



PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY PHASE 2 - COMMERCIAL USES

Office and Hotel Parking Ratio Summaries May 12, 2017

OFFICE

Current Zoning Ordinance Requirements:

District	MINIMUM Requirement (per 1,000 sf)
1	2.00
2	2.22
3	2.11
4	2.11
5	2.11
6	1.67
King Street Transit Parking District	1.87 (can be reduced to 1.50 with a parking reduction)

Small Area Plan Parking Ratios:

Planning Area	MAXIMUM Parking Ratio (per 1,000 sf)
Beauregard (District 5)	2.8 (Phase 1 – pre West End Transit) 2.5 (Phase 2 – post West End Transit)
Braddock (Districts 1 & 6)	1.67
Eisenhower East (Districts 4 & 6)	2.0 (Within 1,500 feet of the Metro Station) 2.5 (More than 1,500 feet from the Metro Station)
Landmark/Van Dorn (District 3)	2.0 (Initial Phase) 1.5 (Improved Transit Phase)
North Potomac Yard (District 1)	1.21

Approved Office Parking Reductions (last 5 years)

Development	Approved Parking Ratio (per 1,000 sf)
IDA – Potomac Yard (District 1)	1.57
National Industries for the Blind – Potomac Yard (District 1)	1.53

Other Cities/Counties Parking Requirements:

City/County	Minimum Ratio (per 1,000 sf)	Maximum Ratio (per 1,000 sf)
Annapolis, MD	3.33 to 5.0	-
Arlington, VA	1.0 to 1.59	-
Falls Church, VA	2.22	-
Frederick City, MD	1.0	5.0
Montgomery County, MD	2.0	3.03
Washington, DC	0.5 to 1.0	-
Cambridge, MA	1.00 to 1.25	2.00 to 2.50
Newark, NJ	1.0	-
Norfolk, VA	1.67 to 4.0	2.08 to 5.0
San Diego, CA	2.9 to 3.3	5.0
Seattle, WA	1.0	-

HOTEL

Current Zoning Ordinance Requirements:

District	MINIMUM Requirement
1	0.7 spaces per guest room, plus 1 space for every 8 restaurant or meeting room seats
2-6	1 space per guestroom, plus 1 space per 15 guest rooms (standard restaurant ratio applies)
King Street Transit Parking District	0.7 spaces per guest room; no parking required for first 10,000 sf of ancillary restaurant, retail, or amusement enterprise uses

Small Area Plan Parking Ratios:

Planning Area	MAXIMUM Parking Ratio
Beauregard (District 5)	1 space per room (Phase 1 – pre WET) 0.75 spaces per room (Phase 2 – post WET)
Braddock (Districts 1 & 6)	0.7 spaces per room
Eisenhower East (Districts 4 & 6)	0.7 spaces per room & 1 additional space per every eight seats for additional restaurant and conference uses
Landmark/Van Dorn (District 3)	0.7 spaces per room
North Potomac Yard (District 1)	0.75 spaces per room

Approved Hotel Parking Reductions (last 5 years)

Development	Approved Parking Ratio (per guestroom)
Hotel Indigo (220 S. Union)	0.5
Hilton Garden Inn (1620 Prince)	0.29 (0.4 with off-site)
The Lorien (1600 King)	0.7
Hampton Inn (1616 King)	0.7 (0.5 approved per 2013 SUP)
Towne Motel site (800 N Washington)	0.5
Old Colony Inn (1101 N. Washington)	0.65
Robinson Terminal North (500 N Union)	0.5
King Street Hotel (Pending Approval)	0.44

Other Cities/Counties Parking Requirements:

