Parking Standards for New Development Projects Study
Phase 2 – Commercial Uses

TASK FORCE MEETING #6

August 15, 2017
City Hall – Sister Cities Conference Room
AGENDA

7:00 PM Welcome and Meeting Recap
7:05 PM Parking Map
7:20 PM Parking Exemption Thresholds
8:00 PM Retail and Restaurant Parking Ratios
8:45 PM Public Comment
# Role of the Task Force

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Meeting #1</strong></td>
<td>March 21, 2017  ▪ Parking Study Background</td>
</tr>
<tr>
<td><strong>Meeting #2</strong></td>
<td>April 18, 2017  ▪ Discuss different requirement approaches ▪ Discuss overarching policies/strategies to potentially include in recommendations</td>
</tr>
<tr>
<td><strong>Meeting #3</strong></td>
<td>May 16, 2017    ▪ Data Collection findings and discussion of key factors impacting parking demand and trends ▪ Start discussing options and potential recommendations for office</td>
</tr>
<tr>
<td><strong>Meeting #4</strong></td>
<td>June 20, 2017   ▪ Continue discussing options and potential recommendations for office and hotel</td>
</tr>
<tr>
<td><strong>Meeting #5</strong></td>
<td>July 18, 2017   ▪ Review Parking Map and potential office and hotel recommendations ▪ Start discussing options and potential recommendations for restaurant and retail</td>
</tr>
<tr>
<td><strong>Meeting #6</strong></td>
<td>August 15, 2017 ▪ Review potential restaurant and retail recommendations</td>
</tr>
<tr>
<td><strong>Meeting #7</strong></td>
<td>September 19, 2017 ▪ Discuss shared parking approach ▪ Discuss draft recommendations</td>
</tr>
<tr>
<td><strong>Meeting #8</strong></td>
<td>October 17, 2017 ▪ Finalize recommendations</td>
</tr>
</tbody>
</table>
UPCOMING SCHEDULE

September 19  Task Force Meeting
October 3  Planning Commission Worksession
October 17  Task Force Meeting
October 24  City Council Update
November 21  Task Force Meeting (if needed)
December 5  Planning Commission Public Hearing
December 16  City Council Public Hearing
Role of The Task Force

Mission: Provide input to City staff on recommended revisions to the City’s parking standards for new development

Tasks:
A. Provide input on proposed revisions
B. Develop consensus (to degree possible) on recommendations
C. Submit report to Directors of P&Z and T&ES on recommendations
D. Support community engagement efforts by reporting back to commissions, boards, and groups represented
ROLE OF THE TASK FORCE/
PUBLIC OUTREACH

• Ideas for public outreach

• Task Force role
JULY 18TH MEETING RECAP

• Discussed potential parking map

• Considered potential office and hotel ratios

• Reviewed retail/restaurant background info and survey data
MEETING GOALS

• Review updated parking map

• Identify threshold for parking exemption

• Discuss potential retail and restaurant ratios
STUDY PRINCIPLES AND SUPPORTING PLANS

- Recognize that providing too much parking has impacts:
  - More SOV driving
  - Climate change / pollution
  - Safety
  - Congestion
  - Undercuts transit
  - Development more expensive / less affordable
  - Degraded urban design
  - Stormwater problems

- Consider potential spillover impacts and how to mitigate

- Realize the opportunity for a more sustainable and modern parking policy
STUDY PRINCIPLES AND SUPPORTING PLANS

• **Mayors National Climate Action Agenda** – Commit to a set of local actions to reduce greenhouse gas emissions

• **Strategic Plan** – Increase commuters using alternative transportation options

• **Transportation Master Plan** – Identify policies that encourage transit use; support principles of TOD; include maximum parking ratios

• **Environmental Action Plan** – Reduce parking ratios and encourage shared parking

• **Vision Zero Policy** – sets a goal of zero traffic deaths/injuries by 2028
Parking Standards – Parking Map
PARKING STANDARDS
Enhanced Transit Area Map Concept

- Red line depicts buffer discussed at July meeting
- Light blue depicts approved multifamily parking credits
PARKING STANDARDS
Enhanced Transit Area Map Concept
PARKING STANDARDS

Enhanced Transit Area Map Concept

Other areas to consider including:
- NRG site
- S. Washington Street
- Mt. Vernon Overlay District
Parking Standards – Parking Exemption Thresholds
Goals:

• Economic Development

• Encourages small businesses
  • Small Business Zoning improvements approved June 2016 still require parking requirements to be met

