



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

	Date	Meeting Topic
Meeting #1	March 21, 2017	<ul style="list-style-type: none">▪ Parking Study Background
Meeting #2	April 18, 2017	<ul style="list-style-type: none">▪ Discuss different requirement approaches▪ Discuss overarching policies/strategies to potentially include in recommendations
Meeting #3	May 16, 2017	<ul style="list-style-type: none">▪ Data Collection findings and discussion of key factors impacting parking demand and trends▪ Start discussing options and potential recommendations for office
Meeting #4	June 20, 2017	<ul style="list-style-type: none">▪ Continue discussing options and potential recommendations for office and hotel
Meeting #5	July 18, 2017	<ul style="list-style-type: none">▪ Review Parking Map and potential office and hotel recommendations▪ Start discussing options and potential recommendations for restaurant and retail
Meeting #6	August 15, 2017	<ul style="list-style-type: none">▪ Review potential restaurant and retail recommendations
Meeting #7	September 19, 2017	<ul style="list-style-type: none">▪ Discuss shared parking approach▪ Discuss draft recommendations
Meeting #8	October 17, 2017	<ul style="list-style-type: none">▪ Finalize recommendations





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

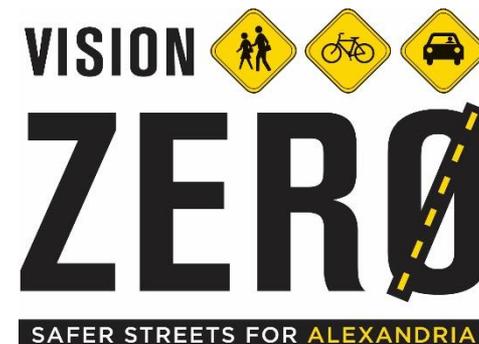


STUDY PRINCIPLES AND SUPPORTING PLANS

- 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*

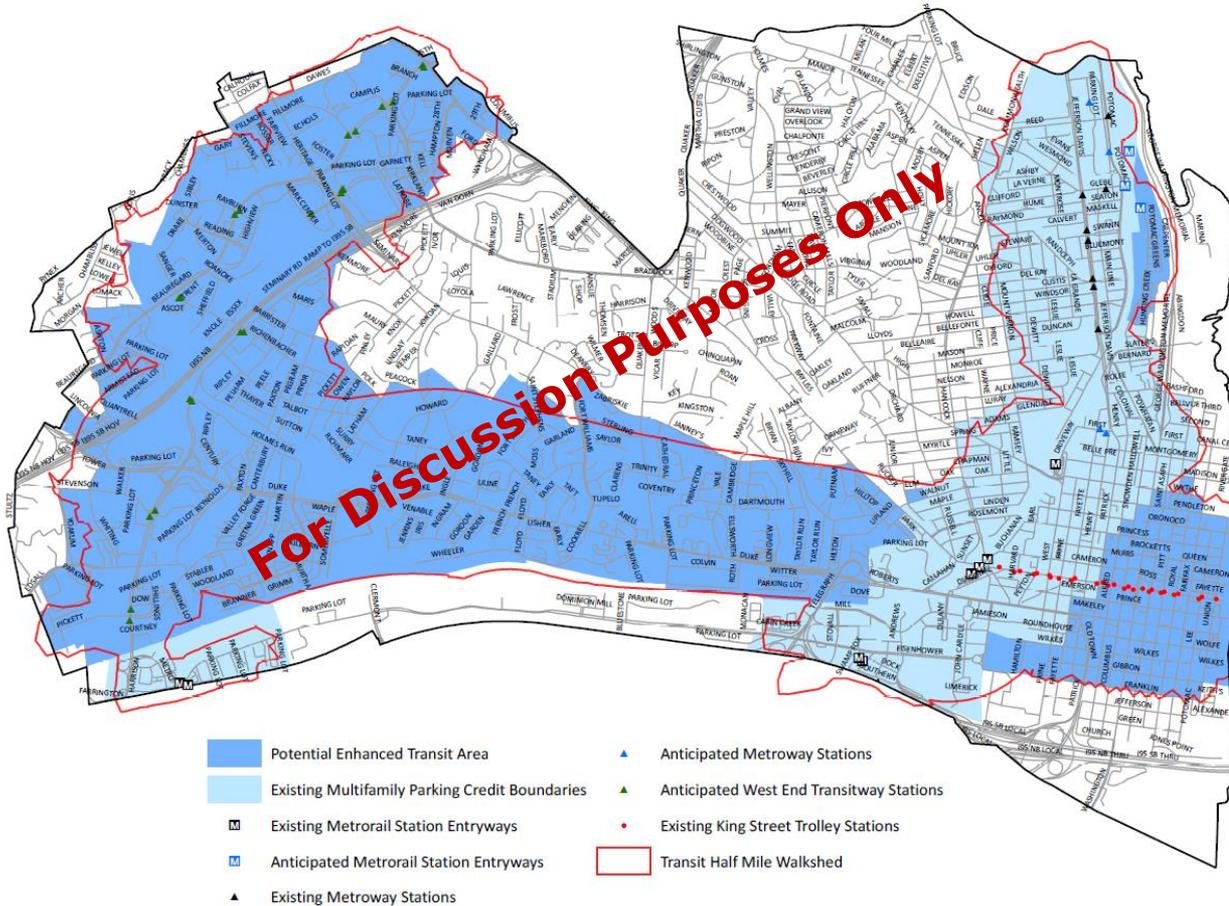




PARKING STANDARDS – PARKING MAP

PARKING STANDARDS

Enhanced Transit Area Map Concept

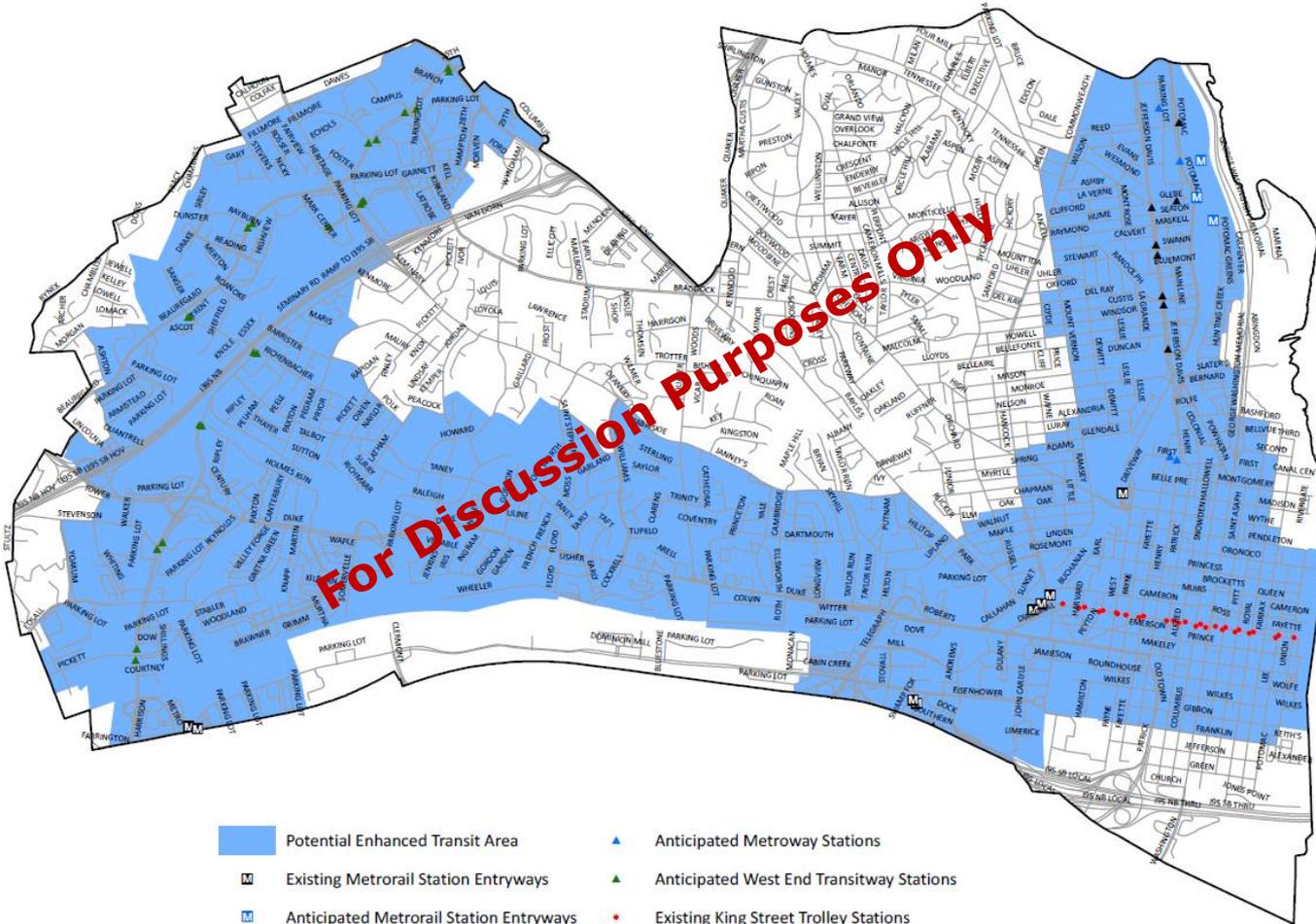


- Red line depicts buffer discussed at July meeting
- Light blue depicts approved multifamily parking credits

