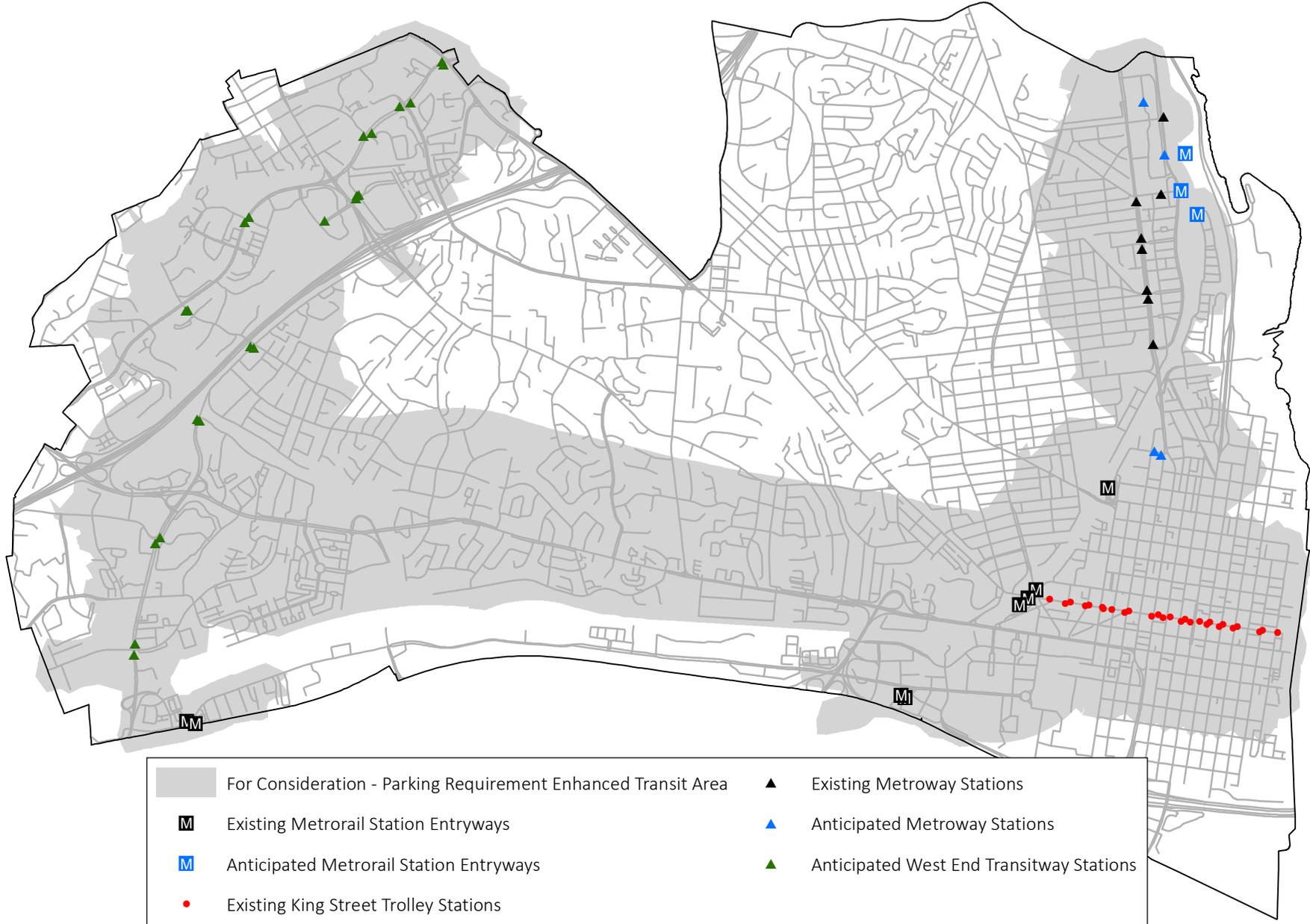


Parking Requirement "Enhanced Transit Area" - For Task Force Consideration



This map is for discussion purposes only.

The map depicts an aggregate 1/2 mile transit walkshed. The walkshed is based on existing and anticipated stations and entryways. The purpose of the map is to differentiate future parking requirements for commercial developments and commercial tenants. Requirements generated by the map are not intended to apply to residentially zoned properties that fall within the walkshed area. The map does not imply that residentially zoned properties will be rezoned as commercial for redevelopment.