• Redirect staff resources
PARKING STANDARDS
PARKING EXEMPTION THRESHOLDS

Prepare & Submit SUP application

January

Staff review and docket of SUP

Staff Time & Resources

Application fee
Attorney fees
Notice cost

4 MONTHS for SUP approval

Public Hearings

April

Application fee
Attorney fees
Notice cost

4 MONTHS for SUP approval

Staff Time & Resources
Parking is often the only reason for an SUP

Parking reductions are typically approved

Number of small businesses that only needed a SUP for a parking reduction in last 3 years: 9

September SUPs only requesting a parking reduction: 3

Number of Parking Reductions Denied in the last 3 years: Zero
### Parking Standards

#### Parking Exemption Thresholds

<table>
<thead>
<tr>
<th>Size</th>
<th>Exemption Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>35,000 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>10,000 sf</td>
<td>5,000 sf</td>
</tr>
<tr>
<td>5,000 sf</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>4,000 sf</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>3,000 sf</td>
<td>2,000 sf</td>
</tr>
</tbody>
</table>

Other Jurisdictions:
- Range from 1,500 sf to 35,000 sf
- Often dependent on zone/geography
- Baltimore, Annapolis, and Cambridge exempt uses based on # of spaces required
**Parking Standards**

**Parking Exemption Thresholds**

<table>
<thead>
<tr>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
</tr>
<tr>
<td>5,000</td>
</tr>
<tr>
<td>10,000</td>
</tr>
<tr>
<td>15,000</td>
</tr>
<tr>
<td>20,000</td>
</tr>
<tr>
<td>25,000</td>
</tr>
<tr>
<td>30,000</td>
</tr>
<tr>
<td>35,000</td>
</tr>
<tr>
<td>40,000</td>
</tr>
</tbody>
</table>

- **Alexandria Central Business District (lot size)**
- **Alexandria Mount Vernon Avenue (lot size)**
- **Office in Various Zones, Washington, DC**
- **Urban Street, Raleigh, NC**
- **TOD District, Raleigh, NC**
- **Downtown, Raleigh, NC**
- **Non-Shopping Center Commercial, Buffalo, NY**
- **San Francisco, CA**
- **Downtown, Frederick, MD**
- **Arlington County, VA**
- **Non-Residential, Yonkers, NY**
- **Retail in Various Zones, Washington, DC**
- **Retail and Personal Service, Newark, NJ**
- **Shopping Centers Uses, Buffalo, NY**
- **Arlington, MA**
- **Office, Newark, NJ**
- **Fast Food, Washington, DC**

Max Exemption - Downtown, Chicago, IL
Parking Exemptions by Spaces

- Baltimore, MD – No parking required for uses generating a supply of 2 spaces or less per Zoning Ordinance.
- Annapolis, MD – No parking required for uses generating a supply of 3 spaces or less per Zoning Ordinance.
- Cambridge, MA - No parking required for uses generating a supply of 4 spaces or less per Zoning Ordinance.

No Requirement for Non-Principal Uses

- Milwaukee, WI
- Medford, MA
PARKING STANDARDS
PARKING EXEMPTION THRESHOLDS

Sister Cities (~1,000 sf)

Sister Cities + Vola Lawson Lobby (~2,500 sf)

Yates Corner 7-Eleven (~3,000 sf)

Pork Barrel/Holy Cow/Sushi Bar (~6,500 sf)

King St CVS (~11,000 sf)

Blackwall Hitch (~14,000 sf)
PARKING STANDARDS – PARKING EXEMPTION THRESHOLDS

Task Force Discussion:

1. What size should be exempted?

2. Is the exemption optional or required?

3. Does it only apply to uses under the size or does it reduce the overall requirement (e.g. a 50,000 sf building is treated like a 40,000 sf building)?
   
   • If a reduction, would the exemption only apply to the minimum ratio or both min and max?