PARKING STANDARDS FOR
 NEW DEVELOPMENT PROJECTS

PARKING STANDARDS

Enhanced Transit Area Map Concept



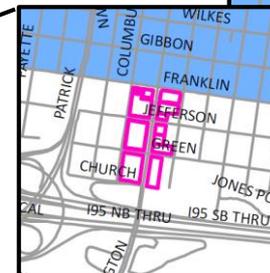
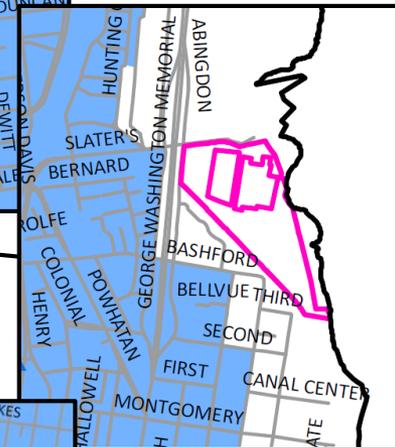
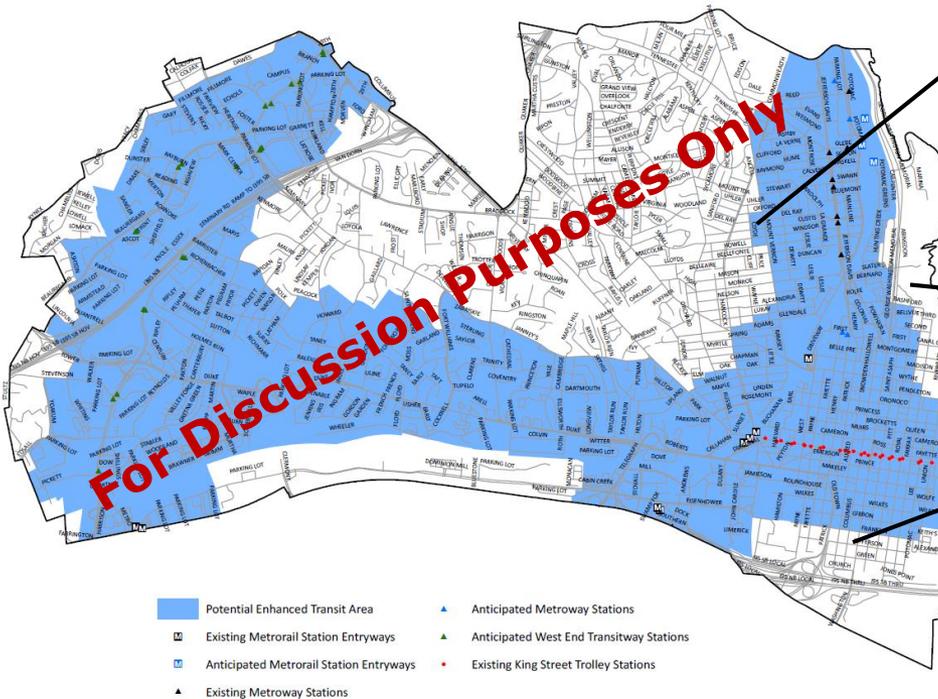
**PARKING STANDARDS FOR
NEW DEVELOPMENT PROJECTS**

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



PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS

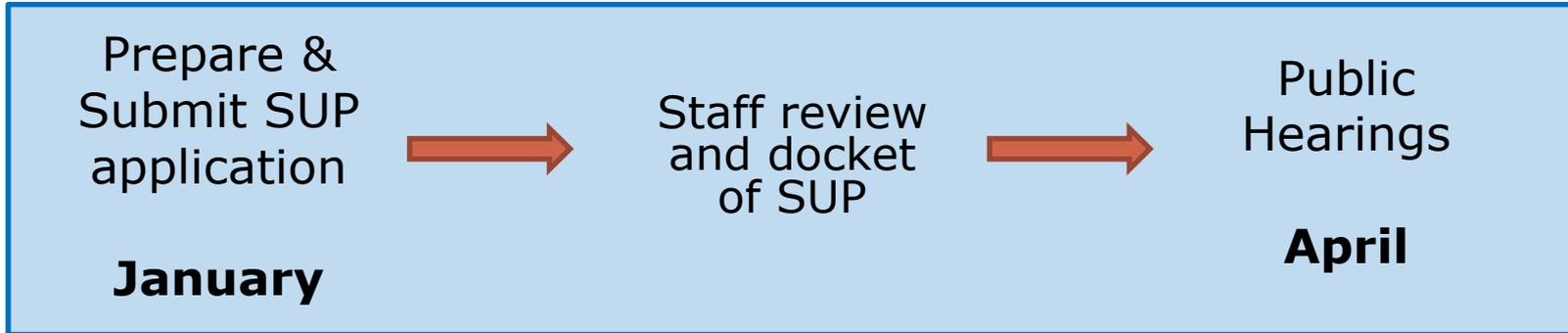
Goals:

