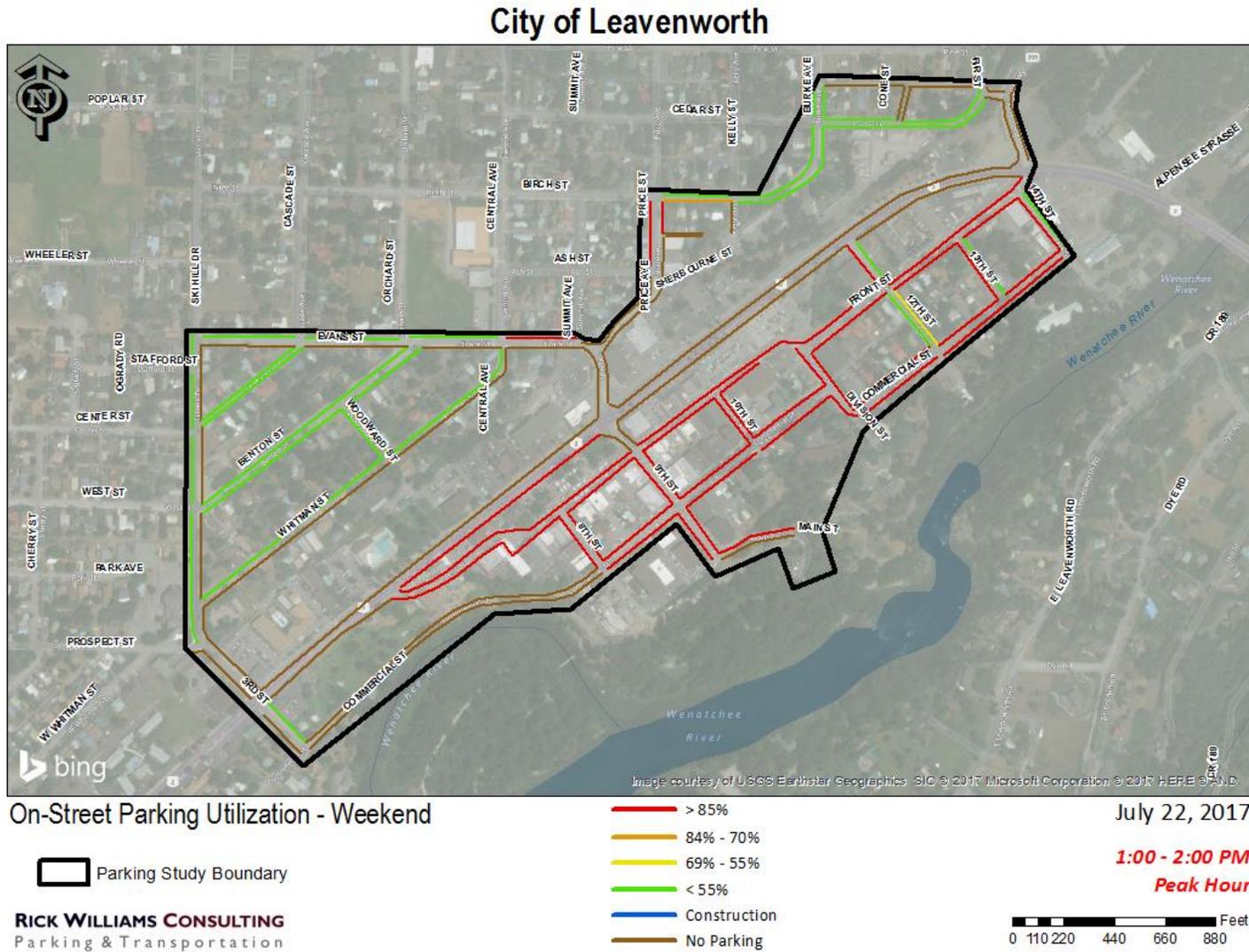


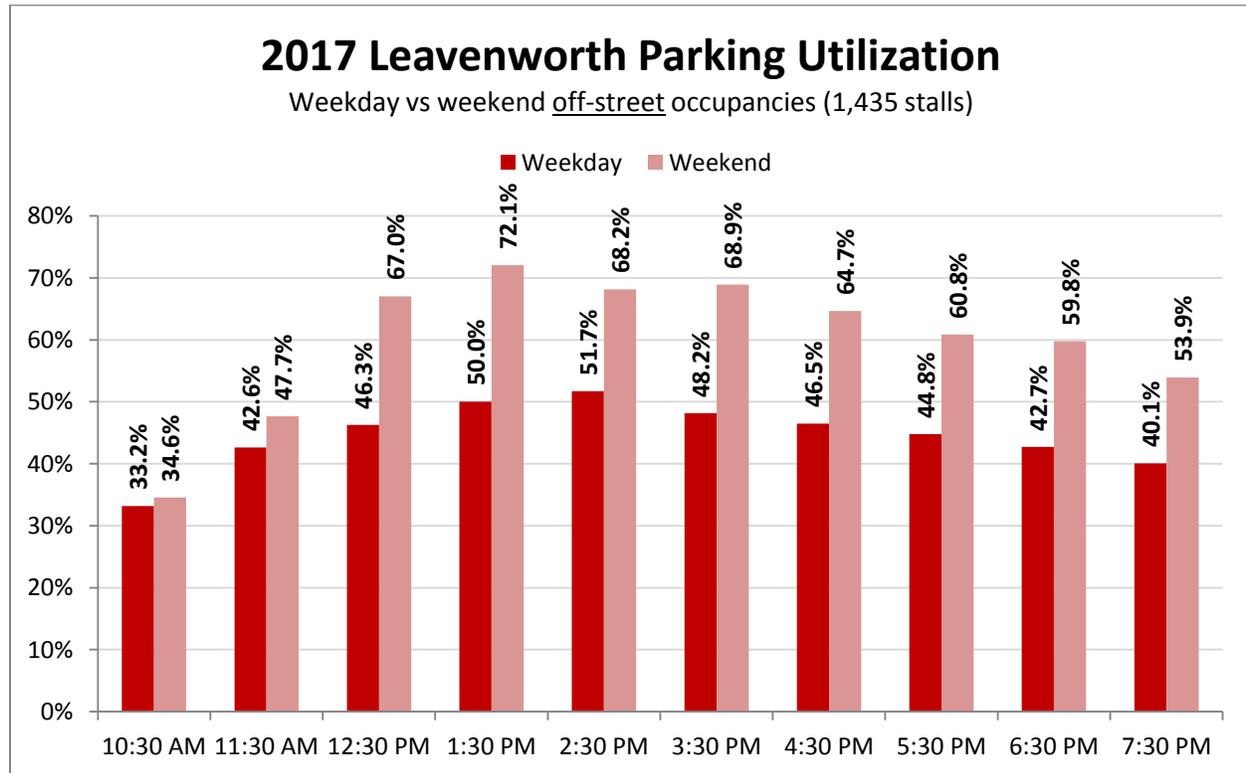
Figure D: 2017 Leavenworth On-street Peak Hour Heat Map (Saturday)



OFF-STREET Data Findings (Occupancy)

A total of 1,435 off-street parking stalls were sampled for 10 hours on each of the survey days. These stalls were located on 49 separate sites. **Figure E** provides a summary of occupancy by hour.

