



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

TASK FORCE MEETING #9

November 29, 2017

City Hall – Sister Cities Conference Room



AGENDA

- 7:00 PM Welcome
- 7:05 PM Public Comment
- 7:15 PM Review of Draft Recommendations
 - Enhanced Transit Map
 - Parking Requirements by Land Use
 - Parking Exemption
 - Grandfathered Parking Provision
 - Shared Parking
- 8:45 PM Public Comment
- 8:55 PM Next Steps and Adjourn



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

	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">▪ Discuss draft recommendations
Meeting #9	November 29, 2017	<ul style="list-style-type: none">▪ Finalize recommendations



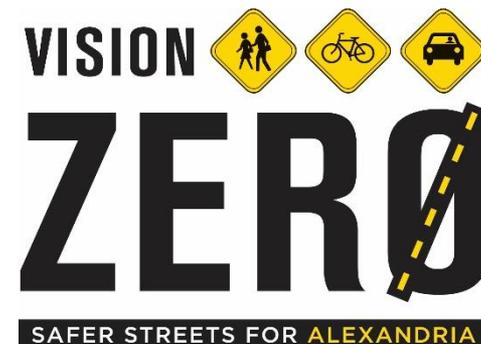


STUDY PRINCIPLES AND SUPPORTING PLANS

- Recognize that requiring too much parking has impacts:
 - Expensive for small businesses
 - More SOV driving
 - Climate change / pollution
 - Safety and 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*





OCTOBER 17TH MEETING RECAP

- Reviewed feedback from public meetings
- Discussed Shared Parking options
 - Preference for a variation of the ULI model
- Discussed Exemption options
 - Parking requirement could be waived if it was 2 spaces or less
- Parking requirement for meeting space in hotels
 - Space above 5,000 sf would be subject to the retail parking requirement