- 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



4 MONTHS for SUP approval

\$\$\$
Application fee
Attorney fees
Notice cost

Staff Time
&
Resources



PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS

Parking is often the **only reason** for an SUP

9

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

3

September SUPs only requesting a parking reduction

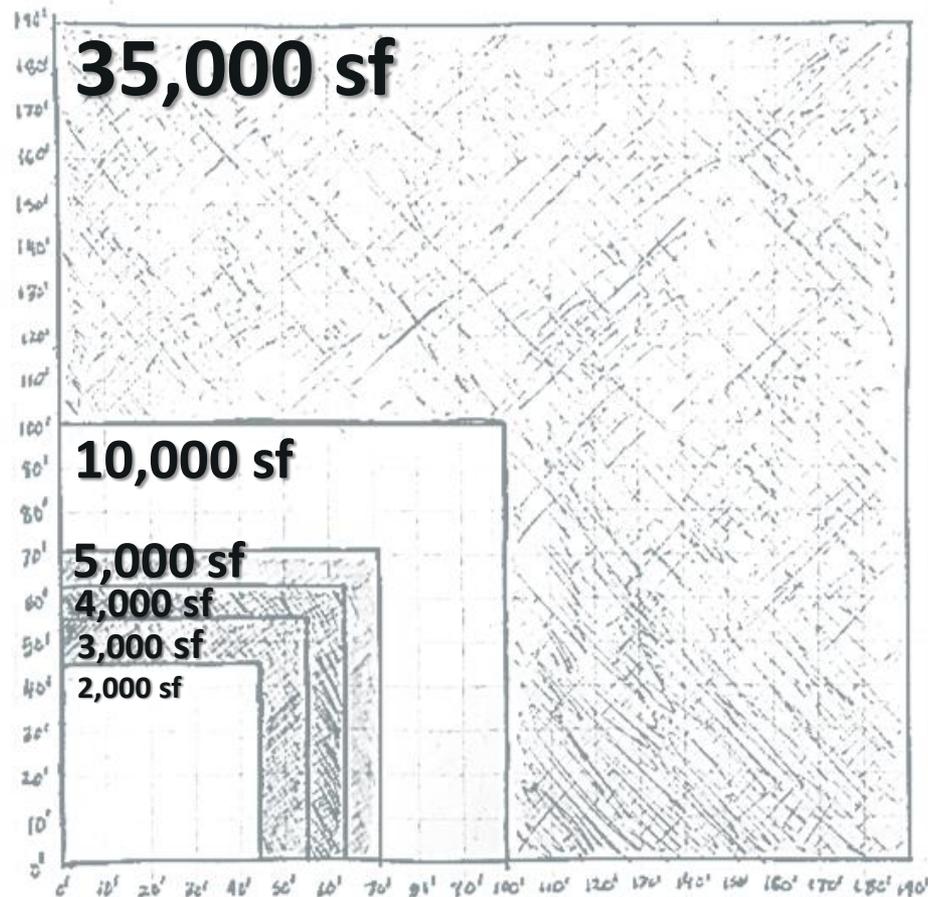
Parking reductions are typically **approved**

Zero

Number of Parking Reductions Denied in the last 3 years

PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS



STANDARD PERPENDICULAR SPACE 18.5' x 9'

COMPACT PERPENDICULAR SPACE 16' x 8'