Figure E: 2017 Off-Street Occupancies



As **Figure E** indicates:

- Weekend (Saturday) occupancies for all off-street stalls within the study area are significantly higher than weekday (Thursday) occupancies. This mirrors data for the on-street system.
- Thursday peak hour occurs at 2:30PM, reaching 51.7%.
- Saturday peak hour occurs at 1:30PM, reaching 72.1%.
- As with the on-street system, both survey days display a “bell curve” pattern that shows incremental decreases in demand after the peak hour.

OFF-STREET Data Findings (Utilization by Observed Lot – 49 sites)

Table 4 summarizes findings from each of the 49 sampled lots observed on each of the survey days. Lots in City control/ownership are highlighted in red. All lot activity is totaled at the end of the table for (a) the sampled supply and (b) for what would be an extrapolated total assuming the results of the sample would apply to all off-street stalls in the study area.

Key outputs from **Table 4** include:

- When all occupancies are combined, there are a total of 693 (Thursday) and 401 (Saturday) empty parking stalls located on off-street lots within the study area. If extrapolated to the entire off-street system, there would be 806 and 466 empty stalls for Thursday/Saturday, respectively.
- Though there appears to be a significant amount of *empty* stalls, this is not to infer that such stalls are *available* for use by visitors or downtown employees as the majority of this parking is in private ownership.
- City owned parking is highly utilized and constrained most days, except Lot P2, which sits mostly unused on Thursday. City facilities are Lots 13, 14, 15, 42, 47 and 51 in **Table 4**.
- Some lots exceed 100% in the peak hour. This is the result of cars parked illegally within the lots.

Table 4: 2017 Off-Street Parking Utilization – Weekday vs Weekend (July 20 vs July 22)

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
1	Leavenworth Spirits	6	Weekday	33.3% 10:00 – 11:00 AM	4
			Weekend	16.7% 11:00 AM – 12:00 PM 3:00 – 5:00 PM	5
2	Cascade Auto Parts - NAPA	18	Weekday	27.8% 11:00 AM – 12:00 PM	13
			Weekend	16.7% 5:00 – 6:00 PM	15
3	76 Gas Station	7	Weekday	42.9% 10:00 – 11:00 AM 12:00 – 1:00 PM	4
			Weekend	71.4% 2:00 – 3:00 PM 4:00 – 5:00 PM	2
4	Liberty Station	59	Weekday	54.2% 1:00 – 3:00 PM	27
			Weekend	81.4% 2:00 – 3:00 PM	11
5	US Post Office	24	Weekday	62.5% 3:00 – 4:00 PM 5:00 – 6:00 PM	9
			Weekend	66.7%	8

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
				12:00 – 1:00 PM 2:00 – 3:00 PM 4:00 – 5:00 PM 6:00 – 7:00 PM	
6	Cashmere Valley Bank	34	Weekday	52.9% 3:00 – 4:00 PM	16
			Weekend	79.4% 5:00 – 6:00 PM	7
7	Unmarked Lot (Cascade School District)	17	Weekday	23.5% 11:00 AM – 12:00 PM 2:00 – 3:00 PM	13
			Weekend	23.5% 11:00 AM – 12:00 PM	13
8	Leavenworth Park & Ride	43	Weekday	79.1% 2:00 – 3:00 PM	9
			Weekend	100% 1:00 – 2:00 PM	0
9	Wenatchee Ranger Station (Visitor Parking)	13	Weekday	30.8% 1:00 – 2:00 PM 3:00 – 4:00 PM	9
			Weekend	23.1% 5:00 – 6:00 PM	10
11	Faith Lutheran Church/Upper Valley Cooperative Preschool	17	Weekday	5.9% 10:00 – 11:00 AM	16
			Weekend	5.9% 2:00 – 3:00 PM	16
12	Wells Fargo	14	Weekday	50.0% 3:00 – 4:00 PM	7
			Weekend	42.9% 1:00 – 2:00 PM	8
13	City Parking (P4) – Pay to Park	48	Weekday	70.8% 6:00 – 7:00 PM	14
			Weekend	97.9% 1:00 – 3:00 PM	1
14	City Hall and Library	48	Weekday	100% 4:00 – 6:00 PM	0
			Weekend	100% 2:00 – 3:00 PM	0
15	Hopkins Memorial Pool (P5)	72	Weekday	95.8% 6:00 – 7:00 PM	3
			Weekend	97.2% 1:00 – 2:00 PM	2
16	Linderhof Inn	37	Weekday	83.8% 6:00 – 8:00 PM	6
			Weekend	70.3% 6:00 – 8:00 PM	11

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
18	Enzian Inn	131	Weekday	74.8% 2:00 – 3:00 PM	33
			Weekend	79.4% 12:00 – 1:00 PM	27
21	Senior Center Events	7	Weekday	85.7% 12:00 – 1:00 PM	1
			Weekend	28.6% 7:00 – 8:00 PM	5
22	First Baptist Church	26	Weekday	65.4% 11:00 AM – 12:00 PM	9
			Weekend	46.2% 12:00 – 1:00 PM	14
23	Bavarian Lodge	100	Weekday	62.0% 7:00 – 8:00 PM	38
			Weekend	71.0% 7:00 – 8:00 PM	29
25	Washington Federal	15	Weekday	46.7% 4:00 – 5:00 PM	8
			Weekend	80.0% 1:00 – 3:00 PM	3
26	Concrete Lot	15	Weekday	93.3% 11:00 AM – 12:00 PM	1
			Weekend	126.7% 1:00 – 2:00 PM	-4
27	Leavenworth Properties Inc.	11	Weekday	54.6% 10:00 – 11:00 AM 2:00 – 4:00 PM	5
			Weekend	54.6% 4:00 – 5:00 PM	5
28	Reserved Stalls in Alleyway	35	Weekday	74.3% 12:00 – 1:00 PM	9
			Weekend	82.9% 3:00 – 4:00 PM	6
31	Storybook Riverside Inn	5	Weekday	20.0% 10:00 AM – 8:00 PM	4
			Weekend	40.0% 6:00 – 7:00 PM	3
32	Permit Parking Only	19	Weekday	31.6% 7:00 – 8:00 PM	13
			Weekend	47.4% 1:00 – 3:00 PM	10
37	Cascade Medical	18	Weekday	100% 11:00 AM – 12:00 PM	0
			Weekend	44.4% 10:00 – 11:00 AM 1:00 – 3:00 PM	10
38	Bavarian Ritz Hotel	15	Weekday	86.7% 7:00 – 8:00 PM	2