MEETING GOALS

- Make an official recommendation for the draft recommendations



PUBLIC COMMENT



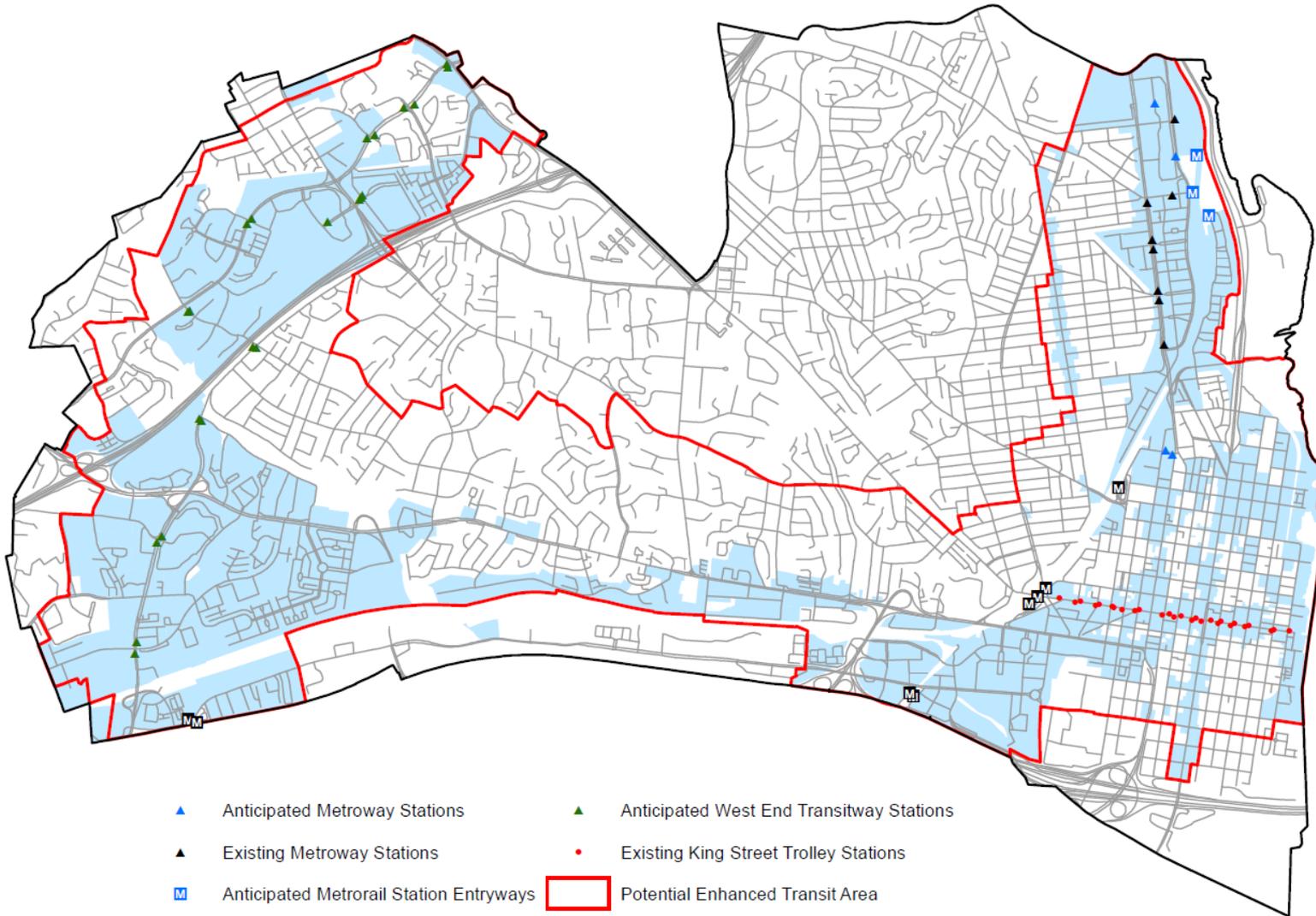
DRAFT RECOMMENDATIONS



DRAFT RECOMMENDATIONS

1. Enhanced Transit Map
2. Parking Requirements by Land Use
3. Parking Exemption
4. Grandfathered Parking Provision
5. Shared Parking

ENHANCED TRANSIT AREA MAP



- ▲ Anticipated Metroway Stations
- ▲ Existing Metroway Stations
- Anticipated Metrorail Station Entryways
- Existing Metrorail Station Entryways
- ▲ Anticipated West End Transitway Stations
- Existing King Street Trolley Stations
- Potential Enhanced Transit Area
- Commercially Zoned Properties within Enhanced Transit Area Boundary



PARKING REQUIREMENTS BY LAND USE

Location	Hotel		Office		Retail		Restaurant	
	Min	Max	Min	Max	Min	Max	Min	Max
	Per room		Per 1,000 sf		Per 1,000 sf		Per 1,000 sf	
Within Enhanced Transit Area	.2	.4	.25	1.50	.25	3.0	1.0	3.0
Beyond Enhanced Transit Area	.25	.7	.75	2.25	.75	4.0	1.0	4.0

Note: Similar to current regulations, requests to exceed the maximum or reduce the minimum would be considered through a Special Use Permit.



PARKING REQUIREMENTS BY LAND USE - HOTEL

Location	Hotel	
	Min	Max
	Per room	
Within Enhanced Transit Area	.2	.4
Beyond Enhanced Transit Area	.25	.7

- Retail/Other Commercial and Restaurant space within a hotel will be subject to the parking requirements for those uses and eligible for the parking requirement exemption.
- Hotels with more than 5,000 sf of meeting space within a hotel shall provide additional parking equal to or greater than the minimum retail requirement, up to the maximum retail requirement.