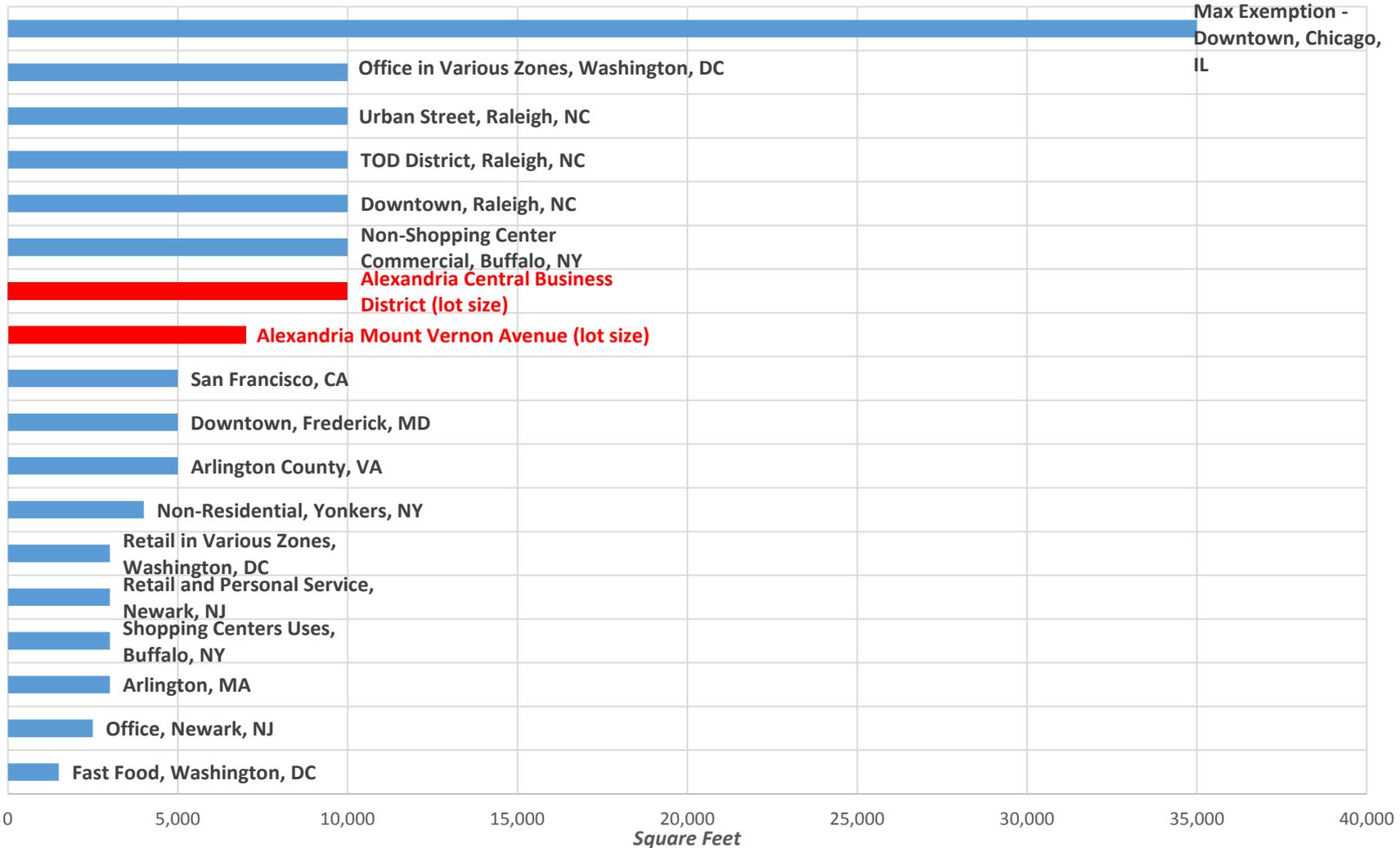
Other Jurisdictions:

- 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





PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS

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)

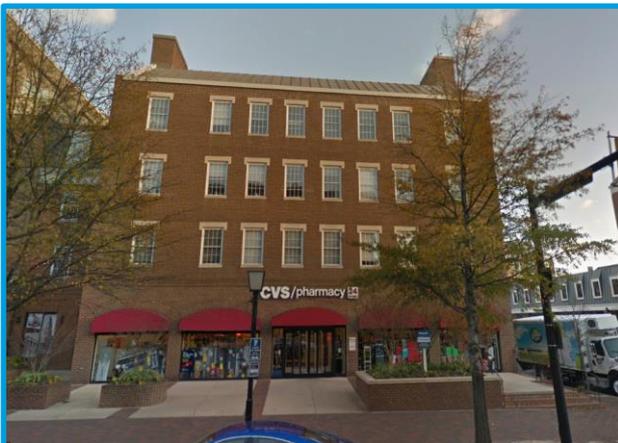
Sister Cities +
Vola Lawson
Lobby (~2,500
sf)



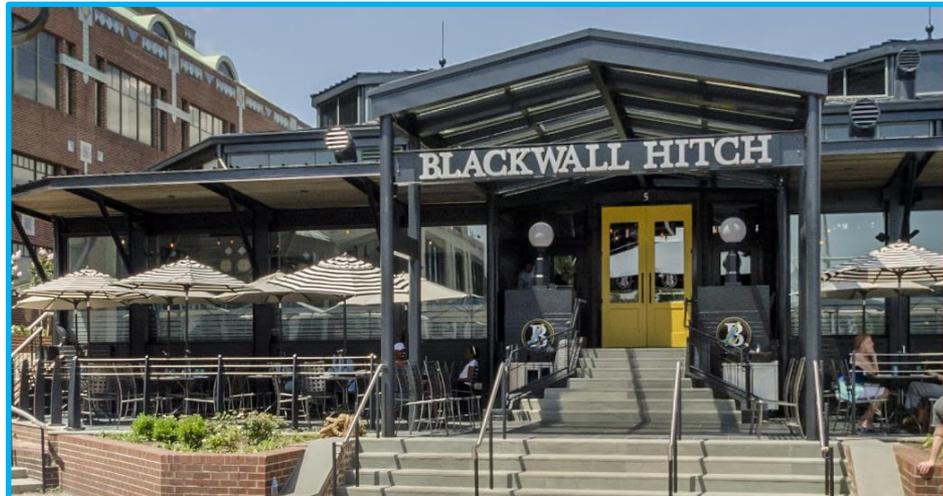
Yates Corner 7-
Eleven (~3,000 sf)



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?