City/County	Minimum Ratio (per guestroom unless noted)	Maximum Ratio (per guest room)
Annapolis, MD	0.33 + calculation for auxiliary uses	-
Arlington, VA	1.0	-
Falls Church, VA	1.0 + 0.1 per every 10 rooms	-
Frederick City, MD	1.0 + 1.0 per 800 sf of auxiliary space	1.0 + 1.0 per 400 sf of auxiliary space
Montgomery County, MD	0.33 + 1 per 500 sf of meeting space (PLD or Reduced Parking Area) 0.5 + 1 per 167 sf of meeting space (Non-PLD or Reduced Parking Area)	PLD or Reduced Parking Area: 1 + 1 per 100 sf of meeting space
Washington, DC	0.5 per 1,000 sf in excess of 3,000 sf	-
Baltimore, MD	0.125 (High Density Zones) 1.0 (Other Zones)	-



PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY

PHASE 2 - COMMERCIAL USES

Comparisons of Observed Parking Ratios May 15, 2017

OFFICE

14 General Office Survey Sites

Observed Parking Ratio Range: 0.6 to 2.1

Observed Ratio by Distance to Metro

Sites within ½ mile of Metro	Sites between ½ mile and 1 mile of Metro	Sites more than 1 mile from Metro
Grant Thornton/Wells Fargo – 1.0 Edmundson Plaza – 1.1 Carlyle Place – 1.4	Saul Center – 1.1 The Atrium – 1.3 Commonwealth Fed Credit Union – 1.5 PenFed – 2.1 Reingold – 2.1	Harbor Center – 0.6 700 S. Washington – 1.3 Vernon Square – 1.4 Park Center – 1.4 Michael Baker – 1.7 Institute for Defense Analysis – 1.9
Average 1.17	1.62	1.38
Median 1.1	1.5	1.4

Observed Ratio by Access to Bus Routes (within ½ mile)

More than 5	2-5	Less than 2
Grant Thornton/Wells Fargo – 1.0 Edmundson Plaza – 1.1 700 S. Washington – 1.3 The Atrium – 1.3 Vernon Square – 1.4 Institute for Defense Analysis – 1.9	Harbor Center – 0.6 Saul Center – 1.1 Carlyle Place – 1.4 Park Center – 1.4 Reingold – 2.1	Commonwealth Fed Credit Union – 1.5 Michael Baker – 1.7 PenFed – 2.1
Average 1.33	1.32	1.77
Median 1.3	1.4	1.7

Observed Ratio by Walkscore

90 +	80-89	Less than 80
Harbor Center – 0.6 Grant Thornton/Wells Fargo – 1.0 Edmundson Plaza – 1.1 Saul Center – 1.1 700 S. Washington – 1.3 The Atrium – 1.3	Carlyle Place – 1.4 Vernon Square – 1.4 Reingold – 2.1	Park Center – 1.4 Commonwealth Fed Credit Union – 1.5 Michael Baker – 1.7 Institute for Defense Analysis – 1.9 PenFed – 2.1
Average 1.07	1.63	1.72
Median 1.1	1.4	1.7

Observed Ratio by Access to Bikeshare

Bikeshare station within ¼ mile of site	Bikeshare Station more than ¼ mile of site
Grant Thornton/Wells Fargo – 1.0 Edmundson Plaza – 1.1 Saul Center – 1.1 700 S. Washington – 1.3 Carlyle Place – 1.4 Vernon Square – 1.4 Reingold – 2.1	Harbor Center – 0.6 The Atrium – 1.3 Park Center – 1.4 Commonwealth Fed Credit Union – 1.5 Michael Baker – 1.7 Institute for Defense Analysis – 1.9 PenFed – 2.1
Average 1.34	1.5
Median 1.3	1.5

Observed Ratio by Mixed Use versus Single Use Building

Mixed Use Building	Single Use Building
Grant Thornton/Wells Fargo – 1.0 Edmundson Plaza – 1.1 Saul Center – 1.1 700 S. Washington – 1.3 The Atrium – 1.3 Carlyle Place – 1.4 Park Center – 1.4 Commonwealth Fed Credit Union – 1.5	Harbor Center – 0.6 Vernon Square – 1.4 Michael Baker – 1.7 Institute for Defense Analysis – 1.9 PenFed – 2.1 Reingold – 2.1
Average 1.26	1.63
Median 1.3	1.8