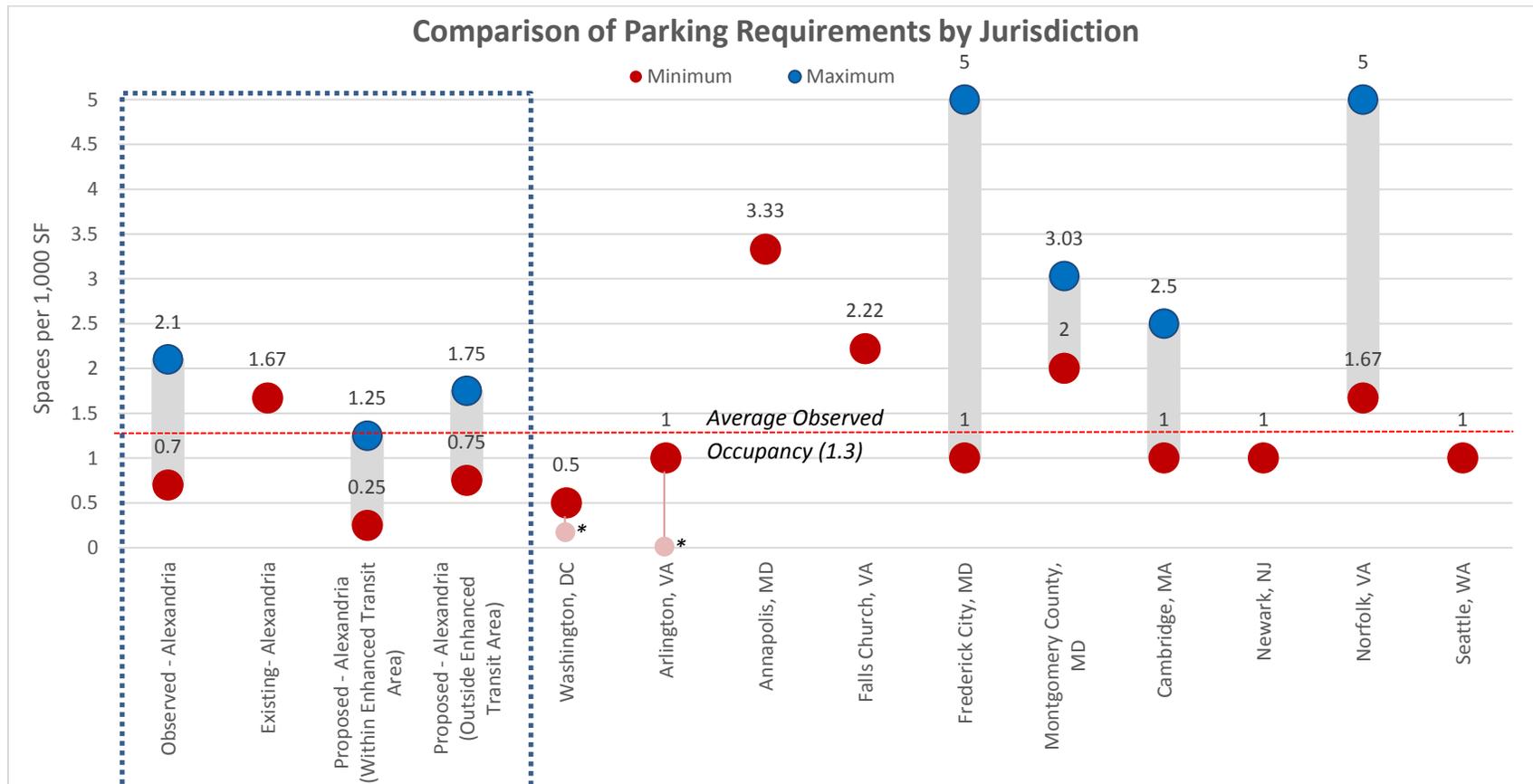
PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY

PHASE 2 - COMMERCIAL USES

Potential Office Parking Ratio Recommendation

July 18, 2017

	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	1.25
Outside Enhanced Transit Area	0.75	1.75



*DC allows a 50% reduction for transit; Arlington allows lower ratios through additional TMP contributions