1. Should exemptions be business by business or overall site?

2. Which uses would this apply to?
## Parking Standards

### Parking Exemption Thresholds

**Example 1 – 727 N Henry Street**
What size should be exempted?

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If 10,000 sf or Less Exempt</th>
<th>If 5,000 sf or Less Exempt</th>
<th>If 2,500 sf or Less Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Commercial School</td>
<td>2,856 sf 16 students</td>
<td>1 space for every 2 students</td>
<td>8 parking spaces, assuming class of 16 students</td>
<td>Exempt</td>
<td>Exempt</td>
<td>8 spaces</td>
</tr>
<tr>
<td>Restaurant (Henry St)</td>
<td>552 sf 0 seats</td>
<td>1 space per 4 seats</td>
<td>0 spaces</td>
<td>Exempt</td>
<td>Exempt</td>
<td>Exempt</td>
</tr>
<tr>
<td>Amusement Enterprise</td>
<td>2,234 sf</td>
<td>1 space per 200 sf</td>
<td>11 spaces</td>
<td>Exempt</td>
<td>Exempt</td>
<td>Exempt</td>
</tr>
<tr>
<td>Restaurant (Madison St)</td>
<td>1,148 sf 47 seats</td>
<td>1 space per 4 seats</td>
<td>12 spaces</td>
<td>Exempt</td>
<td>Exempt</td>
<td>Exempt</td>
</tr>
</tbody>
</table>
# Parking Standards

## Parking Exemption Thresholds

### Example 2 – Wag and Bone

Does exemption only apply to uses below threshold or does it reduce the requirement for all uses?

### Option 1 – Only applies to uses below the threshold

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If 10,000 sf or Less Exempt</th>
<th>If 5,000 sf or Less Exempt</th>
<th>If 2,500 sf or Less Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-retail use</td>
<td>6,030 sf</td>
<td>1 space per 400 sf</td>
<td>16 spaces</td>
<td>Exempt</td>
<td>16 spaces</td>
<td>16 spaces</td>
</tr>
</tbody>
</table>

### Option 2 – Reduces overall parking requirement

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If first 10,000 sf is Exempt</th>
<th>If first 5,000 sf is Exempt</th>
<th>If first 2,500 sf is Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-retail use</td>
<td>6,030 sf</td>
<td>1 space per 400 sf</td>
<td>16 spaces</td>
<td>Exempt</td>
<td>3 spaces</td>
<td>9 spaces</td>
</tr>
</tbody>
</table>
PARKING STANDARDS
PARKING EXEMPTION THRESHOLDS

Example 3 – Edens
Does the exemption apply to the overall site/building or does it apply to individual businesses/tenants?

**Option 1 – Applies to entire building**

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If first 10,000 sf Exempt</th>
<th>If first 5,000 sf Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>51,000 sf</td>
<td>1 space per 230 sf</td>
<td>222 spaces</td>
<td>178 spaces</td>
<td>200 spaces</td>
</tr>
</tbody>
</table>
Parking Standards

Parking Exemption Thresholds

Example 3 – Edens
Exemption applies to entire building vs individual businesses/tenants

Option 2 – Applies to individual businesses/tenants

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If first 10,000 sf Exempt</th>
<th>If first 5,000 sf Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail 1</td>
<td>30,000 sf</td>
<td>1 space per 230 sf</td>
<td>130 spaces</td>
<td>87 spaces</td>
<td>108 spaces</td>
</tr>
<tr>
<td>Retail 2</td>
<td>11,000 sf</td>
<td>1 space per 230 sf</td>
<td>48 spaces</td>
<td>5 spaces</td>
<td>26 spaces</td>
</tr>
<tr>
<td>Retail 3</td>
<td>6,000 sf</td>
<td>1 space per 230 sf</td>
<td>26 spaces</td>
<td>0 spaces</td>
<td>5 spaces</td>
</tr>
<tr>
<td>Retail 4</td>
<td>4,000 sf</td>
<td>1 space per 230 sf</td>
<td>18 spaces</td>
<td>0 spaces</td>
<td>0 spaces</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>222 spaces</td>
<td>92 spaces</td>
<td>139 spaces</td>
</tr>
</tbody>
</table>
# Parking Standards

## Parking Exemption Thresholds

**Example 4 – 2312 Mount Vernon (office and restaurant)**

Which uses are included in the exemption?

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Feet / Seats</th>
<th>Current Zoning Ordinance</th>
<th>Parking Required</th>
<th>If first 10,000 sf Exempt</th>
<th>If first 5,000 sf Exempt</th>
<th>If first 2,500 sf Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>5,900 sf</td>
<td>50% of 1 space per 450</td>
<td>7 spaces</td>
<td>Exempt</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Restaurant (Pork Barrel, Holy Cow, and The Sushi Bar)</td>
<td>6,500 sf (164 indoor seats; 40 outdoor seats)</td>
<td>50% of 1 space per 4 seats; first 20 outdoor seats exempt</td>
<td>23 spaces</td>
<td>Exempt</td>
<td>8*</td>
<td>16*</td>
</tr>
</tbody>
</table>

**Total Required**

- 30 spaces
- 0 spaces
- 9 spaces
- 20 spaces

* assumes 39.6 sf per seat
Parking Standards – Parking Exemption Thresholds

Potential Recommendation:
1. What size should be exempted? 10,000 sf

2. Is the exemption optional or required?

3. Does it only apply to uses under the size or does it reduce the overall requirement?
   - Would reduction only apply to the minimum ratio or both min and max?

