Right-Sizing Commercial Parking Standards

City Council Public Hearing

January 20, 2018

PURPOSE

Amendment to the Zoning Ordinance to right-size the parking requirements for commercial uses while supporting City policies and plans.

Why right-size parking requirements?

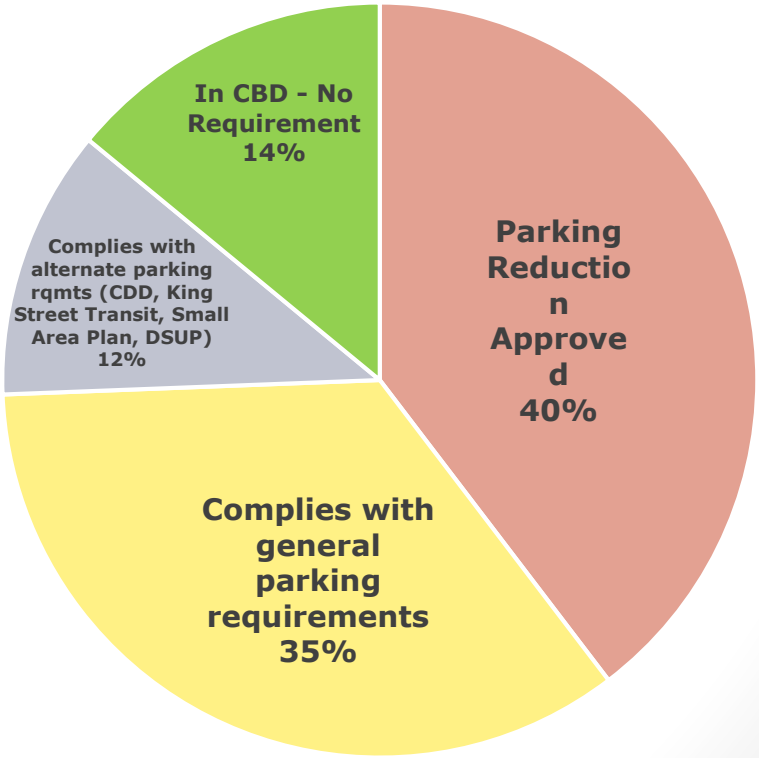
Current standards are more than 50 years old

The last comprehensive update was **1963**

Piecemeal updates have occurred since then including:

- Central Business District (1980s)
- Mount Vernon Overlay District (2005)
- Small Area Plans (2003 – 2017)

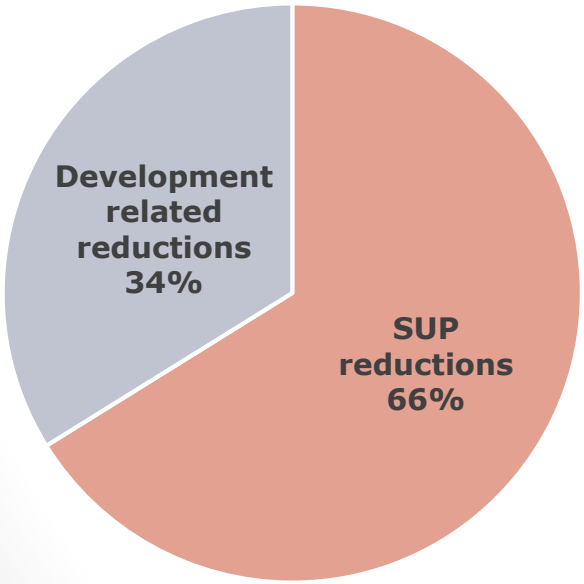
Parking for Commercial Cases (Oct 2012-Sept 2017)



Why right-size parking requirements?