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
			Weekend	86.7% 6:00 – 8:00 PM	2
39	Inns Brocker Bldg	13	Weekday	84.6% 1:00 – 2:00 PM	2
			Weekend	69.2% 11:00 AM – 12:00 PM 6:00 – 7:00 PM	4
40	9th & Front Shopping Plaza	32	Weekday	103.1% 1:00 – 2:00 PM	-1
			Weekend	121.9% 5:00 – 6:00 PM	-7
41	Clock Tower Bldg Hwy. 2	12	Weekday	108.3% 12:00 – 1:00 PM 2:00 – 3:00 PM	-1
			Weekend	125.0% 1:00 – 2:00 PM	-3
42	City Lot (P1) – Pay to Park	77	Weekday	98.7% 1:00 – 2:00 PM	1
			Weekend	103.9% 12:00 – 1:00 PM	-3
43	Leavenworth's Finest Espresso	10	Weekday	40.0% 1:00 – 2:00 PM	6
			Weekend	100% 6:00 – 7:00 PM	0
45	Webb Accounting	19	Weekday	63.2% 11:00 AM – 12:00 PM	7
			Weekend	84.2% 7:00 – 8:00 PM	3
46	Leavenworth Vision Center	18	Weekday	55.6% 2:00 – 4:00 PM	8
			Weekend	5.6% 12:00 – 1:00 PM 2:00 – 3:00 PM 4:00 – 8:00 PM	17
47	City Parking (P2) – Pay to Park	91	Weekday	24.2% 2:00 – 3:00 PM	69
			Weekend	100% 12:00 – 2:00 PM	0
48	Hotel Pension Anna	17	Weekday	52.9% 6:00 – 7:00 PM	8
			Weekend	58.8% 7:00 – 8:00 PM	7
49	Obertal Inn	27	Weekday	66.7% 10:00 – 11:00 AM 5:00 – 6:00 PM	9
			Weekend	96.3% 6:00 – 7:00 PM	1

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
50	Multi-Tenant Parking (Alleyway)	11	Weekday	18.2% 10:00 – 11:00 AM	9
			Weekend	0.0% 10:00 AM – 8:00 PM	11
51	City Parking (P3) – Pay to Park	34	Weekday	73.5% 2:00 – 3:00 PM	9
			Weekend	100% 12:00 – 2:00 PM	0
52	Evergreen Inn Annex	9	Weekday	44.4% 5:00 – 8:00 PM	5
			Weekend	33.3% 2:00 – 3:00 PM 6:00 – 8:00 PM	6
53	Leavenworth Village Inn	19	Weekday	52.6% 7:00 – 8:00 PM	9
			Weekend	94.7% 3:00 – 4:00 PM	1
54	10th Street/Rieke Lot (Gravel Lot)	25	Weekday	76.0% 2:00 – 3:00 PM	6
			Weekend	108.0% 1:00 – 2:00 PM	-2
58	Gravel Lot	15	Weekday	126.7% 2:00 – 3:00 PM	-4
			Weekend	120.0% 12:00 – 2:00 PM 4:00 – 5:00 PM	-3
63	Evergreen Motel	13	Weekday	38.5% 5:00 – 6:00 PM	8
			Weekend	84.6% 7:00 – 8:00 PM	2
64	John Schiefelbein Family Dentistry	12	Weekday	66.7% 10:00 – 11:00 AM 1:00 – 3:00 PM	4
			Weekend	108.3% 12:00 – 2:00 PM	-1
66	McDonalds	47	Weekday	61.7% 12:00 – 1:00 PM	18
			Weekend	87.2% 1:00 – 2:00 PM	6
67	Gravel Lot	26	Weekday	88.5% 11:00 AM – 12:00 PM	3
			Weekend	115.4% 1:00 – 2:00 PM	-4
68	Dau's Food Market	44	Weekday	77.3% 12:00 – 1:00 PM	10
			Weekend	93.2% 2:00 – 3:00 PM	

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
					3
70	Evergreen Accounting	10	Weekday	50.0% 10:00 AM – 2:00 PM	5
			Weekend	20.0% 11:00 AM – 1:00 PM 2:00 – 7:00 PM	8
Off-Street Supply Studied (49 sites)		1,435	Weekday	51.7% 2:00 – 3:00 PM	693
			Weekend	72.1% 1:00 – 2:00 PM	401
Total Off-Street Supply (70 sites)		1,669	Weekday	51.7% 2:00 – 3:00 PM	806
			Weekend	72.1% 1:00 – 2:00 PM	466

OFF-STREET Data Findings (Peak Hour Heat Maps)

Figures F and G provide a block-face level “heat map” view of the peak hours for off-street parking for the weekday (Thursday) and weekend (Saturday) data sets. Heat maps display occupancy by color with red indicating occupancies of 85% or more (constrained). Intensity of use then decreases from orange, to yellow, to green. Figures H and I provide heat maps that combine on and off-street parking. Key findings from the heat maps include:

- The heat maps reveal that on Thursday, only three lots within the study area are occupied at a level 85% or more. This includes Lots 40, 41, 42 and 58 (refer to Lot #'s in Table 4 above). Lot 42 is the City’s P1 facility, which is 98.7% occupied at its peak hour.
- On Saturday, the number of constrained lots jumps to 16 and include all of the City owned/controlled facilities.
- The heat maps also show sites located outside of the study are boundaries. These are “remote” sites that were observed during the study days and represent addition capacity opportunities. These 13 sites (Lots A – M) contain 523 stalls and are summarized in Attachment B. Peak hour stall availability (empty stalls) for these sites totals 266 (Thursday) ad 243 (Saturday). The “remote” site list also contains the City’s P6 lot, which is estimated to be 120 parking stalls.

