

TECHNICAL MEMORANDUM

Project: Jiffy Park Expansion at 18836 International Blvd

Subject: Traffic Generation Analysis

Date: February 1, 2023

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This memorandum presents traffic generation estimates to be included with an Application for Multimodal Transportation Concurrency for the proposed Jiffy Park Expansion at 18836 International Blvd in the City of SeaTac. Please contact Tod McBryan at (206) 527-8410 with any questions regarding this analysis.

1. Project Description

HB Jiffy Park, LLC is proposing to expand the existing Jiffy Park facility located at 18836 International Boulevard (parcel number 3323049084). The Jiffy Airport Parking facility offers long -term and overnight parking located about two miles from Sea-Tac International Airport. The facility allows customers to either valet or self-park and provides shuttles between the site and SeaTac airport. The existing facility has 750 parking stalls and is staffed 24-hours per day, 7-days per week. There are three employees on site for each of three shifts per day typically from 4:00 A.M. to noon, noon to 8:00 P.M., and 8:00 P.M. to 4:00 A.M.

The proposed expansion would add 297 parking stalls to the existing facility.

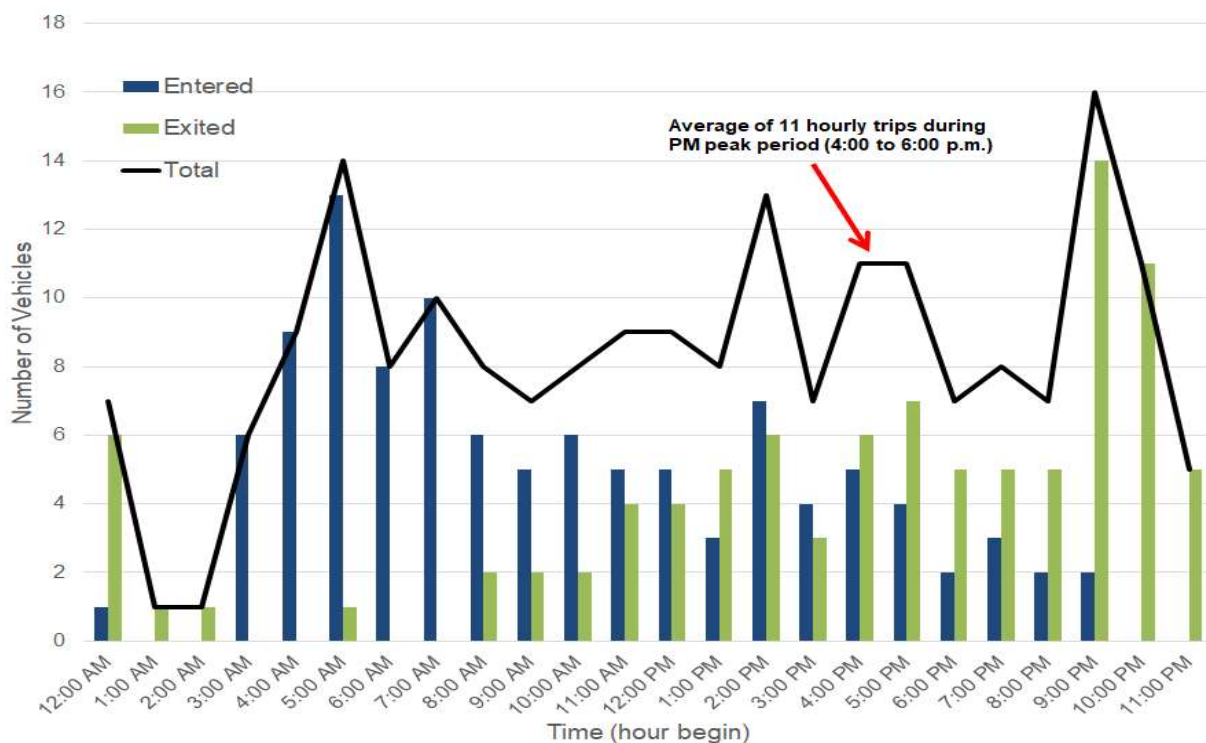
2. Existing Site Trip Generation

Typically, trip generation estimates for development projects are derived using standard rates and equations published in the Institute of Transportation Engineers' *Trip Generation Manual*.¹ However, that publication does not include data or rates for a remote airport parking facility like the Jiffy Park operation. Therefore, trip generation rates and estimates were derived using data obtained from the existing facility and compiled for this analysis.

The Jiffy Park facility has access control gates that track each customer's (vehicle) arrival and departure. Jiffy Park Seattle provided entry and exit data for the period from Saturday, January 21 through Thursday, January 26, 2023 (24-hours for each day). These data were compiled to determine the average daily and PM peak period trip generation for the existing facility. Figure 1 shows the average weekday (Monday through Thursday) daily trips at the facility. As would be expected, the number of inbound trips is higher in the morning hours when airport passengers would be arriving for flights, while the exiting trips are higher in the evening when passengers are leaving the airport after flights. During the commuter PM peak period (4:00 to 6:00 P.M.), the site generated an average of 11 trips per hour during each hour (5 in, 6 out from 4:00 to 5:00 P.M. and 4 in, 7 out from 5:00 to 6:00 P.M.) Based on the existing parking capacity (750 stalls), the site generates an average of **0.0147 PM peak hour trips per parking stall**. Based on the existing site staffing, no employee trips occur during the PM peak hour.

¹ ITE, 11th Edition, September 2021.

Figure 1. Average Weekday Trips at Jiffy Park



Source: Heffron Transportation, Inc., February 1, 2023, using data provided by Jiffy Park Seattle, January 21-26, 2023.

3. Estimated Project Trip Generation

Based on the PM peak hour trip generation rate derived for the existing Jiffy Park facility, the proposed addition of 297 parking spaces would be expected to generate **4 PM peak hour trips** (no change to employee staffing or employee trips is anticipated). This value has been entered into the referenced Multimodal Transportation Concurrency Application.

TSM/tsm

Jiffy Park - SeaTac Trip Generation Analysis - FINAL