Support Small Businesses

Approved Parking Reductions for Commercial Cases (Oct 2012-Sept 2017)



2015 Small Business zoning amendment did not change parking requirements

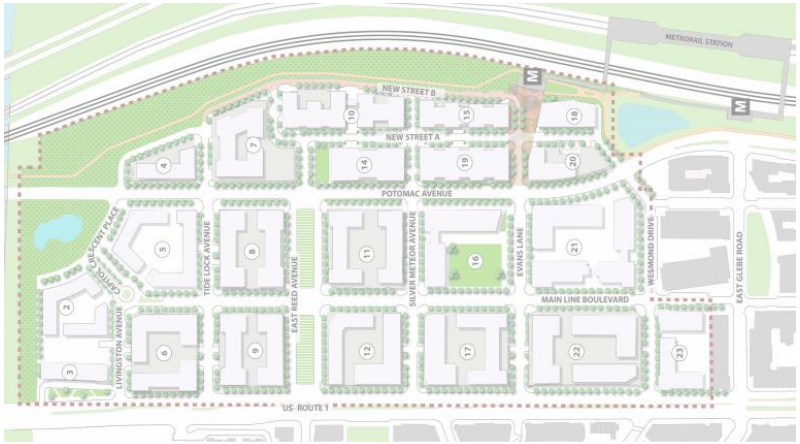
Businesses not meeting the parking requirements have to:

- Build new parking ($$$)
- Lease off-site parking ($$$)
- Request a reduction (time and $$$)

Existing restaurants and commercial schools who do well and want to expand have to find more parking

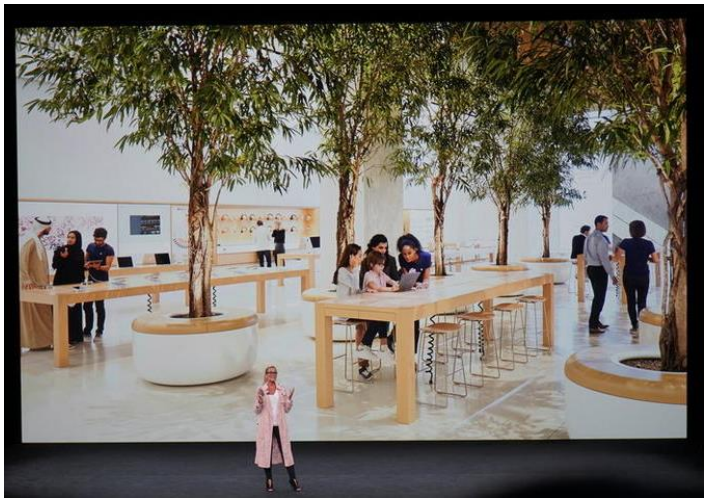
Why right-size parking requirements?

Encourage more attractive and pedestrian oriented development



Why right-size parking requirements?

Changing trends and new technology

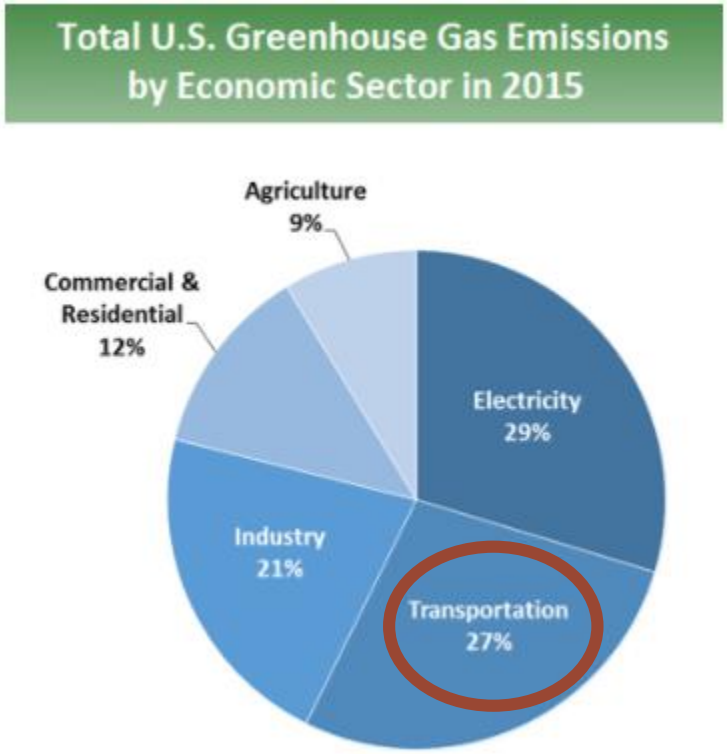


amazon

UBER

Why right-size parking requirements?