Figure G: 2017 Leavenworth Off-Street Peak Hour Heat Map (Saturday)

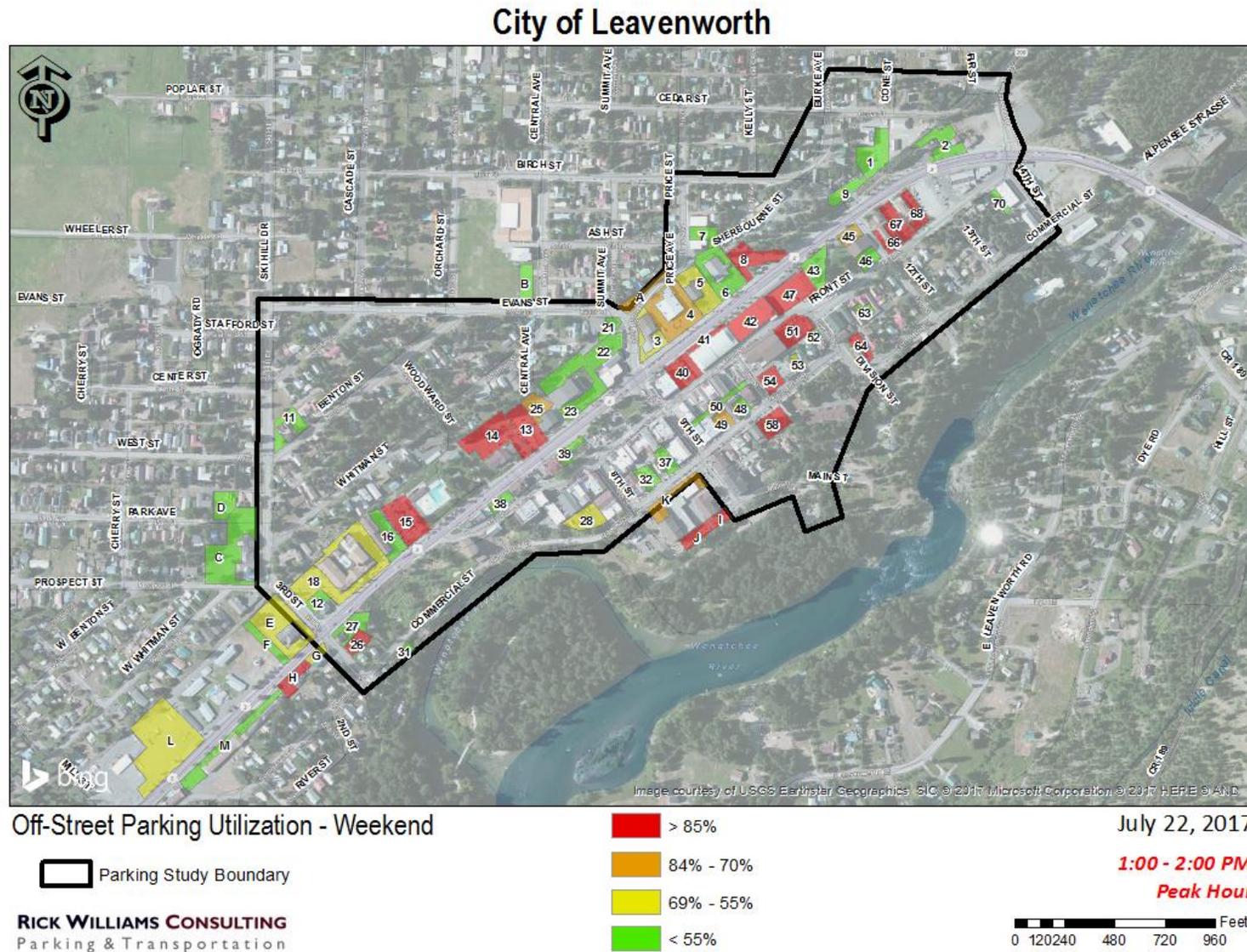
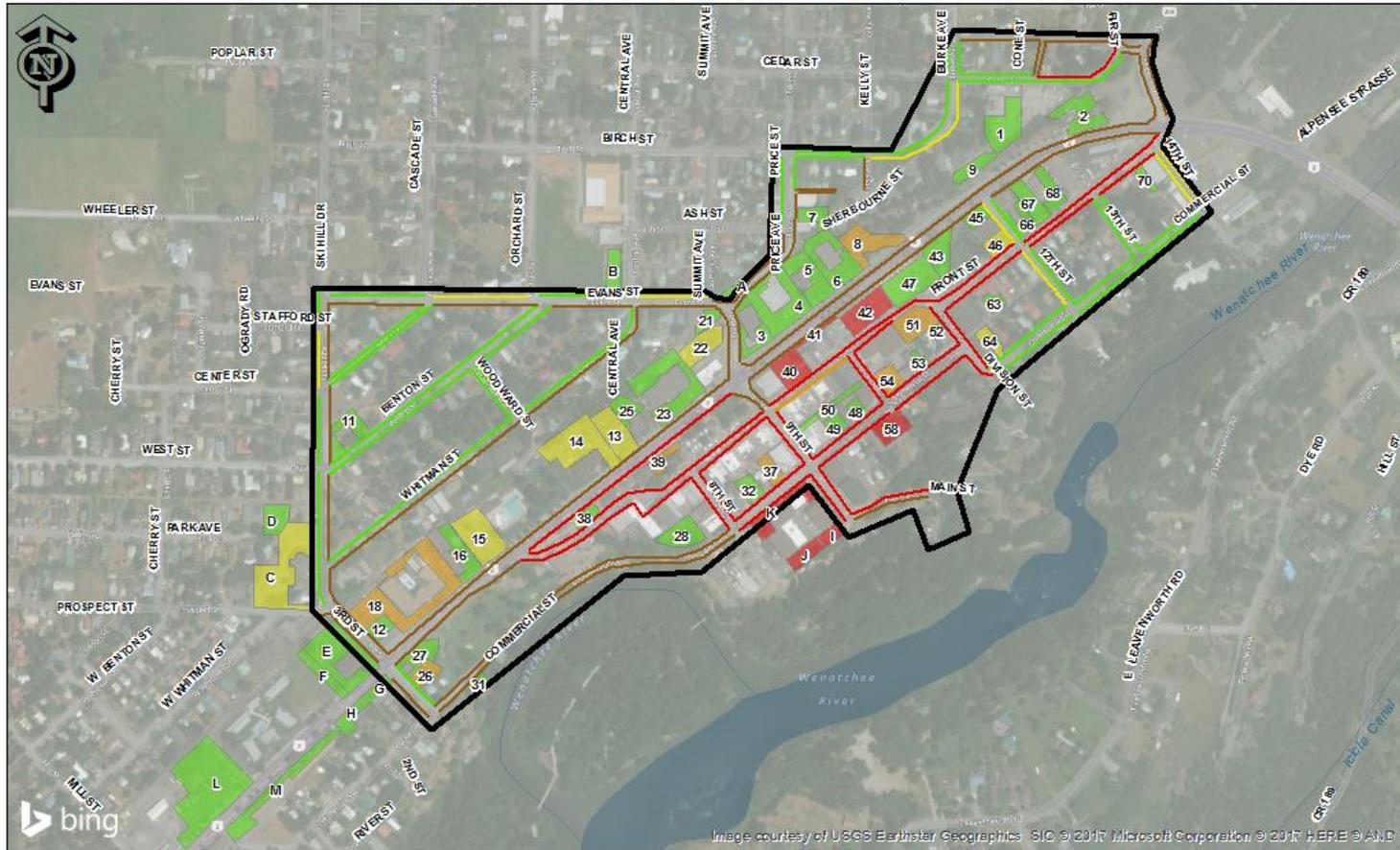