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



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

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

Option 2 – Reduces overall parking requirement

Proposed Use	Square Feet / Seats	Current Zoning Ordinance	Parking Required	If first 10,000 sf is Exempt	If first 5,000 sf is Exempt	If first 2,500 sf is Exempt
Non-retail use	6,030 sf	1 space per 400 sf	16 spaces	Exempt	3 spaces	9 spaces



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

Proposed Use	Square Feet / Seats	Current Zoning Ordinance	Parking Required	If first 10,000 sf Exempt	If first 5,000 sf Exempt
Retail	51,000 sf	1 space per 230 sf	222 spaces	178 spaces	200 spaces



PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS

Example 3 – Edens

Exemption applies to entire building vs individual businesses/tenants

Option 2 – Applies to individual businesses/tenants

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



PARKING STANDARDS

PARKING EXEMPTION THRESHOLDS

Example 4 – 2312 Mount Vernon (office and restaurant)

Which uses are included in the exemption?

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



PARKING STANDARDS – RETAIL/RESTAURANT

Data recap:

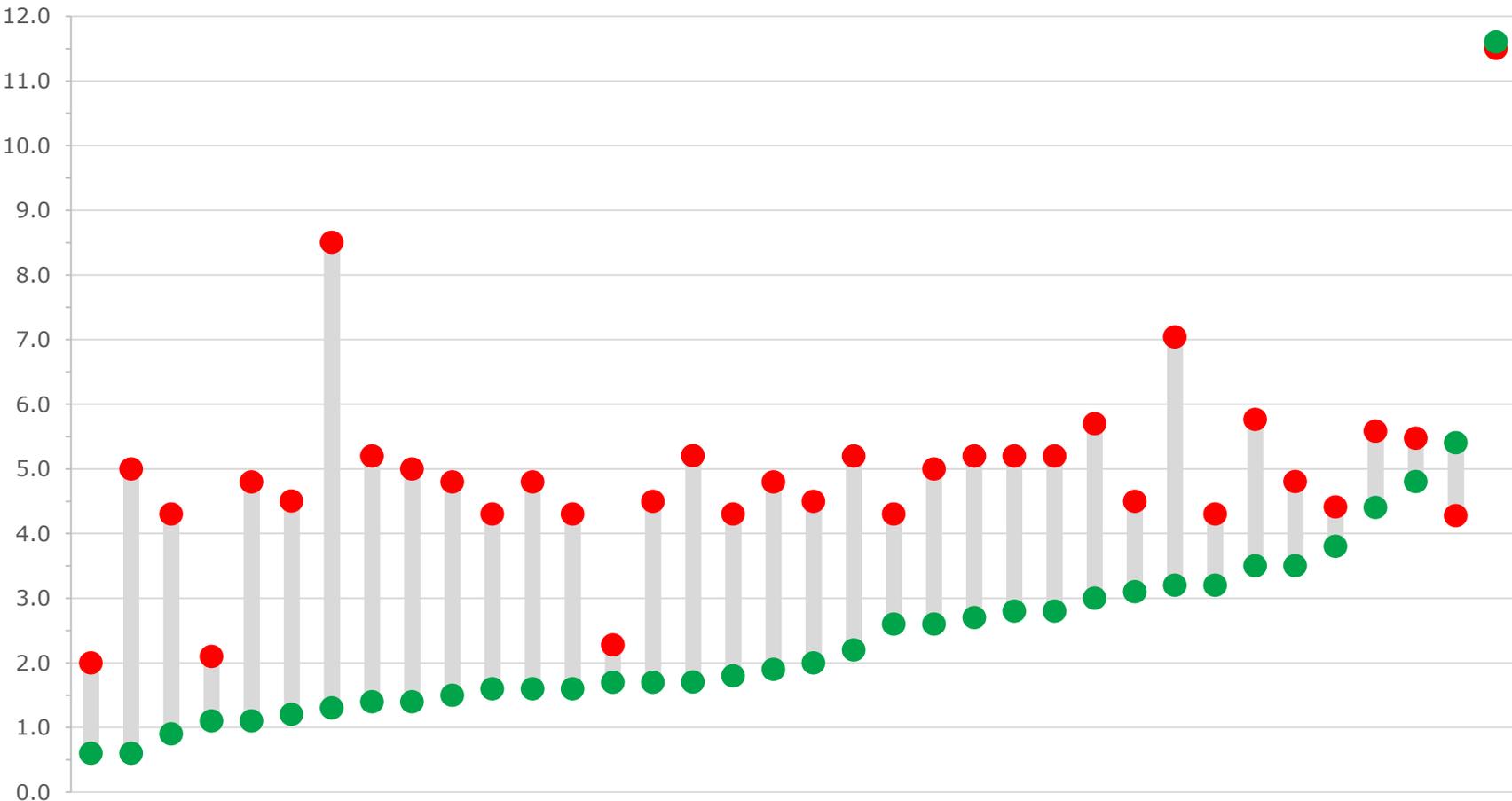
- **90%** of sites had **too much parking**
- Overall Average – **2.6 spaces/1,000 sf**
 - **Excluding outlier - 2.3 spaces/1,000**
 - **Excluding sites under 10,000 sf – 2.0 spaces/1,000 sf**
- Many retail and restaurant trips do not require parking
 - 31% - retail
 - 52% - restaurant
- For those that 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 FOR
NEW DEVELOPMENT PROJECTS