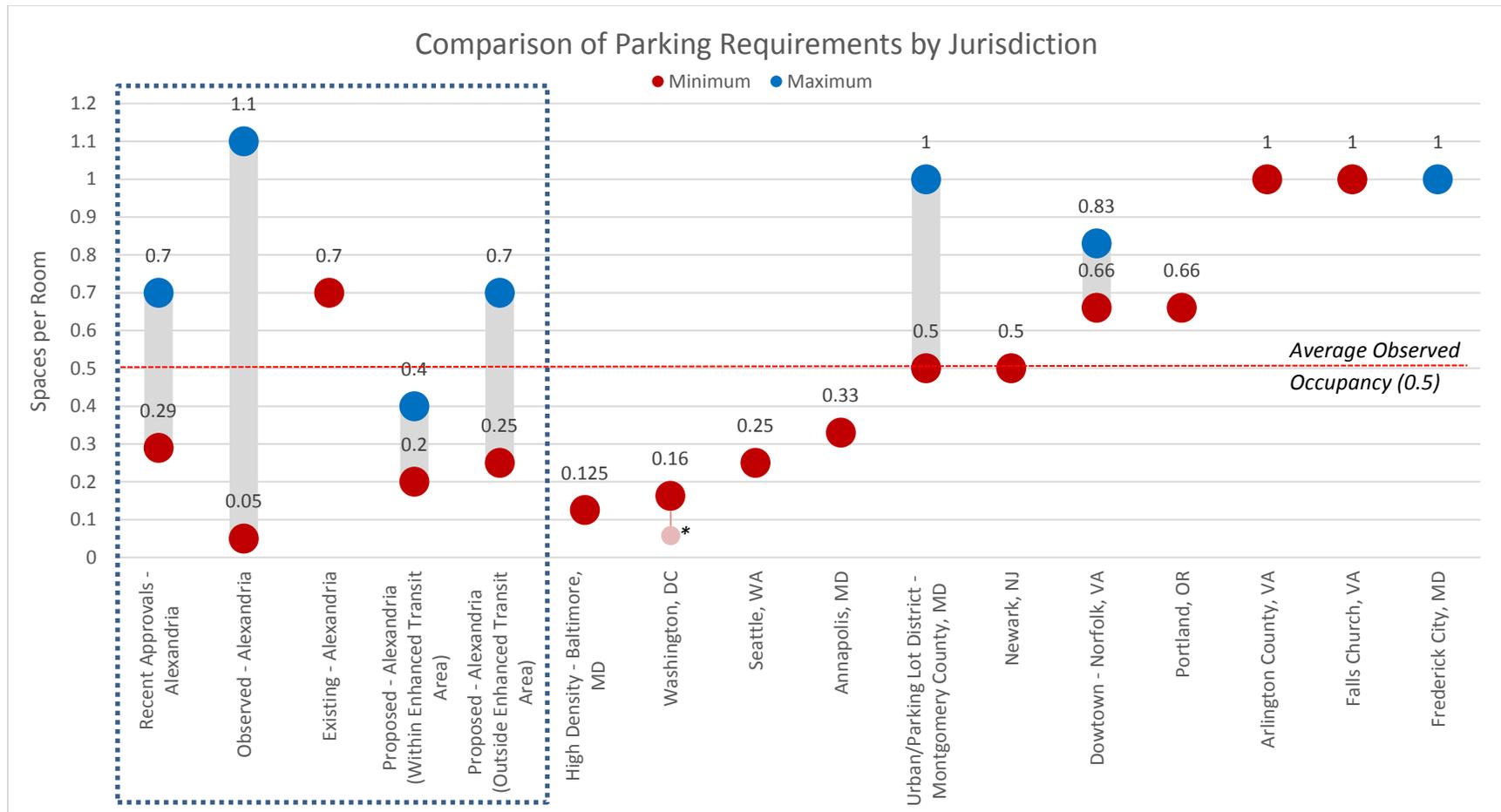
PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY

