Implementing innovative parking management strategies allows you to better serve your tenants by providing flexible parking options and freeing up parking availability for their clients and other short-term parking customers. Offering free parking bundled with leases simply is no longer the norm in Seattle.

**TMP BEST PRACTICES: PARKING MANAGEMENT**

**SIGNAGE**

Help your tenants find the perfect parking spot by parking with DowntownSeattleParking.com.

This tool helps people find the best available spot without circling the block or wandering about prior.

**PRICING**

PARKING PRICES

- 0 - 1 hour: $4.00
- 1 - 2 hours: $8.00
- 2 - 3 hours: $12.00
- 3 - 4 hours: $16.00
- 4 - 16 hours: $24.00
- 10 - 24 hours: $30.00

Electric Vehicle (EV) charging station hourly rate: $1.00 (plus parking)

Certified Carpool Parking: 50% Discount Applied

Vanpool/Vanshare Parking: Always free

Evening Rate: $5 (Enter after 5 pm and exit by 2 am)

**BIKE PARKING**

Encourage people to bike to your building by providing convenient and pleasant secure bicycle parking that complies with minimum city guidelines. Ensure that your property offers well-designed racks that fit a variety of bike styles and locks, and has enough space for employees to maneuver their bicycles comfortably. Bike cages are also a great way to create secure bike parking spaces in areas of parking garages that may otherwise go unused. Key card access and colorful screens can increase the security of the bike cages.

**VEHICLE PARKING**

Reserve the most accessible parking spots for short-term customer parking, ADA, and bicycle parking.

Provide reserved parking for certified carpools, vansharing, and vanpools.

Install EVSE (electric vehicle supply equipment) to at least 2% of available parking spots. The EVSE must provide a level 2 charging capacity (208 – 240 volts) or greater.

Provide spaces for carshare like Zipcar or BMW ReachNow to offer tenant employees convenient access to a variety of vehicles during the workday without needing to bring one from home.

Provide daily parking for single occupancy vehicles for 5 days when employees need to drive to work.
Installing amenities for commuters in your building supports and encourages use of multiple modes of transportation, making it easier for your tenants to walk, bike, or ride transit into work. As moving to and through Seattle can be challenging, developing your building’s reputation for easy access is a great way to encourage long term tenants to stay, and their employees to recommend your property as a great commute destination.

**TMP BEST PRACTICES:**

**COMMUTER AMENITIES**

**GROUND FLOOR AMENITIES**

If your building includes or is near a mix of uses, take advantage of and serve as a promoter of those nearby businesses. Let your office tenants know about the restaurants, childcare, gyms, even a USPS dropoff location that may be inside or just a short walk from your building.

Not available in your neighborhood? Be familiar with how your tenants can reach a variety of destinations without requiring the use of a personal car.

**PEDESTRIAN AMENITIES**

You can boost your building’s appeal to pedestrians by considering your immediate property’s characteristics. Providing amenities like good lighting, park benches, outdoor tables, shade trees, and public art can transform the pedestrian experience and emphasize your building as a welcoming destination. Make sure to add wide sidewalks to your building’s exterior to allow a few blocks to a transit stop or walk to a restaurant for lunch.

Provide information to tenants on what they can reach within a short walk. Work with City to consult on pedestrian upgrades in your neighborhood.

**BICYCLE AMENITIES**

Provide showers, changing facility, and lockers. Consult city guidelines for suggested or required elements.

Fixit stands and drying racks are affordable amenities that can make biking or walking to work easier for your tenant employees. Don’t forget to stock amenities like bike maps, hand wash for removing difficult bike grease, and fresh water for hydration.

Encourage people to bike to your building by providing convenient and pleasant secure bicycle parking and amenities. Many high-end buildings now make bike parking a featured amenity for tenants.
Property managers and employers alike work hard to make excellent programs, amenities and benefits available to employees. Unfortunately, engagement can remain low if employees simply don’t know about the offerings or how to access them. By providing recurring education through multiple channels, you can ensure that individuals and companies in your building are able to appreciate the benefits you’ve provided.

**TMP BEST PRACTICES: COMMUTER INFORMATION**

**DIGITAL SCREENS**

Provide real-time transportation information displays and tailored, hyper-localized transit marketing to help tenants understand their options. Be creative; you don’t have to maintain an old bulletin board, but can provide glossy transit screens or even projected information!

**WAYFINDING**

If your property is located near a transit stop, highlight this amazing benefit to your tenants and make your bus stop the best on the route!

**INTRANET**

Provide real-time transportation information displays and tailored, hyper-localized transit marketing to help tenants understand their options. Be creative; you don’t have to maintain an old bulletin board, but can provide glossy transit screens or even projected information!

**PROMOTION & SERVICES**

Promote events such as Bike to Work day, campaigns like Ride Transit Month, and other active transportation activities to your tenants to familiarize them with their options and improve your reputation for full service support.

Schedule concierge services to introduce building employees to new transportation options, offering them the friendly encouragement to change their habits and select options that fit their needs.

**MAKE SURE EMPLOYEES KNOW WHO TO CONTACT FOR TRANSPORTATION INFORMATION**

By providing recurring education through multiple channels, you can ensure that individuals and companies in your building are able to appreciate the benefits you’ve provided.