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

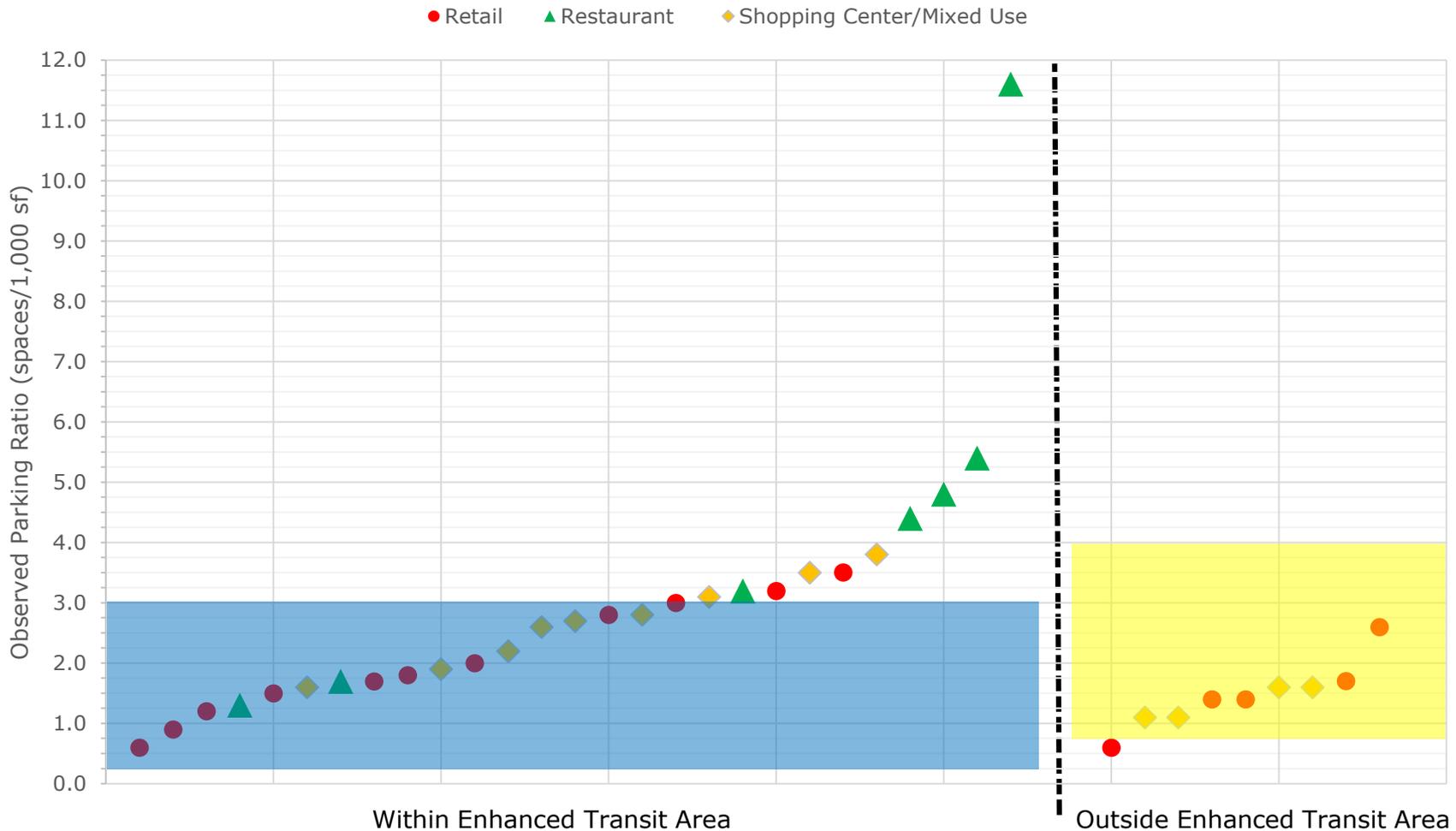
Potential Combined Ratio

Base Ratio	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	3.0
Outside Enhanced Transit Area	0.75	4.0