Figure H: 2017 Leavenworth Combined (on and off-street) Peak Hour Heat Map (Thursday)

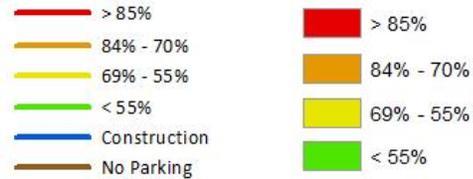
City of Leavenworth



Combined Parking Utilization - Weekday

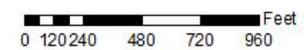
Parking Study Boundary

RICK WILLIAMS CONSULTING
Parking & Transportation



July 20, 2017

2:00 - 3:00 PM
Peak Hour



ON-STREET Data Findings
HIGH OCCUPANCY “CORE ZONE” (Occupancy)

Given that occupancy findings in **Figure B** appear to understate constraints within the on-street inventory; the consultant ran an analysis of a smaller “core zone.” The core zone is the area that includes the streets located between HWY 2 and Commercial Street between 14th Street and just southwest of Whitman Street. This area can be seen on the heat map in **Figure K** (page 22).

This area totals 512 stalls (about 61% of all on-street stalls in the study area). **Table 5** breaks out the inventory by stall type within the core zone.

Table 5: 2017 High Occupancy Core Zone On-Street Parking Inventory

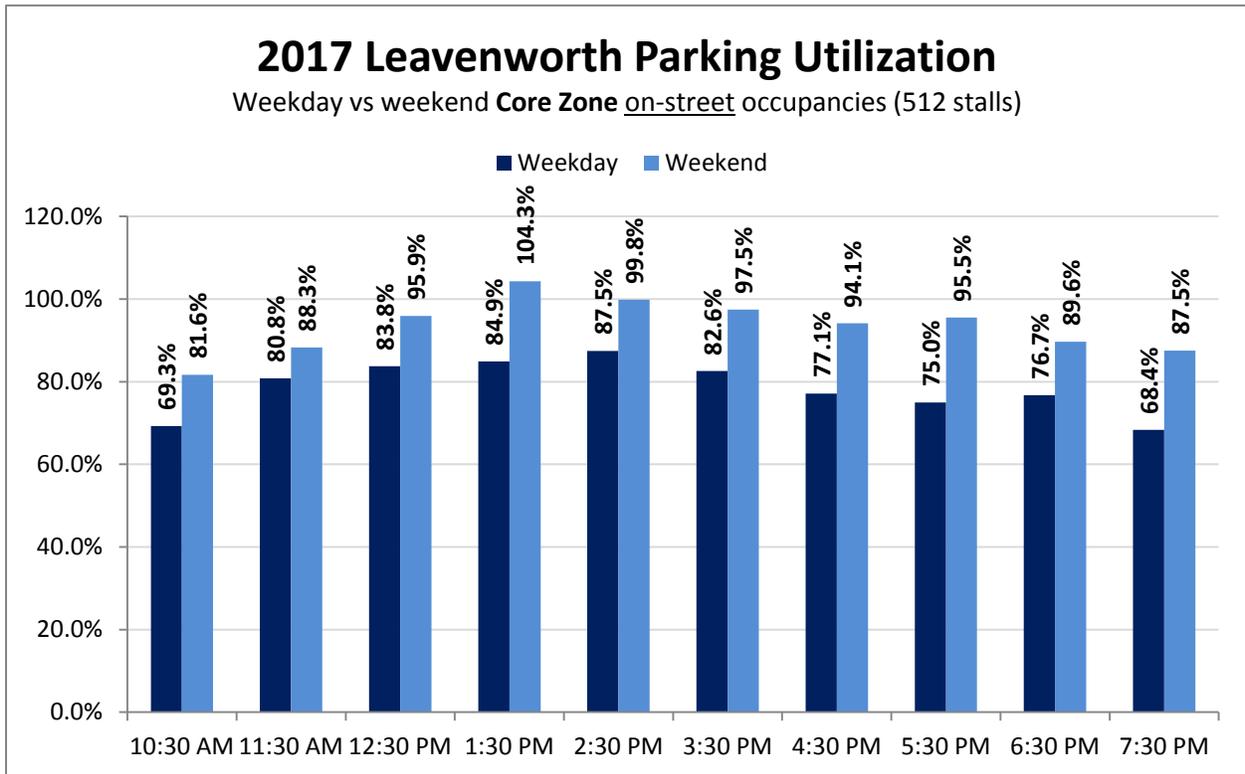
Stalls by Type	Stalls	% of Total
15 Minutes (Signed)	1	0.2%
30 Minutes (Signed)	9	1.8%
No Limit	492	96.1%
ADA accessible	5	1.0%
Reserved	3	0.6%
Motorcycle Only ²	2	0.4%
On-Street Core Area Supply	512	100%

Figure J (next page) provides occupancy totals for each hour of the 10-hour data collection cycle for each of the study days. Key findings include:

- Weekday (Thursday) peak occupancy reaches 87.5% at 2:30PM.
- Weekend (Saturday) peak occupancy reaches 104.3% at 1:30PM. This indicates that parking is fully maximized and occupancies over 100% result from vehicles parking in illegal areas on-street within the data zone.
- Saturday also maintains occupancies over 90% for six of the ten hours surveyed.
- Overall, the core zone is highly constrained on Saturday and operates at a very robust level on Thursday.

