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

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting #1 March 21, 2017</td>
<td>Parking Study Background</td>
</tr>
<tr>
<td>Meeting #2 April 18, 2017</td>
<td>Discuss different requirement approaches</td>
</tr>
<tr>
<td>Meeting #3 May 16, 2017</td>
<td>Discuss overarching policies/strategies to potentially include in recommendations</td>
</tr>
<tr>
<td>Meeting #4 June 20, 2017</td>
<td>Data Collection findings and discussion of key factors impacting parking demand and trends</td>
</tr>
<tr>
<td>Meeting #5 July 18, 2017</td>
<td>Start discussing options and potential recommendations for office</td>
</tr>
<tr>
<td>Meeting #6 August 15, 2017</td>
<td>Continue discussing options and potential recommendations for office and hotel</td>
</tr>
<tr>
<td>Meeting #7 September 19, 2017</td>
<td>Review Parking Map and potential office and hotel recommendations</td>
</tr>
<tr>
<td>Meeting #8 October 17, 2017</td>
<td>Start discussing options and potential recommendations for restaurant and retail</td>
</tr>
<tr>
<td>Meeting #9 November 29, 2017</td>
<td>Review potential restaurant and retail recommendations</td>
</tr>
<tr>
<td></td>
<td>Discuss shared parking approach</td>
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<tr>
<td></td>
<td>Discuss draft recommendations</td>
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<td></td>
<td>Discuss draft recommendations</td>
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<td></td>
<td>Finalize recommendations</td>
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</tbody>
</table>
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
## Parking Requirements by Land Use

<table>
<thead>
<tr>
<th>Location</th>
<th>Hotel</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>Min</td>
<td>Max</td>
</tr>
<tr>
<td>Min Per room</td>
<td>.2</td>
<td>.4</td>
<td>.25</td>
<td>1.50</td>
</tr>
<tr>
<td>Max Per 1,000 sf</td>
<td>.25</td>
<td>1.50</td>
<td>.25</td>
<td>3.0</td>
</tr>
<tr>
<td>Per 1,000 sf Enhanced Transit Area</td>
<td>.25</td>
<td>.7</td>
<td>.75</td>
<td>2.25</td>
</tr>
<tr>
<td>Per 1,000 sf Beyond Enhanced Transit Area</td>
<td>.75</td>
<td>2.25</td>
<td>.75</td>
<td>4.0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
</tr>
<tr>
<td>Within Enhanced Transit Area</td>
<td>.2</td>
</tr>
<tr>
<td>Beyond Enhanced Transit Area</td>
<td>.25</td>
</tr>
</tbody>
</table>

- 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

<table>
<thead>
<tr>
<th>Location</th>
<th>Office</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>Per 1,000 sf</td>
</tr>
<tr>
<td><strong>Within Enhanced Transit Area</strong></td>
<td>.25</td>
<td>1.50</td>
<td></td>
</tr>
<tr>
<td><strong>Beyond Enhanced Transit Area</strong></td>
<td>.75</td>
<td>2.25</td>
<td></td>
</tr>
</tbody>
</table>
# Parking Requirements by Land Use - Restaurant

<table>
<thead>
<tr>
<th>Location</th>
<th>Min</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within</strong> Enhanced Transit Area</td>
<td>1.0</td>
<td>3.0</td>
</tr>
<tr>
<td><strong>Beyond</strong> Enhanced Transit Area</td>
<td>1.0</td>
<td>4.0</td>
</tr>
</tbody>
</table>
# Parking Requirements by Land Use - Retail

<table>
<thead>
<tr>
<th>Location</th>
<th>Retail</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>Per 1,000 sf</td>
</tr>
<tr>
<td><strong>Within Enhanced Transit Area</strong></td>
<td>.25</td>
<td>3.0</td>
<td></td>
</tr>
<tr>
<td><strong>Beyond Enhanced Transit Area</strong></td>
<td>.75</td>
<td>4.0</td>
<td></td>
</tr>
</tbody>
</table>

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
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
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 STANDARDS FOR NEW DEVELOPMENT PROJECTS

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

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Weekday Daytime</th>
<th>Weekday Evening</th>
<th>Weekend Daytime</th>
<th>Weekend Evening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>100%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Hotel</td>
<td>80%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Retail/Non-Retail</td>
<td>60%</td>
<td>90%</td>
<td>100%</td>
<td>70%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50%</td>
<td>80%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Residential</td>
<td>60%</td>
<td>100%</td>
<td>90%</td>
<td>100%</td>
</tr>
</tbody>
</table>
**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

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Weekday Daytime</th>
<th>Weekday Evening</th>
<th>Weekend Daytime</th>
<th>Weekend Evening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>100%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Hotel</td>
<td>80%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Retail</td>
<td>60%</td>
<td>90%</td>
<td>100%</td>
<td>70%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50%</td>
<td>80%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Residential</td>
<td>60%</td>
<td>100%</td>
<td>90%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>30</strong></td>
<td><strong>10</strong></td>
<td><strong>10</strong></td>
<td><strong>12</strong></td>
</tr>
</tbody>
</table>

- 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

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Weekday Daytime</th>
<th>Weekday Evening</th>
<th>Weekend Daytime</th>
<th>Weekend Evening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>100%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Hotel</td>
<td>80%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Retail</td>
<td>60% 2</td>
<td>90% 3</td>
<td>100% 3</td>
<td>70% 3</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50% 80%</td>
<td></td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Residential</td>
<td>60% 135</td>
<td>100% 224</td>
<td>90% 202</td>
<td>100% 224</td>
</tr>
<tr>
<td>TOTAL</td>
<td>137</td>
<td>227</td>
<td>205</td>
<td>227</td>
</tr>
</tbody>
</table>

• 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
- Total minimum requirement using shared parking – 236 spaces

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Weekday Daytime</th>
<th>Weekday Evening</th>
<th>Weekend Daytime</th>
<th>Weekend Evening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>100%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Hotel</td>
<td>80%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td>Retail</td>
<td>60% 8</td>
<td>90% 12</td>
<td>100% 13</td>
<td>70% 10</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50% 80%</td>
<td></td>
<td>80% 100%</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>60% 135</td>
<td>100% 224</td>
<td>90% 202</td>
<td>100% 224</td>
</tr>
<tr>
<td>TOTAL</td>
<td><strong>143</strong></td>
<td><strong>236</strong></td>
<td><strong>215</strong></td>
<td><strong>234</strong></td>
</tr>
</tbody>
</table>

- Total minimum requirement using shared parking – 236 spaces
Next Steps

Transportation Commission  December 6\textsuperscript{th}

Update to City Council  December 12\textsuperscript{th}

Planning Commission  January 4\textsuperscript{th}

Public Hearing

City Council Public Hearing  January 20\textsuperscript{th}
Thank you!

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