PHASE 2 - COMMERCIAL USES

Potential Hotel Parking Ratio Recommendation

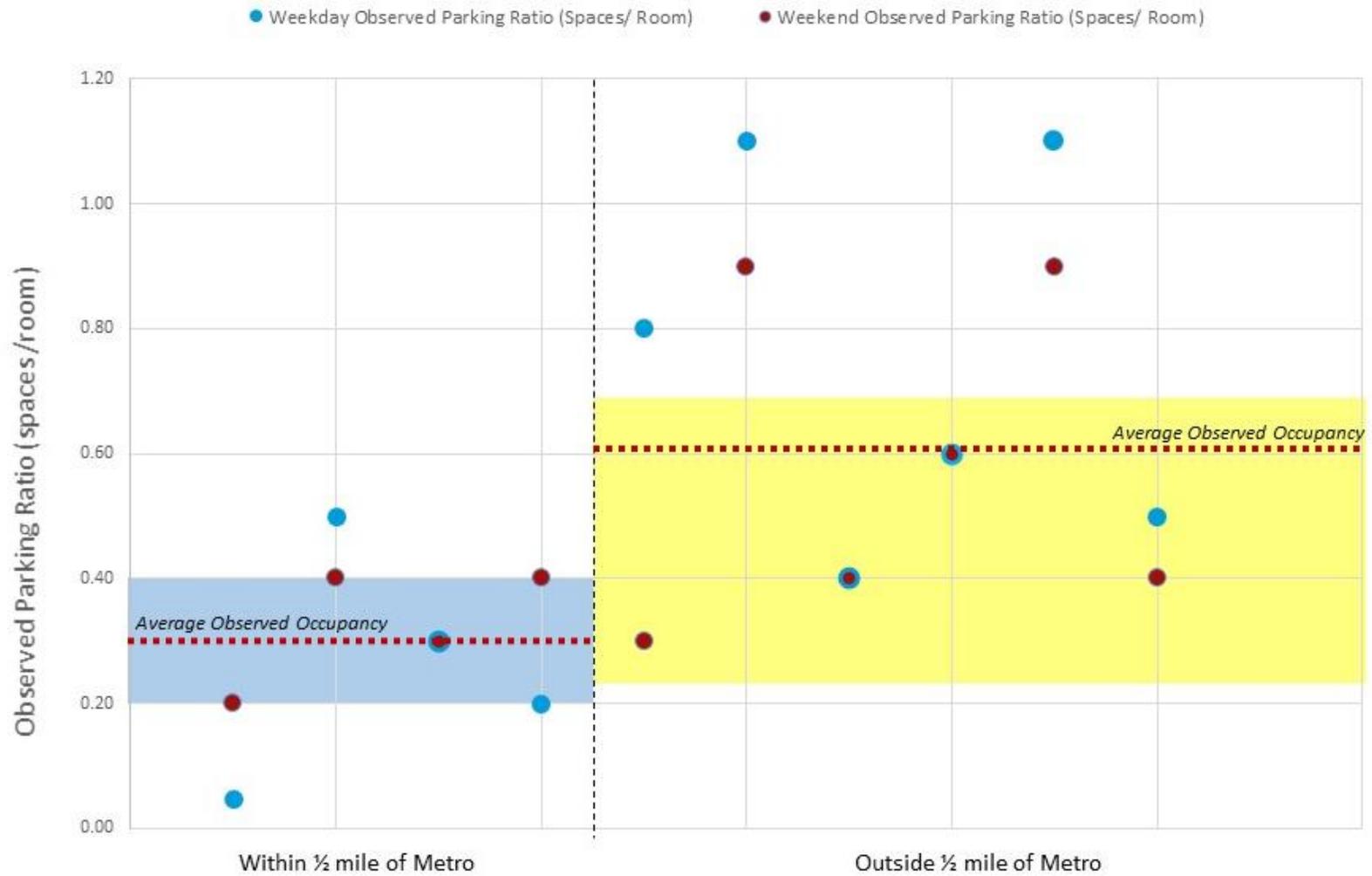
July 18, 2017

Base Ratio	Min (spaces per room)	Max (spaces per room)
Within Enhanced Transit Area	0.2	0.4
Outside Enhanced Transit Area	0.25	0.7



*DC allows a 50% reduction for transit

Comparison of Survey Results and Potential Recommendation





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

Retail and Restaurant Parking Ratio Summaries July 18, 2017

Current Zoning Ordinance Requirements:

Retail

District	MINIMUM Requirement (per 1,000 sf)
1	4.3-5.0
2	4.8-5.5
3	5.2-6.0
4	5.2-6.0
5	5.2-6.0
6	4.3-5.0
King Street Transit Parking District	2.0
Central Business District	No requirement for parcels less than 10,000 sf

Restaurant

Area	MINIMUM Requirement
General	1 space per 4 seats
In a hotel in Parking District 1	1 space per 8 seats
King Street Transit District	1 space per 10 seats
Central Business District	No requirement

Personal Service Shops

2.5 spaces per 1,000 sf

Commercial School

1 space per 2 "seats"

Small Area Plan Parking Ratios:

Retail and Restaurant (same ratio unless noted)