² There are four total motorcycle designated areas in the study area but two stalls were angled and large enough to fit automobiles. These specific stalls were observed due to automobiles parking in and violating the signed space.

Figure J: 2017 On-street Occupancies – “Core Zone” (all stalls - by day/by hour)



ON-STREET Data Findings - CORE ZONE (Peak Hour Heat Maps)

Figures K and L (following two pages) provide a block-face level “heat map” view of the peak hours for on-street parking in the Core Zone for the weekday (Thursday) and weekend (Saturday) data sets. Key findings include:

- The heat maps for both study days were run with an added level of granularity, denoting block faces that exceed 100% occupancy (represented with purple highlight).
- As noted for Thursday, three block faces exceed 100% occupancy.
- As noted for Saturday, the majority of block faces exceed 100% occupancy.
- When the core zone is accounted for separately from the larger inventory of parking in the study area, the on-street system is likely at a deficit of parking. The deficit could be mitigated by moving users to off-street supply, both within and outside the study area (remote lots) and/or by new supply.

ON-STREET Data Findings – CORE ZONE (Other Characteristics of Use)

Table 6 provides additional metrics of use for the on-street system in the Core Zone. Key indicators include:

- The number of vehicle trips parked on-street over the 10-hour data collection period totaled 1,508 on Thursday and 1,700 on Saturday. This is translated in to vehicle hours parked (4,017 and 4,783, respectively), which can be used in the future to quantify revenue potential for the on-street system.
- A single on-street stall within the study area turns over between 3.55 (Saturday) and 3.75 (Thursday) times over a 10-hour period. Considering these figures are inclusive of employees parking on-street (i.e., longer length of stay), the turnover rates are moderately strong, vital to a healthy retail environment.

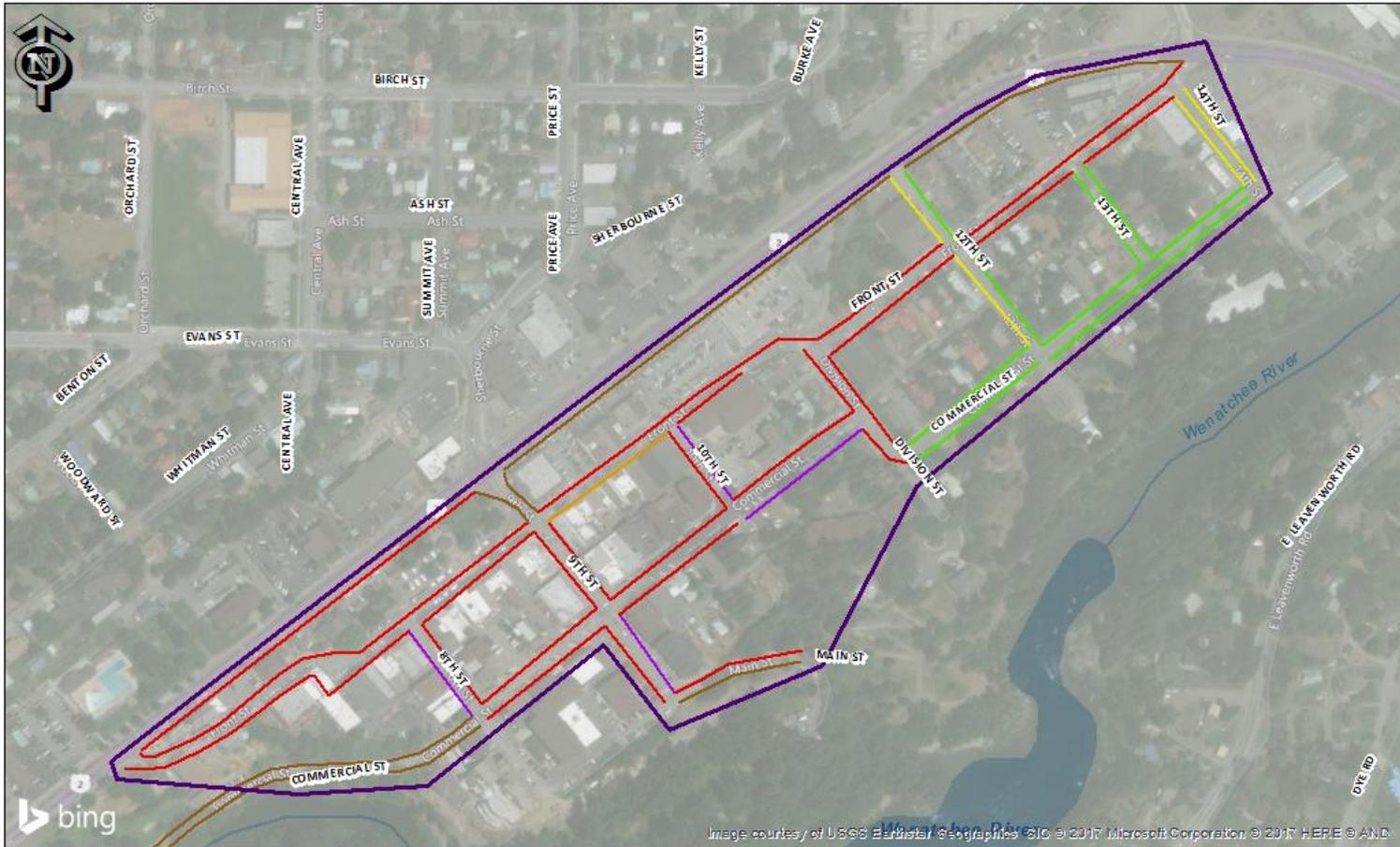
Table 6: Summary of On-Street Parking Use Characteristics – Core Zone (512 stalls)

Use Characteristics	All Users	
	Weekday (Thursday)	Weekend (Saturday)
Vehicle Trips (VT)	1,508	1,700
Vehicle Hours Parked (VHP)	4,017	4,783
Average Length of Stay	2 hours, 40 minutes	2 hours, 49 minutes
Turnover rate	3.75	3.55
Vehicles Parked 5+ Hours (% of all vehicles)	253 (16.8%)	304 (17.9%)
Vehicles Observed in Multiple Stalls (% of all vehicles)	49 (3%)	54 (3%)

- There are vehicles that park on-street for 5 or more hours per day. On Thursday, 253 cars were in this category representing 17% of vehicle trips. On Saturday the number when up to 304 vehicles (or 18% of all trips). These vehicles are commonly a combination of employees and visitors with longer term stay needs.
- There is a very low number of vehicles that move from one parking spot to another during the course of a day. For both survey days the number was only 3% of all vehicles. Given the high number of No-Limit stalls, such a low number can be expected.