HOTEL

10 Hotel Survey Sites

*Observed Parking Ratio Range: 0.05 to 1.4 spaces per room (weekday)
0.2 to 0.9 spaces per room (weekend)*

Observed Ratio by Distance to Metro

Sites within ½ mile of Metro	Sites between ½ mile and 1 mile of Metro	Sites more than 1 mile from Metro
Hilton Garden Inn – 0.2 Holiday Inn Carlyle – 0.4 The Westin – 0.4 Hilton Old Town – 0.6	Morrison House – 0.3 Springhill Suites – 0.3 The Alexandrian – 0.6 Sheraton – 0.9	Hilton Mark Center – 0.4 Courtyard Marriott Pentagon South – 0.9
Average 0.4	0.53	0.65
Median 0.4	0.45	0.65

Observed Ratio by Walkscore

90 +	80-89	Less than 80
	Hilton Garden Inn – 0.2 Morrison House – 0.3 The Westin – 0.4 Hilton Old Town – 0.6 The Alexandrian – 0.6 Sheraton – 0.9	Springhill Suites – 0.3 Hilton Mark Center – 0.4 Holiday Inn Carlyle – 0.4 Courtyard Marriott Pentagon South – 0.9
Average	0.5	0.5
Median	0.5	0.4

Observed Ratio by Size of Hotel

Under 150 rooms	150-300 rooms	Over 300 rooms
Hilton Garden Inn – 0.2 Morrison House – 0.3	Springhill Suites – 0.3 Holiday Inn Carlyle – 0.4 Hilton Old Town – 0.6 The Alexandrian – 0.6 Courtyard Marriott Pentagon South – 0.9 Sheraton – 0.9	The Westin – 0.4 Hilton Mark Center – 0.4
Average 0.25	0.62	0.4
Median 0.25	0.6	0.4

Observed Ratio by On-Site Restaurant

On-site restaurant (street facing)	On-site restaurant (internal)	No On-site restaurant
The Westin – 0.4 Hilton Old Town – 0.6 The Alexandrian – 0.6	Hilton Garden Inn – 0.2 Morrison House – 0.3 Hilton Mark Center – 0.4 Holiday Inn Carlyle – 0.4 Courtyard Marriott Pentagon South – 0.9 Sheraton – 0.9	Springhill Suites – 0.3
Average 0.53	0.52	0.3
Median 0.6	0.4	0.3

Observed Ratio by Meeting Space Size

Under 2,500 sf	2,500 – 10,000 sf	Over 10,000 sf
Hilton Garden Inn – 0.2 Morrison House – 0.3 Springhill Suites – 0.3 Courtyard Marriott Pentagon South – 0.9	Holiday Inn Carlyle – 0.4 Hilton Old Town – 0.6 The Alexandrian – 0.6 Sheraton – 0.9	The Westin – 0.4 Hilton Mark Center – 0.4
Average 0.43	0.63	0.4
Median 0.3	0.6	0.4

Observed Ratio by Shuttle Service to National Airport

Provides a Shuttle to National Airport	No Shuttle to National Airport
Hilton Mark Center – 0.4 The Alexandrian – 0.6 Sheraton – 0.9 Courtyard Marriott Pentagon South – 0.9	Hilton Garden Inn – 0.2 Morrison House – 0.3 Springhill Suites – 0.3 The Westin – 0.4 Holiday Inn Carlyle – 0.4 Hilton Old Town – 0.6
Average 0.7	0.37
Median 0.8	0.4