Planning Area	MAXIMUM Parking Ratio (per 1,000 sf)
Beauregard (District 5)	4.0 (Phase 1) 3.5 (Phase 2)
Braddock (Districts 1 & 6)	3.0 (Retail) * First 15,000 sf of grocery and first 1,200 sf of other retail is exempt 1 space per 4 seats (Restaurant) * First 60 seats exempt
Eisenhower East (Districts 4 & 6)	2.0 (Within 1,500 feet of the Metro Station) 3.5 (More than 1,500 feet from the Metro Station)
Landmark/Van Dorn (District 3)	3.0 (neighborhood retail) & 4.0 (regional retail) (Initial Phase) 2.0 (neighborhood retail) & 3.0 (regional retail) (Improved Transit Phase)
North Potomac Yard (District 1)	3.5

Recently Approved Retail Developments

Development	Year Approved	Required Parking Ratio (per 1,000 sf)	Approved Parking Ratio (per 1,000 sf)
Potomac Yard – Landbay G	2007	4.3	2.58
Belle Pre Retail	2011	4.5	3.00 (shared visitor and retail parking)
Harris Teeter	2011	4.3	2.88
Giant-Potomac Yard	2012	4.0	2.64
Safeway-King Street	2012	5.2	3.54
700 N. Washington	2013	4.5	1.73
Aldi	2015	5.5	4.10
Oakville Triangle	2015	4.8	4.0 (max)

Development	Year Approved	Required Parking Ratio (per 1,000 sf)	Approved Parking Ratio (per 1,000 sf)
Gateway at King and Beauregard	2015	5.2	3.23 (Grocery) 3.5 (Other Retail)
Aldi and CVS – Monroe Ave	2015	4.8	3.8
1800 Mount Vernon	2016	5.2	3.09
Floor and Décor	2016	5.2	1.51
312 S. Washington Street	2017	4.8	2.03

Recently Approved Restaurant Developments

Development	Year Approved	Approved Parking Ratio (1 space per X seats)
Grape and Bean – Commonwealth	2012	7
Stomping Ground	2014	no parking provided
Emma’s	2014	5.8
Lena’s – Yates Corner	2014	6.5 (shared parking nights and weekends to meet full requirement)
Yates Pizza – Duke Street	2014	24.8 (on-site) 8.5 (including off-site with 500 feet)
Bastille	2014	12.7
Mason Social	2015	no additional parking for new seats added above grandfathered status
Robinson Terminal South	2015	6
Robinson Terminal North	2015	6

Development	Year Approved	Approved Parking Ratio (1 space per X seats)
Edens	2016	6.67 (combined retail/restaurant rate – 4.7 spaces per 1,000 sf)
1400 Duke Street	2016	6

Other Cities/Counties Parking Requirements:

Retail

City/County	Minimum Ratio (per 1,000 sf)	Maximum Ratio (per 1,000 sf)
Annapolis	5.0	-
Arlington, VA	4.0, may be exempt in total if within 1,000 ft of Metro	-
Falls Church, VA	4.0	-
Frederick City, MD	3.33	6.67
Montgomery County, MD – Parking Lot District	1.33	5.88
Washington, DC	1.33, excluding first 3,000 sf	-
Milwaukee, WI	1.0	3.5
Newark, NJ	1.0, excluding first 3,000 sf	-
Cambridge, MA	1.11 to 2.0, dependent on zone	1.67 to 4, dependent on zone
Norfolk, VA	1.67 – downtown 3.33 – suburban	2.08 – downtown 4.17 – suburban

Restaurant, by Seat

City/County	Minimum Ratio (Seats per space)	Maximum Ratio (Seats per space)
Arlington, VA	6 may be exempt in total if 1,000 ft. from Metro	-
Frederick City, MD	4	2.5
Annapolis	6.7 to 3.3, dependent on district	-

Restaurant, by Square Feet

City/County	Minimum Ratio (per 1,000 sf)	Maximum Ratio (per 1,000 sf)
Falls Church, VA	10.0	-
Washington, DC	1.33 in excess of first 3,000 sf	-
Montgomery County, MD	4.0 (in all non-rural areas)	12.5 (in Parking Lot Districts or Reduced Parking Areas)
Milwaukee, WI	1.0	3.5
San Diego, CA	4.34 to 5.0, dependent on access to transit	6.67
Newark, NJ	2.0 in excess of first 3,000 sf	-