Figure K: 2017 Leavenworth Core Zone Peak Hour Heat Map (Thursday)

City of Leavenworth



On-Street Parking Utilization - Weekday

Core Area

Core Study Area

RICK WILLIAMS CONSULTING
Parking & Transportation

- > 100%
- 100% - 85%
- 84% - 70%
- 69% - 55%
- < 55%
- No Parking

July 20, 2017

2:00 - 3:00 PM
Peak Hour

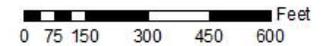
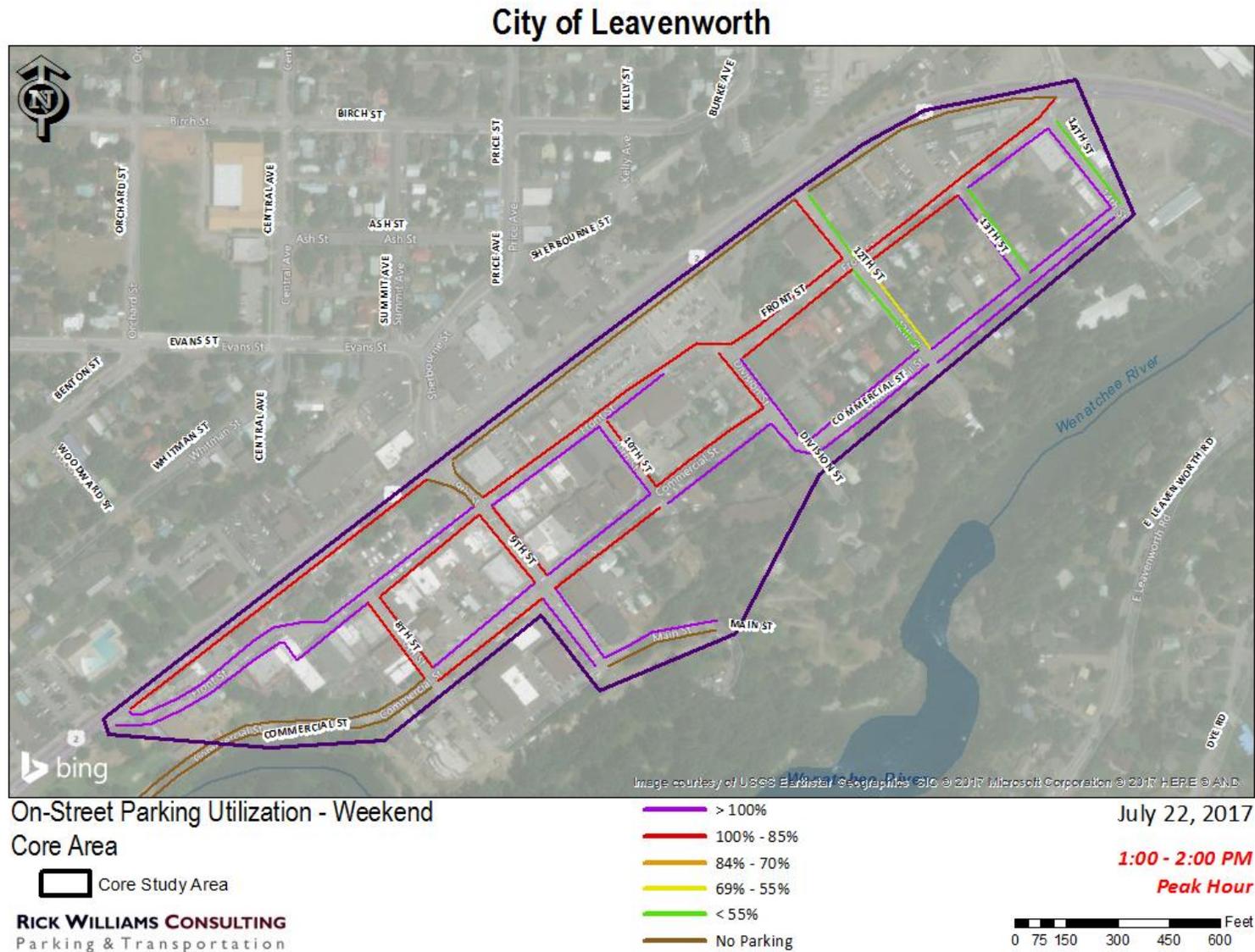


Figure L: 2017 Leavenworth Core Zone Peak Hour Heat Map (Saturday)



ATTACHMENT A

SUMMARY OF OFF-STREET SITES (w/in Study Area)

2017 Leavenworth Off-Street Parking Inventory (by Lot)

[NOTE: Lots/facilities highlighted in red were not a part of survey day sampling.]

Lot Number	Facility	# of Stalls	% of Total
1	Leavenworth Spirits	6	0.4%
2	Cascade Auto Parts - NAPA	18	1.1%
3	76 Gas Station	7	0.4%
4	Liberty Station	59	3.5%
5	US Post Office	24	1.4%
6	Cashmere Valley Bank	34	2.0%
7	Unmarked Lot (Cascade School District)	17	1.0%
8	Leavenworth Park & Ride	43	2.6%
9	Wenatchee Ranger Station (Visitor Parking)	13	0.8%
10	Wenatchee Ranger Station (Fenced)	69	4.1%
11	Faith Lutheran Church/Upper Valley Cooperative Preschool	17	1.0%
12	Wells Fargo	14	0.8%
13	Paid Parking Lot (P4)	48	2.9%
14	City Hall and Library	48	2.9%
15	Hopkins Memorial Pool (P5)	72	4.3%
16	Linderhof Inn	37	2.2%
17	Apartment Complex (111 Whitman St)	17	1.0%
18	Enzian Inn	131	7.8%
19	Village Crest Condominiums	5	0.3%
20	Private Property (Residential)	11	0.7%
21	Senior Center Events	7	0.4%
22	First Baptist Church	26	1.6%
23	Bavarian Lodge	100	6.0%
24	Clock Tower Patrons Only	4	0.2%
25	Washington Federal	15	0.9%
26	Concrete Lot	15	0.9%
27	Leavenworth Properties Inc.	11	0.7%
28	Reserved Stalls in Alleyway	35	2.1%
29	Gravel Lot	6	0.4%
30	Wanderbar Platz	8	0.5%
31	Storybook Riverside Inn	5	0.3%
32	Permit Parking Only	19	1.1%
33	Andreas Keller Restaurant	4	0.2%
34	Cascade Suites	2	0.1%
35	Inside and Out	3	0.2%
36	Soup Cellar	1	0.1%
37	Cascade Medical	18	1.1%
38	Bavarian Ritz Hotel	15	0.9%
39	Inns Bocker Bldg	13	0.8%
40	9th & Front Shopping Plaza	32	1.9%