PARKING REQUIREMENTS BY LAND USE - OFFICE

Location	Office	
	Min	Max
	Per 1,000 sf	
Within Enhanced Transit Area	.25	1.50
Beyond Enhanced Transit Area	.75	2.25



PARKING REQUIREMENTS BY LAND USE - RESTAURANT

Location	Restaurant	
	Min	Max
	Per 1,000 sf	
Within Enhanced Transit Area	1.0	3.0
Beyond Enhanced Transit Area	1.0	4.0



PARKING REQUIREMENTS BY LAND USE - RETAIL

Location	Retail	
	Min	Max
	Per 1,000 sf	
Within Enhanced Transit Area	.25	3.0
Beyond Enhanced Transit Area	.75	4.0

This requirement would apply to the following uses as defined in the Zoning Ordinance:

- Retail shopping establishment
- Convenience store
- Animal care facility
- Day care center
- Personal Service Establishment
- Light assembly , service and crafts
- Massage business

Additional Discussion Needed for:

- Clinics, Medical and dental
- Amusement enterprise – indoor
- Amusement enterprise – outdoor
- Private Commercial Schools
- Theaters, Auditoriums, and Assembly Halls



PARKING REQUIREMENTS BY LAND USE - RETAIL

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- Day care center
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PARKING REQUIREMENTS BY LAND USE - RETAIL

Further discussion about including these uses (*existing parking requirement in italics*):

- Clinics, Medical and dental (*5 spaces per 1,000 sf*)
Ex: Kaiser Permanente, Urgent Care, Inova
- Amusement enterprise – indoor (*5 spaces per 1,000 sf*)
Ex: Escape Room, Bounce House, Arcade, Scramble (kid's play space)
- Amusement enterprise – outdoor (*2.5 spaces per 1,000 sf*)
Ex: Ice skating rink, pool
- Private Commercial Schools (*1 space per 2 students*)
Ex: Yoga studio, martial arts, art studio, trade school
- Theaters, Auditoriums, and Assembly Halls (*1 space per 4 seats*)



PARKING REQUIREMENTS BY LAND USE – GENERAL COMMERCIAL

- This would not apply to non-retail uses that are not specifically listed, such as:
 - Auto oriented businesses
 - Equipment and repair businesses
 - Health and Athletic Facilities
 - Garden Centers
 - Outdoor Food and Crafts Markets
 - Funeral Homes
 - Other commercial uses not otherwise defined

Current requirement is 2.5 spaces per 1,000 sf



PARKING EXEMPTION

Non-residential uses that have a parking requirement of **2 spaces or less** shall be **exempt** from providing the spaces.

- The maximum parking requirement shall apply to any parking provided.
- The exemption would be applied to individual tenant spaces with a minimum parking requirement of 2 spaces or less.

PARKING EXEMPTION - EXAMPLES

Residential building with
2,000 sf of commercial
space



No parking required because
minimum requirements are
2 spaces or less:

- Retail or office – 1 space
- Restaurant – 2 spaces

PARKING EXEMPTION - EXAMPLES

Residential building with 4,000 sf of commercial space designed as two separate 2,000 sf tenant spaces



No parking required because minimum requirements for *each tenant space* are 2 spaces or less:

- Retail or office – 1 space
- Restaurant – 2 spaces

PARKING EXEMPTION - EXAMPLES

Residential building with 4,000 sf of commercial space



No parking required for retail or office because minimum requirements is 2 spaces or less:

- Retail or office – 1 space

Parking required for restaurant because:

- Restaurant – 4 spaces

PARKING EXEMPTION - EXAMPLES

2,000 sf existing retail building converting to a restaurant



Not eligible for grandfathering since restaurant is a more intense use.

No parking required because minimum requirements is 2 spaces or less:

- Restaurant – 2 spaces



GRANDFATHERED PARKING

- Change to “Parking Exemption for Existing Buildings”
- Continue to work with Attorney’s Office to develop criteria for when this exemption is appropriate

For new non-residential uses proposed in existing buildings that previously had a similar or less intense use, no additional parking beyond what is currently provided on site shall be required.

More intense uses and expansions shall provide parking for the additional parking that is required by the change in use or expansion.