Restaurant/Retail/Shopping Center Surveys

Site Details								Parking Observation				Neighborhood Characteristics						Building/Use Characteristics				
ID	Site Name	Address	Geographic Area	Total Commercial Parking Supply	Commercial Land Use (SF)	Provided Parking Ratio (spaces/1,000 SF)	Zoning Parking Requirement (spaces/1,000 sf)	Commercial Parking Occupancy	Commercial Parking Occupancy %	Observed Parking Ratio (spaces/1000 SF)	Delta between Provided and Observed (spaces/1,000 sf)	WalkScore	BikeScore	Distance to Metro (miles)	Bus Routes (1/2 mile)	Capital BikeShare Station (1/4 mile)	Adjacent On-Street Parking	Date Built	Mixed Use Building	Shared Parking	Free Retail/Restaurant Parking	TMP
Ret5	Walgreens - Del Ray	1517 Mount Vernone Avenue	Del Ray/Arlandria/Potomac Yard	38	15,983	2.4	5.0	9	24%	0.6	1.8	87	91	0.7	Yes	Yes	Yes - time restricted	1935	No	No	Yes	No
Ret9	Crate and Barrel	1700 Prince Street	Old Town/ OTN/ Braddock/ Carlyle	32	17,010	1.9	2.0	10	31%	0.6	1.3	91	87	0.1	Yes	Yes	Yes - Metered	1968	No	No	Yes	No
Ret4	Giant/Notch 8	621 E. Glebe Road	Del Ray/Arlandria/Potomac Yard	178	70,000	2.5	4.3	62	35%	0.9	1.6	76	90	1.4	Yes	Yes	Yes - Metered	2015	Yes	Separate Retail and Residential	Yes	Yes
Res1	Live Oak	1603 Commonwealth Avenue	Del Ray/Arlandria/Potomac Yard	20	14,301	1.4		16	80%	1.1	0.3	77	91	1	Yes	Yes	Yes - time restricted	1953	No	Yes	yes	No
SC6	Fairlington Shopping center	1700 Fern Street	West End	55	46,294	1.2	4.8	52	95%	1.1	0.1	74	82	2.1	Yes	Yes	Yes - time restricted		No	No	Yes	No
Ret10	CVS - South Old Town	433 S. Washington Street	Old Town/ OTN/ Braddock/ Carlyle	24	8,500	2.8	4.5	10	42%	1.2	1.6	95	87	0.9	Yes	Yes	Yes - time restricted	1978	No	No	Yes	No
Res3	Bastille in The Asher	606 N. Fayette Street	Old Town/ OTN/ Braddock/ Carlyle	20	4,470	4.5		6	30%	1.3	3.2	92	90	0.3	Yes	Yes	Yes - time restricted	2012	Yes	Separate Retail and Residential	Yes	Yes
Ret15	Safeway (King Street)	3526 King Street	West End	215	66,000	3.3	5.2	91	42%	1.4	1.9	72	75	2.1	Yes	Yes	No	2014	No	Yes, with other retail	Yes	Yes
Ret3	Autozone (Arlandria)	3705 Mount Vernon Avenue	Del Ray/Arlandria/Potomac Yard	47	14,326	3.3	5.0	20	43%	1.4	1.9	87	85	2.1	Yes	Yes	Yes - time restricted	1996	No	No	Yes	No
Ret2	Aldi and CVS (Del Ray)	425 E Monroe Avenue	Del Ray/Arlandria/Potomac Yard	112	29,543	3.8	4.8	45	40%	1.5	2.3	80	91	0.9	Yes	Yes	Yes - unrestricted	1965	No	No	Yes	No
O5	Washington Square, Saul Holdings	625/675 N. Washington Street	Old Town/ OTN/ Braddock/ Carlyle	237	48,000	4.9	4.3	75	32%	1.6	3.3	94	89	0.7	Yes	Yes	Yes - time restricted	2000	Yes	Separate Office and Retail	yes	Yes
SC1	Arlandria - 4100 block	4118 Mt. Vernon Avenue	Del Ray/Arlandria/Potomac Yard	89	20,610	4.3	4.8	34	38%	1.6	2.7	74	87	1.8	Yes	Yes	No	1953	No	No	Yes	No
SC2	Clayborne Shopping Center (if differentiated retail)	801 S. Washington Street	Old Town/ OTN/ Braddock/ Carlyle	111	49,000	2.3	4.3	78	70%	1.6	0.7	89	87	1.1	Yes	Yes	Yes - time restricted	2008	Yes	Separate Retail and Residential	Yes	Yes
Res2	Northside 10	10 E. Glebe Road	Del Ray/Arlandria/Potomac Yard	37	12,283	3.0		21	57%	1.7	1.3	80	85	1.8	Yes	Yes	Yes - time restricted	1961	No	No	Yes	No
Ret11	Safeway (Old Town)	500 S. Royal Street	Old Town/ OTN/ Braddock/ Carlyle	54	12,000	4.5	4.5	20	37%	1.7	2.8	90	87	1.1	Yes	Yes	Yes - time restricted	1964	No	No	Yes	No