41	Clock Tower Bldg Hwy. 2	12	0.7%
42	Public Lot (P1)	77	4.6%
43	Leavenworth's Finest Espresso	10	0.6%
44	Evergreen Motel	8	0.5%
45	Webb Accounting	19	1.1%
46	Leavenworth Vision Center	18	1.1%
47	Public Parking (P2)	91	5.5%
48	Hotel Pension Anna	17	1.0%
49	Obertal Inn	27	1.6%
50	Multi-Tenant Parking (Alleyway)	11	0.7%
51	Public Parking (P3)	34	2.0%
52	Evergreen Inn Annex	9	0.5%
53	Leavenworth Village Inn	19	1.1%
54	10th Street/Rieke Lot (Gravel Lot)	25	1.5%
55	Festhalle Staff Parking	2	0.1%
56	Garden Haus Vacation Rental	4	0.2%
57	Evergreen Inn Annex	4	0.2%
58	Gravel Lot	15	0.9%
59	River Park Homes	0	0.0%
60	Multi-Tenant Parking (Alleyway)	21	1.3%
61	Alpenblick Condos	32	1.9%
62	Harlin Haus	6	0.4%
63	Evergreen Motel	13	0.8%
64	John Schiefelbein Family Dentistry	12	0.7%
65	Showcreek Suites	3	0.2%
66	McDonalds	47	2.8%
67	Gravel Lot	26	1.6%
68	Dau's Food Market	44	2.6%
69	Garten Haus Apartments	24	1.4%
70	Evergreen Accounting	10	0.6%
Off-Street Supply Studied (49 sites)		1,435	86.0%
Total Off-Street Supply (70 sites)		1,669	100%

ATTACHMENT B

SUMMARY OF "REMOTE" OFF-STREET SITES (Outside Study Area)

2017 Leavenworth "Remote" Parking Inventory by Lot³

Lot Number	Facility	# of Stalls	% of Total
A	Gravel Lot	17	3.3%
B	Cascade School District Business Office	37	7.1%
C	Gravel Lot (North of Nazarene Church)	24	4.6%
D	Upper Valley Christian School/ Church of the Nazarene	98	18.7%
E	Kristall's Restaurant and Lounge	54	10.3%
F	Gravel/Grass Paid Parking	15	2.9%
G	Good Mood Food	6	1.1%
H	Up in Smoke	9	1.7%
I	Paid Parking - Outdoor Center	36	6.9%
J	Permit Parking	29	5.5%
K	Medical Parking	30	5.7%
L	City Parking (P6)	120 (est.)	22.9%
M	FairBridge Inn & Suites	48	9.2%
Potential "Remote" Off-Street Parking Sites (13 sites)		523	100%

³ Facilities included in this table either border the study area or are just outside of it. These were noteworthy areas that were also collected on the study days.

2017 Leavenworth Opportunity Parking Utilization – Weekday vs Weekend

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
A	Gravel Lot	17	Weekday	47.1% 5:00 – 6:00 PM	9
			Weekend	100% 3:00 – 6:00 PM	0
B	Cascade School District Business Office	37	Weekday	24.3% 3:00 – 4:00 PM	28
			Weekend	81.2% 3:00 – 4:00 PM	7
C	Gravel Lot (North of Nazarene Church)	24	Weekday	12.5% 10:00 AM – 8:00 PM	21
			Weekend	12.5% 10:00 AM – 8:00 PM	21
D	Upper Valley Christian School/ Church of the Nazarene	98	Weekday	83.7% 11:00 AM – 2:00 PM	16
			Weekend	3.1% 10:00 – 11:00 AM	95
E	Kristall's Restaurant and Lounge	54	Weekday	48.2% 1:00 – 2:00 PM 7:00 – 8:00 PM	28
			Weekend	55.6% 1:00 – 2:00 PM	24
F	Gravel/Grass Paid Parking	15	Weekday	13.3% 1:00 – 3:00 PM	13
			Weekend	80.0% 2:00 – 3:00 PM	3
G	Good Mood Food	6	Weekday	83.3% 12:00 – 2:00 PM	1
			Weekend	100% 10:00 – 11:00 AM	0
H	Up in Smoke	9	Weekday	77.8% 10:00 – 12:00 PM	2

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy/ Hour	Stalls Available
			Weekend	100% 10:00 – 11:00 AM	0
I	Paid Parking - Outdoor Center	36	Weekday	91.7% 1:00 – 2:00 PM	3
			Weekend	100% 12:00 – 1:00 PM 2:00 – 3:00 PM	0
J	Permit Parking	29	Weekday	100% 10:00 – 11:00 AM 12:00 – 3:00 PM	0
			Weekend	106.9% 2:00 – 4:00 PM	-2
K	Medical Parking	30	Weekday	93.3% 2:00 – 3:00 PM	2
			Weekend	96.7% 12:00 – 1:00 PM	1
L	City Parking (P6)	120 (est)	Weekday	30.8% 2:00 – 3:00 PM	83
			Weekend	66.7% 2:00 – 3:00 PM	40
M	FairBridge Inn & Suites	48	Weekday	62.5% 10:00 – 11:00 AM	18
			Weekend	83.3% 6:00 – 7:00 PM	8
Opportunity Off-Street Parking Sites (13 sites)		523	Weekday	49.1% 11:00 AM – 12:00 PM 1:00 – 2:00 PM	266
			Weekend	53.5% 2:00 – 3:00 PM	243