SHARED PARKING

Allow shared parking between uses on the **same lot or within ~~1,000~~ 750 feet** (as measured by a straight line with no specific barriers such as railroad tracks, Interstates, or waterways ~~the shortest, safe, unobstructed pedestrian path~~). This process would use a variation of the Urban Land Institute's (ULI) shared parking model as a basis for determining the minimum requirement for the uses sharing the parking facility.

Under this model, the parking requirement for each individual use proposed to share parking will be calculated and adjusted for each time period based on the table below. The highest parking requirement will be the minimum parking requirement for all uses sharing parking.



SHARED PARKING

Time Period	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening
Office	100%	5%	5%	5%
Hotel	80%	100%	80%	100%
Retail/ <u>Non-Retail</u>	60%	90%	100%	70%
Restaurant	50%	80%	80%	100%
Residential	60%	100%	90%	100%



SHARED PARKING - EXAMPLES

Office Building in Enhanced Transit Area with 100 spaces

- 100,000 sf of office – Minimum of 25 spaces, Maximum of 150 spaces
- 75 spaces could be available to other uses without applying shared parking formula
- Other uses using the spaces will need to show an agreement with the parking space owner/manager that allows use of their spaces

SHARED PARKING - EXAMPLES

Mixed Use Development in Enhanced Transit Area

- 100,000 sf of office – Minimum of 25 spaces, Maximum of 150 spaces
- 10,000 sf of restaurant – Minimum 10 spaces, Maximum of 30 spaces
- Total minimum requirement without shared parking – 35 spaces

Time Period	Weekday Daytime		Weekday Evening		Weekend Daytime		Weekend Evening	
	Percentage	Spaces	Percentage	Spaces	Percentage	Spaces	Percentage	Spaces
Office	100%	25	5%	2	5%	2	5%	2
Hotel	80%		100%		80%		100%	
Retail	60%		90%		100%		70%	
Restaurant	50%	5	80%	8	80%	8	100%	10
Residential	60%		100%		90%		100%	
TOTAL		30		10		10		12

- Total minimum requirement using shared parking – 30 spaces

SHARED PARKING - EXAMPLES

Mixed Use Development in Enhanced Transit Area

- 250 unit residential building – Minimum of 224 spaces*, Maximum of 280 spaces
 - Assumes 50 studios, 100 1 bed, 100 2 bed and all credits taken
- 10,000 sf of retail – Minimum 3 spaces, Maximum of 30 spaces
- Total minimum requirement without shared parking – 227 spaces

Time Period	Weekday Daytime		Weekday Evening		Weekend Daytime		Weekend Evening	
Office	100%		5%		5%		5%	
Hotel	80%		100%		80%		100%	
Retail	60%	2	90%	3	100%	3	70%	3
Restaurant	50%		80%		80%		100%	
Residential	60%	135	100%	224	90%	202	100%	224
TOTAL		137		227		205		227

- Total minimum requirement using shared parking – 227 spaces



SHARED PARKING - EXAMPLES

Mixed Use Development in Enhanced Transit Area

- 250 unit residential building – Minimum of 224 spaces*, Maximum of 280 spaces
 - Assumes 50 studios, 100 1 bed, 100 2 bed and all credits taken
- 50,000 sf of retail – Minimum 13 spaces, Maximum of 150 spaces
- Total minimum requirement without shared parking – 237 spaces

Time Period	Weekday Daytime		Weekday Evening		Weekend Daytime		Weekend Evening	
Office	100%		5%		5%		5%	
Hotel	80%		100%		80%		100%	
Retail	60%	8	90%	12	100%	13	70%	10
Restaurant	50%		80%		80%		100%	
Residential	60%	135	100%	224	90%	202	100%	224
TOTAL		143		236		215		234

- Total minimum requirement using shared parking – 236 spaces



PUBLIC COMMENT



NEXT STEPS

Transportation Commission	December 6 th
Update to City Council	December 12 th
Planning Commission Public Hearing	January 4 th
City Council Public Hearing	January 20 th



Thank you!

For more information visit
alexandriava.gov/ParkingStudies

OR contact Katye North
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