Lessen the environmental impacts of parking

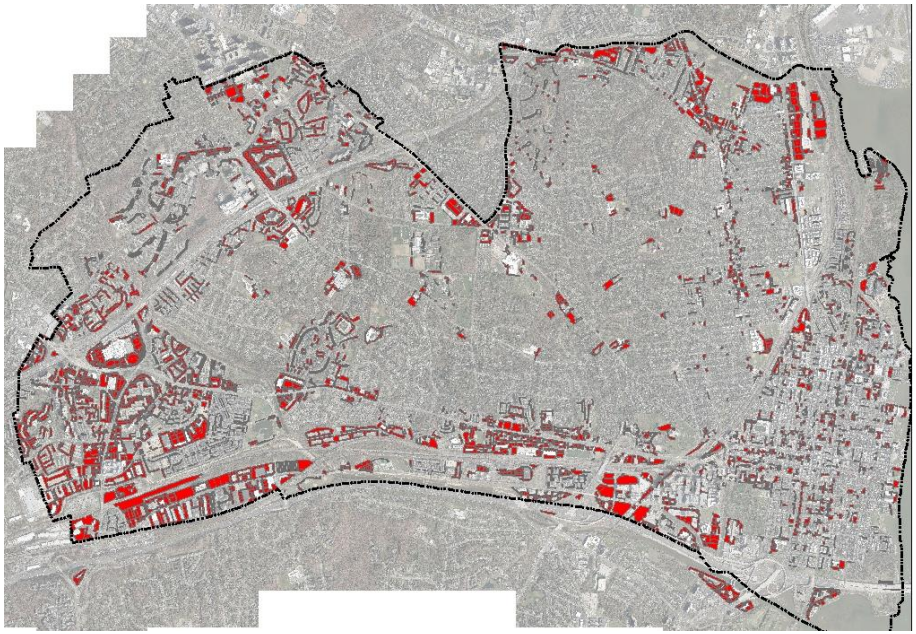


ECO-CITY ALEXANDRIA
environment | economy | community

Why right-size parking requirements?

Off-street supply has not solved on-street parking concerns

- **10%** of the City is covered by a surface parking lot
- **39%** of the parking spaces surveyed were vacant at peak hours
- Most retail and restaurant patrons surveyed preferred to **park on the street**



PROCESS

Monthly Task Force Meetings
- Data Review and Analysis
- Consideration of Public Input
- Development of Recommendations

Kick-off Event with Todd Litman

Data Collection
- Parking demand surveys at 60 sites
- Travel surveys at 22 sites

Stakeholder Updates and Open House
- Chamber of Commerce
- Bike/Ped Advisory Committee
- NAIOP
- Env Policy Comm
- Alex Business Associations
- Federation of Civic Associations
- Traffic and Parking Board
- Restaurant Association