Office Site Parking Surveys

Site Details						Parking Observation			Site Characteristics							
Site Name	Address	Geographic Area	Office Parking Supply	Office Land Use (SF)	Provided Parking Ratio (spaces / 1,000 SF)	Office Parking Occupancy	Office Parking Occupancy %	Observed Parking Ratio (spaces / 1,000 SF)	WalkScore	BikeScore	Distance to Metro (miles)	Bus Rapid Transit (1/2 mile)	Alexandria Transit Routes (1/2 mile)	MetroBus Routes (1/2 mile)	Capital BikeShare Station (within 1/4 mile)	Mixed Use Building
Harbor Center	211 N Union St	Old Town/ OTN/ Braddock/ Carlyle	45	56,739	0.8	36	80%	0.6	92	87	1.2	No	AT4, AT2, AT8, KST		No	No
Grant Thornton & Wells Fargo Buildings	333 John Carlyle St and 1900 Duke St	Old Town/ OTN/ Braddock/ Carlyle	379	259,923	1.5	261	69%	1.0	90	87	0.2	No	AT2, AT5, AT6, AT7	NH2, REX	Yes	Yes
Edmundson Plaza	1701 Duke Street	Old Town/ OTN/ Braddock/ Carlyle	185	95,047	1.9	105	57%	1.1	91	87	0.1	No	AT2, AT5, AT6, AT7, AT8, AT10, KST	29K, 29N, NH2, REX	Yes	Yes
Washington Square, Saul Holdings	625 and 675 N. Washington Street	Old Town/ OTN/ Braddock/ Carlyle	418	190,800	2.2	217	52%	1.1	94	89	0.7	Yes	AT5, AT7	10E, 11Y	Yes	Yes
The Atrium building	277 S Washington St	Old Town/ OTN/ Braddock/ Carlyle	236	138,507	1.7	181	77%	1.3	98	87	0.8	No	AT2, AT3, AT5, AT7, AT8	10A, 10B, 10E	No	Yes
700 S. Washington	700 S. Washington St	Old Town/ OTN/ Braddock/ Carlyle	86	42,800	2.0	57	66%	1.3	90	87	1.1	No	AT3, AT7	10B, 10E, 11Y	Yes	Yes
Carlyle Place	2051 Jamieson Avenue	Old Town/ OTN/ Braddock/ Carlyle	256	140,381	1.8	191	75%	1.4	85	86	0.4	No	AT7	NH2, REX	Yes	Yes
Vernon Square	3100 block of Mount Vernon Ave	Del Ray/Arlandria/ Potomac Yard	91	48,320	1.9	68	75%	1.4	87	79	1.9	Yes	AT9, AT10	10A, 10B, 10E	Yes	No
Park Center Office Buildings	3101 Park Center Dr and 4401 Ford Ave	West End	708	449,897	1.6	650	92%	1.4	63	64	3.6	No	AT6, AT9	7C, 28G	No	Yes
Commonwealth Federal Credit Union (adjacent to Victory Center)	4875 Eisenhower Ave	West End	127	50,424	2.5	77	61%	1.5	40	67	0.7	No	AT5, AT7		No	Yes
Michael Baker Building	3601 Eisenhower Ave	West End	398	151,422	2.6	261	66%	1.7	18	59	1.2	No	AT5, AT7		No	No
Institute for Defense Analyses (IDA)	4850 Mark Center Dr	West End	768	260,000	3.0	487	63%	1.9	44	37	4	No	AT1, AT2, AT9	7A, 7F, 7M, 7W, 7X, 8W, 28X	No	No
PenFed Building	2930 Eisenhower Avenue	Old Town/ OTN/ Braddock/ Carlyle	261	75,000	3.5	158	61%	2.1	37	71	0.7	No	AT5, AT7		No	No
Reingold	433 E. Monroe Ave	Del Ray/Arlandria/ Potomac Yard	24	11,600	2.1	24	100%	2.1	80	91	0.8	Yes	AT10	10A, 10B, 10E	Yes	No
Alexandria Professional Medical Center (Kenmore Ave)	4660 Kenmore Ave	West End	309	124,256	2.5	260	84%	2.1	54	59	3.3	No	AT2, AT5	8W, 25B, 28A	No	No
Inova Primary Care Old Town	325 S. Washington Street	Old Town/ OTN/ Braddock/ Carlyle	16	4,860	3.3	11	69%	2.3	96	87	0.8	No	AT2, AT3, AT5, AT7, AT8	10A, 10B, 10E	No	No