Ret12	7 Eleven	1667 N Quaker Lane	West End	14	4,052	3.5	5.2	7	50%	1.7	1.8	70	82	2.3	Yes	Yes	Yes - unrestricted	1962	No	Yes, with other retail	Yes	No
Ret6	Harris Teeter (North Old Town)	735 N. St. Asaph Street	Old Town/ OTN/ Braddock/ Carlyle	146	52,000	2.8	4.3	91	62%	1.8	1.0	90	89	0.5	Yes	Yes	Yes - time restricted	2013	Yes	Separate Retail and Residential	Yes	Yes
SC5	Alexandria Commons (Duke Street)	3233 Duke Street	West End	613	154,307	4.0	4.8	295	48%	1.9	2.1	72	61	1.4	Yes	No	No	1990	no	No	Yes	Yes
O4	Balduccis and John Marshall Bank	600 Franklin Street	Old Town/ OTN/ Braddock/ Carlyle	69	17,200	4.0	4.5	34	49%	2.0	2.0	90	87	1.1	Yes	Yes	Yes - time restricted	1989	Yes	Separate Office and Retail	Yes	No
SC7	Shoppes of Foxchase	4513-4641 Duke Street	West End	564	151,077	3.7	5.2	335	59%	2.2	1.5	75	73	2.2	Yes	Yes	No	1959	No	No	Yes	Yes
Ret1	Streets Market (Del Ray Tower)	3108 Mt. Vernon Avenue	Del Ray/Arlandria/Potomac Yard	53	10,492	5.1	5.0	27	51%	2.6	2.5	87	79	1.8	Yes	Yes	Yes - time restricted	2013	Yes	Separate Retail and Residential	Yes	Yes
SC4	Yates Corner	515 Mount Vernon Avenue	Old Town/ OTN/ Braddock/ Carlyle	77	26,631	2.9	4.3	70	91%	2.6	0.3	71	90	0.3	Yes	Yes	Yes - time restricted	2013	Yes	Yes	Yes	No
SC8	Shops at Mark Center	1460 N. Beauregard Street	West End	333	69,986	4.8	5.2	189	57%	2.7	2.1	53	53	3.1	Yes	Yes	No	1963	No	No	Yes	No
Ret13	Advance Autopart/ABC store/Sherwin Williams	4349 Duke Street	West End	99	21,578	4.6	5.2	61	62%	2.8	1.8	69	69	2.3	Yes	Yes	No	1960	No	Yes, with other retail	Yes	No
SC9	Trade Center Shopping Center (Home Depot)	400 S. Pickett Street	West End	735	179,763	4.1	5.2	501	68%	2.8	1.3	77	70	1.3	Yes	No	No	1993	No	No	Yes	No
Ret14	CVS - West End	5101 Duke Street	West End	62	10,792	5.7	5.7	32	52%	3.0	2.7	79	77	2	Yes	Yes	Yes - unrestricted	1998	No	No	Yes	No
SC3	Potomac Greens Drive Shopping Center	1550 and 1551 Potomac Greens Drive	Old Town/ OTN/ Braddock/ Carlyle	58	15,000	3.9	4.5	46	79%	3.1	0.8	73	90	0.8	Yes	Yes	Yes - unrestricted	2005	No	No	Yes	Yes
Res8	Clyde's Mark Center	1700 N Beauregard Street	West End	78	14,980	5.2		48	62%	3.2	2.0	58	54	3.4	Yes	No	No	1980	Yes	Separate Retail and Office	Yes	No
Ret7	Whole Foods	1700 Duke Street	Old Town/ OTN/ Braddock/ Carlyle	244	43,342	5.6	4.3	138	57%	3.2	2.4	92	86	0.2	Yes	No	No	2006	Yes	Separate Retail and Residential	Yes	Yes
Res7	Moderato Tempo (Portner Brewhouse, Jimmy John's, Smashburger, and Starbucks)	5770 Dow Avenue	West End	55	15,000	3.7		52	95%	3.5	0.2	74	68	0.9	Yes	No	Yes - unrestricted	2014	Yes	Separate Retail and Residential	Yes	Yes
Ret8	7 Eleven	800 Franklin Street	Old Town/ OTN/ Braddock/ Carlyle	12	2,838	4.2	4.8	10	83%	3.5	0.7	88	87	1	Yes	No	Yes	1964	No	No	Yes	No
Res4	Lost Dog, Sugar Shack at Belle Pre	800 N. Henry Street	Old Town/ OTN/ Braddock/ Carlyle	68	9,641	7.1		37	54%	3.8	3.3	87	90	0.2	Yes	Yes	Yes - time restricted	1987	Yes	Separate Retail and Residential	Yes	Yes
Res6	The Royal Restaurant	734 N. St. Asaph Street	Old Town/ OTN/ Braddock/ Carlyle	23	2,733	8.4		12	52%	4.4	4.0	93	89	0.5	Yes	No	Yes - time restricted	1987	No	No	Yes	No
Res10	McDonalds	3510 Duke Street	West End	30	4,203	7.1		20	67%	4.8	2.3	62	54	1.5	Yes	Yes	No	1960	No	No	Yes	No
Res5	McDonalds	1000 N. Henry Street	Old Town/ OTN/ Braddock/ Carlyle	45	3,510	12.8		19	42%	5.4	7.4	78	90	0.4	Yes	Yes	Yes - unrestricted	1970	No	No	Yes	No
Res9	Los Toltecas	4111 Duke Street	West End	40	3,108	12.9		36	90%	11.6	1.3	65	60	2.1	Yes	No	No	1969	No	No	Yes	No