4. Should it be business by business or overall site?

5. Which uses would this apply to?
Parking Standards – Retail/Restaurant

Possible Uses for exemption

- Retail
- Restaurant
- Office
- Commercial Schools
- Personal Service
- Non-retail
- Meeting space in hotels
- Clinics, medical or dental
- Theaters, auditoriums, and assembly halls
- Amusement enterprise – indoor and outdoor
Parking Standards – Retail and Restaurant
PARKING STANDARDS – RETAIL/RESTAURANT

Trends/Impacts

• Online shopping/delivery
• Fewer department stores
• Neighborhood serving retail vs. regional retail
• Local restaurants vs. chains
• Specialty gyms/exercise studios
• Expansion potential
Data recap:

• **90%** of sites had too much parking

• Overall Average – **2.6 spaces/1,000 sf**
  • Excluding outlier - **2.3 spaces/1,000**
  • Excluding sites under 10,000 sf – **2.0 spaces/1,000 sf**

• Many retail and restaurant trips do not require parking
  • 31% - retail
  • 52% - restaurant

• For those that do drive, about half have a preference to park on the street, regardless of free and available parking on-site
PARKING STANDARDS – RETAIL/RESTAURANT

Comparison of ZO Requirement vs. Demand

- Zoning Parking Requirement (spaces/1,000 sf)
- Observed Parking Ratio (spaces/1000 SF)
PARKING STANDARDS – RETAIL/RESTAURANT

Rationale for a Combined Ratio

• Flexibility for new buildings
• Flexibility for existing buildings
• Ease of implementation
• Understandable
Parking Standards – Retail/Restaurant

Possible Uses under the Combined Ratio

- Retail
- Restaurant
- Commercial Schools
- Personal Service
- Non-retail
- Meeting space in hotels
- Clinics, medical or dental
- Theaters, auditoriums, and assembly halls
- Amusement enterprise – indoor and outdoor
PARKING STANDARDS – RETAIL/RESTAURANT

Potential Combined Ratio

<table>
<thead>
<tr>
<th>Base Ratio</th>
<th>Min (spaces per 1,000 sf)</th>
<th>Max (spaces per 1,000 sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Enhanced Transit Area</td>
<td>0.25</td>
<td>3.0</td>
</tr>
<tr>
<td>Outside Enhanced Transit Area</td>
<td>0.75</td>
<td>4.0</td>
</tr>
</tbody>
</table>

- Proposed minimums are consistent with the office minimums to allow both uses.
- Proposed maximums are higher than the office maximums to allow retail uses that may desire additional parking.
- Parking modifications to go higher or lower would still be an option.
PARKING STANDARDS – RETAIL/RESTAURANT

Comparison of Survey Results and Potential Recommendation

- **Retail**
- **Restaurant**
- **Shopping Center/Mixed Use**

Within Enhanced Transit Area

Outside Enhanced Transit Area
**Parking Standards for New Development Projects**

**Parking Standards for Retail/Restaurant**

Comparison of Parking Requirements by Jurisdiction

- **Spaces per 1,000 sf**
- **Comparison**

* Parking exemptions for buildings under a certain size
PARKING STANDARDS – RETAIL/RESTAURANT

• Task Force Discussion:
  • Proposed Ratios
  • Uses that fall under the combined ratio
PUBLIC COMMENT
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Meeting #1</strong></td>
<td>March 21, 2017  ▪ Parking Study Background ▪ Data Collection findings and discussion of key factors impacting parking demand and trends ▪ Start discussing options and potential recommendations for office ▪ Review Parking Map and potential office and hotel recommendations ▪ Continue discussing options and potential recommendations for office and hotel ▪ Review potential restaurant and retail recommendations ▪ Discuss shared parking approach ▪ Discuss draft recommendations ▪ Finalize recommendations</td>
</tr>
</tbody>
</table>
Thank you!

Next Meeting:

Tuesday, September 19th
Sister Cities Conference Room

For more information visit
alexandriava.gov/ParkingStudies
OR contact Katye North
Katye.North@alexandriava.com
(703)746-4139