- Notes:
- In O6 and O7, office parking was not separate from retail parking, so the supply, land use, and occupancy represent the entire site.
 - O8 and O11 are medical offices
 - Surveys conducted on a weekday morning or afternoon

Hotel Site Parking Surveys

Site Details										Weekday Observation			Weekend Observation				Site Characteristics			
Site Name	Address	Geographic Area	Secondary Use Sharing Parking	Rooms	Restaurant On-Site	Meeting Space (sf)	Parking Cost (\$ per night)	Hotel Parking Supply	Provided Parking Ratio (Spaces/ Room)	Parking Occupancy	Parking Occupancy %	Observed Parking Ratio (Spaces/ Room)	Time	Parking Occupancy	Parking Occupancy %	Observed Parking Ratio (Spaces/ Room)	WalkScore	BikeScore	Distance to Metro (miles)	Shuttle from National Airport
Hilton Garden Inn	1620 Prince St	Old Town/ OTN/ Braddock/ Carlyle		109	Yes, internal	600	34	30	0.3	5	17%	0.05	9pm-10pm	23	77%	0.2	96	87	0.1	No
Morrison House	116 S. Alfred St	Old Town/ OTN/ Braddock/ Carlyle	Office	45	Yes, internal	2,000	29	50	1.1	38	76%	0.8	9pm-10pm	12	24%	0.3	98	88	0.6	No
Springhill Suites	2950 Eisenhower Ave	Old Town/ OTN/ Braddock/ Carlyle		155	No	650	free	120	0.8	68	57%	0.4	9pm-10pm	45	38%	0.3	30	66	0.8	No
Holiday Inn Carlyle	2460 Eisenhower Ave	Old Town/ OTN/ Braddock/ Carlyle		207	Yes, internal	3,300	free	257	1.2	54	21%	0.3	9pm-10pm	74	29%	0.4	49	76	0.2	No
The Westin	400 Courthouse Square	Old Town/ OTN/ Braddock/ Carlyle	Residential	319	Yes, street-facing	20,000	30	153	0.5	70	46%	0.2	9pm-10pm	119	78%	0.4	81	84	0.5	No
Hilton Mark Center	5000 Seminary Rd	West End		496	Yes, internal	45,000	30	398	0.8	264	66%	0.5	9pm-10pm	202	51%	0.4	68	50	4	Yes
Hilton Old Town	1767 King St	Old Town/ OTN/ Braddock/ Carlyle		252	Yes, street-facing	6,200	35	493	2.0	356	72%	1.4	9pm-10pm	143	29%	0.6	94	88	0.1	No
The Alexandrian	480 King St	Old Town/ OTN/ Braddock/ Carlyle		241	Yes, street-facing	9,000	\$32 (self) \$38 (valet)	177	0.7	144	81%	0.6	9pm-10pm	154	87%	0.6	99	87	0.9	Yes
Sheraton	801 N St. Asaph St	Old Town/ OTN/ Braddock/ Carlyle	Office	247	Yes, internal	6,700	26	450	1.8	284	63%	1.1	9pm-10pm	211	47%	0.9	88	88	0.6	Yes
Courtyard Marriott Pentagon South	4641 Kenmore Ave	West End		203	Yes, internal	2,100	21	305	1.5	223	73%	1.1	9pm-10pm	187	61%	0.9	54	59	3	Yes

Notes:

1. For H1 and H3, the hotel-specific parking supply and occupancy is listed.
2. For H2, the lot does not designate spaces so the total supply and occupancy is included.
3. H5 is available for daily and monthly office parking
4. Weekday survey occurred midday
5. Weekend survey occurred on a Saturday evening
6. Hotel occupancy averaged 87%