Office Site
Retail Site
Restaurant Site
Shopping Center

Notes:
1. RES4, RET1, SC2 share retail and visitor parking
2. RES1 - adjacent residential often uses this lot
3. Due to construction, RET6 survey data is from Old Town North Study conducted May 2016

Restaurant Sites Surveys

Site Details								Parking Observation					Neighborhood Characteristics					
ID	Site Name	Address	Geographic Area	Total Commercial Parking Supply	Seats - Indoor and Outdoor	Seats - Indoor	Provided Parking Ratio (total seats/ space)	Commercial Parking Occupancy	Commercial Parking Occupancy %	Observed Parking Ratio (spaces/ 1000 SF)	Observed Parking Ratio (total seats / space)	Delta between Provided and Observed (seats/space)	WalkScore	BikeScore	Distance to Metro (miles)	Bus Routes (1/2 mile)	Capital BikeShare Station (1/4 mile)	Adjacent On-Street Parking
Res3	Bastille in The Asher	606 N. Fayette Street	Old Town/ OTN/ Braddock/ Carlyle	20	152	100	7.6	6	30%	1.3	25	17.4	92	90	0.3	Yes	Yes	Yes - time restricted
Res8	Clyde's Mark Center	1700 N Beauregard Street	West End	78	422	330	5.4	48	62%	3.2	9	3.6	58	54	3.4	Yes	No	No
Res1	Live Oak	1603 Commonwealth Avenue	Del Ray/Arlandria/ Potomac Yard	20	120	80	6.0	16	80%	1.1	7.5	1.5	77	91	1	Yes	Yes	Yes - time restricted
Res7	Modera Tempo (Portner Brewhouse, Jimmy John's, Smashburger, and Starbucks)	5770 Dow Avenue	West End	55	346	273	6.3	52	95%	3.5	7	0.7	74	68	0.9	Yes	No	Yes - unrestricted
Res2	Northside 10	10 E. Glebe Road	Del Ray/Arlandria/ Potomac Yard	37	112	100	3.0	21	57%	1.7	5	2.0	80	85	1.8	Yes	Yes	Yes - time restricted
Res4	Lost Dog, Sugar Shack at Belle Pre	800 N. Henry Street	Old Town/ OTN/ Braddock/ Carlyle	68	170	130	2.5	37	54%	3.8	5	2.5	87	90	0.2	Yes	Yes	Yes - time restricted
Res6	The Royal Restaurant	734 N. St. Asasph Street	Old Town/ OTN/ Braddock/ Carlyle	23	61	61	2.7	12	52%	4.4	5	2.3	93	89	0.5	Yes	No	Yes - time restricted
Res10	McDonalds	3510 Duke Street	West End	30	92	92	3.1	20	67%	4.8	5	1.9	62	54	1.5	Yes	Yes	No
Res9	Los Toltecas	4111 Duke Street	West End	40	143	103	3.6	36	90%	11.6	4	0.4	65	60	2.1	Yes	No	No
Res5	McDonalds	1000 N. Henry Street	Old Town/ OTN/ Braddock/ Carlyle	45	60	60	1.3	19	42%	5.4	3	1.7	78	90	0.4	Yes	Yes	Yes - unrestricted