Public Hearings
- Trans. Commission
- Planning Commission
- City Council

FEB 2017 | MAR 2017 | MAY 2017 | SEPT 2017 | NOV 2017 | DEC 2017 JAN 2018

Proposed Text Amendment

1. Creation of the Enhanced Transit Map

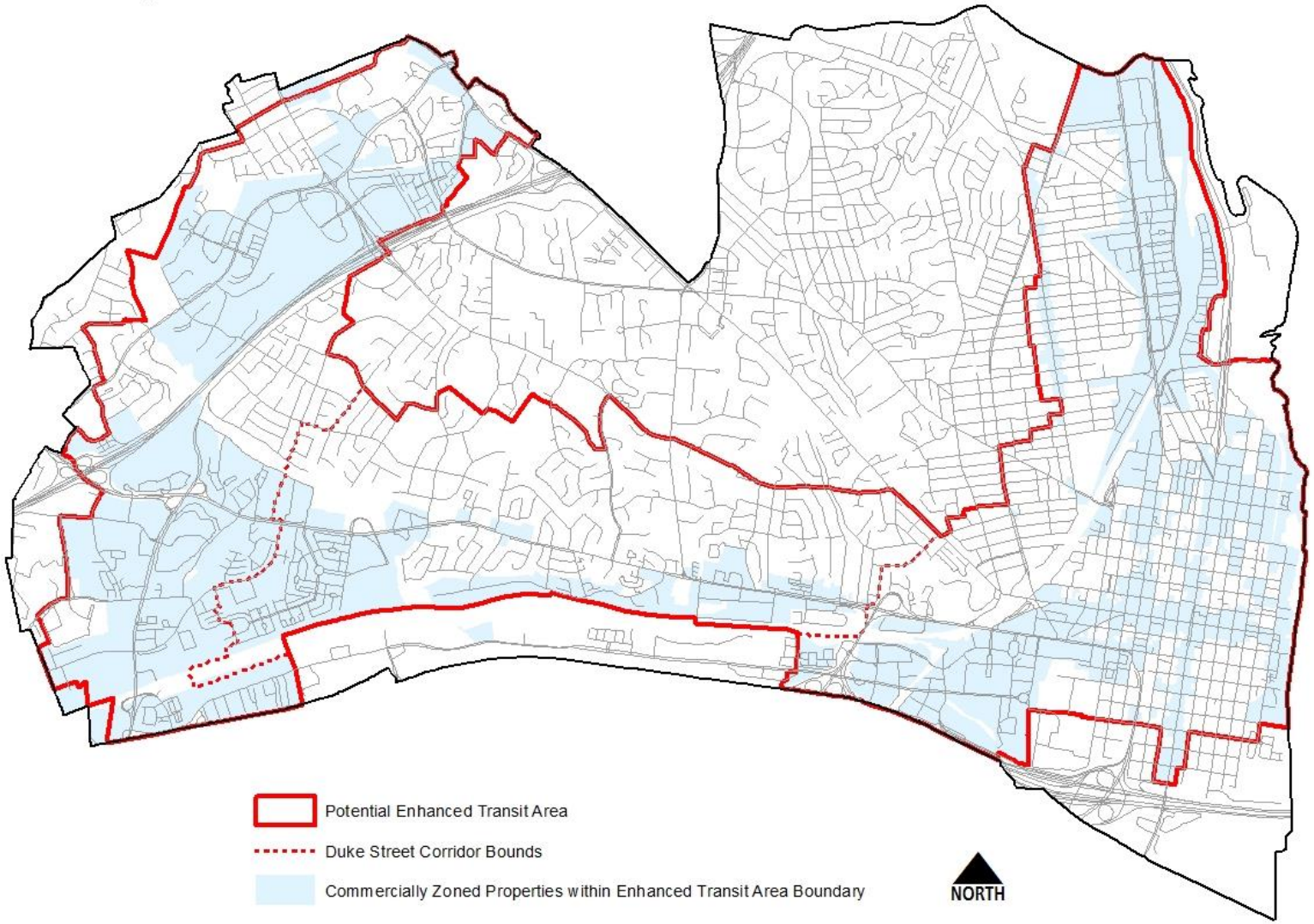
2. Updated Parking Requirements for:
   - Hotel
   - Office
   - Retail
   - Restaurant

3. Parking Exemption

4. Shared Parking

1. Proposed Text Amendment

Enhanced Transit Area map



2. Proposed Text Amendment
Right-sized Parking Requirements

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.

3. Proposed Text Amendment
Parking Exemption

Exemption
- Non-residential uses
- 2 spaces or less requirement
- ➢ Exempt from parking requirement

Currently, small businesses without on-site parking:
- Build new parking ($$$)
  - Often impossible in existing buildings
- Lease off-site parking ($$$)
  - Often not used by customers
- Request a reduction (time and $$$)
  - Usually approved by CC
- Choose new building over existing buildings

Under Exemption
- Small businesses allowed to open in small spaces without special approval

Examples:
- 2,000 sf restaurant
- 8,000 sf retail within the Enhanced Transit Area
- 2,667 sf retail beyond the Enhanced Transit Area

4. Proposed Text Amendment
Shared Parking

- Adopt a variation of a shared parking model used in other jurisdictions that adjusts the parking requirement when two or more uses are sharing parking

- Allow **shared parking for** uses within 1,000 feet

Recommendation

Recommend **APPROVAL** of the proposed text amendment to right-size commercial parking standards