- 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 an option

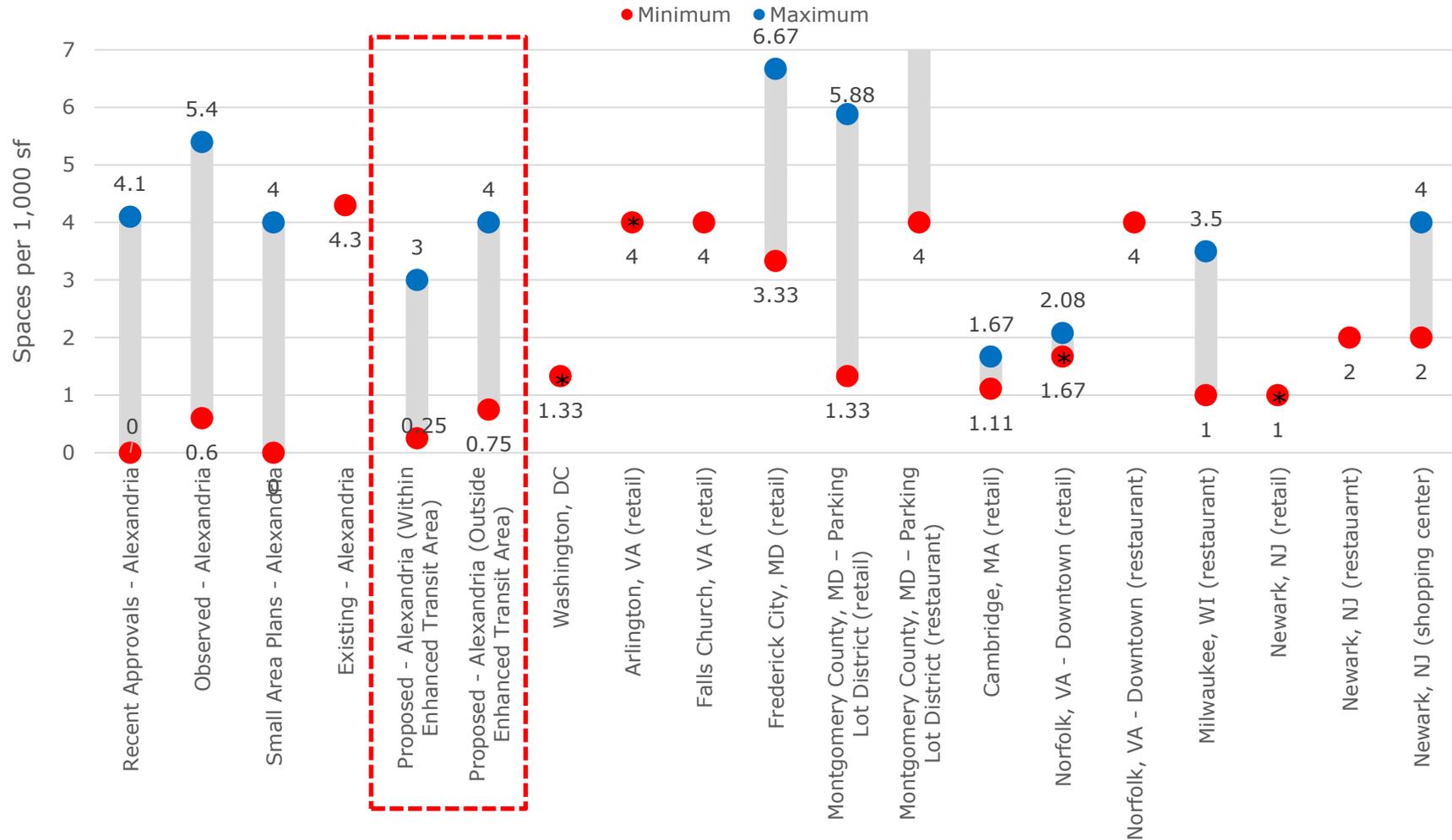
PARKING STANDARDS – RETAIL/RESTAURANT

Comparison of Survey Results and Potential Recommendation



PARKING STANDARDS – RETAIL/RESTAURANT

Comparison of Parking Requirements by Jurisdiction



* 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

	Date	Meeting Topic
Meeting #1	March 21, 2017	<ul style="list-style-type: none">▪ Parking Study Background
Meeting #2	April 18, 2017	<ul style="list-style-type: none">▪ Discuss different requirement approaches▪ Discuss overarching policies/strategies to potentially include in recommendations
Meeting #3	May 16, 2017	<ul style="list-style-type: none">▪ Data Collection findings and discussion of key factors impacting parking demand and trends▪ Start discussing options and potential recommendations for office
Meeting #4	June 20, 2017	<ul style="list-style-type: none">▪ Continue discussing options and potential recommendations for office and hotel
Meeting #5	July 18, 2017	<ul style="list-style-type: none">▪ Review Parking Map and potential office and hotel recommendations▪ Start discussing options and potential recommendations for restaurant and retail
Meeting #6	August 15, 2017	<ul style="list-style-type: none">▪ Review potential restaurant and retail recommendations
Meeting #7	September 19, 2017	<ul style="list-style-type: none">▪ Discuss shared parking approach▪ Discuss draft recommendations
Meeting #8	October 17, 2017	<ul style="list-style-type: none">▪ Finalize recommendations





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