

Parking Standards for New Development Projects

Phase 1: Multi-family Residential

Right-sizing the City's Parking Regulations

Task Force Meeting #5
March 12, 2015



Agenda

- Feedback from Work Sessions; NAIOP
- Community Benefits From Private Development
- Revised Draft Recommendations
- Implementation
- Task Force Discussion
- Updates to Walkshed Map & Walkability Index
- Public Questions and Comments
- Task Force Final Recommendation
- Next Steps



Planning Commission & Transportation Commission Comments

- Supportive of overall proposal
- Provide clear language for distance measure and Walkshed map
- Ensure that base parking ratios include buffer for practical capacity
- Define process for future parking modification requests (above/below)
- Determine whether cost savings can be translated into community benefits



City Council Comments

- Determine how developer cost savings can be translated into community benefits
- Concern regarding loss of City Council oversight of parking reductions
- Provide information on current developer contributions
- Ensure that visitor parking is sufficient
- Study on-street parking management
- Improve the design of garages



NAIOP Comments

- Present recommendations simply
- Remove the 5% discretionary credit but permit developers to apply for it via Special Use Permit process; and require a mitigation impact component
- Revise the affordable housing recommendation to make it more clear and consider removing optional credits

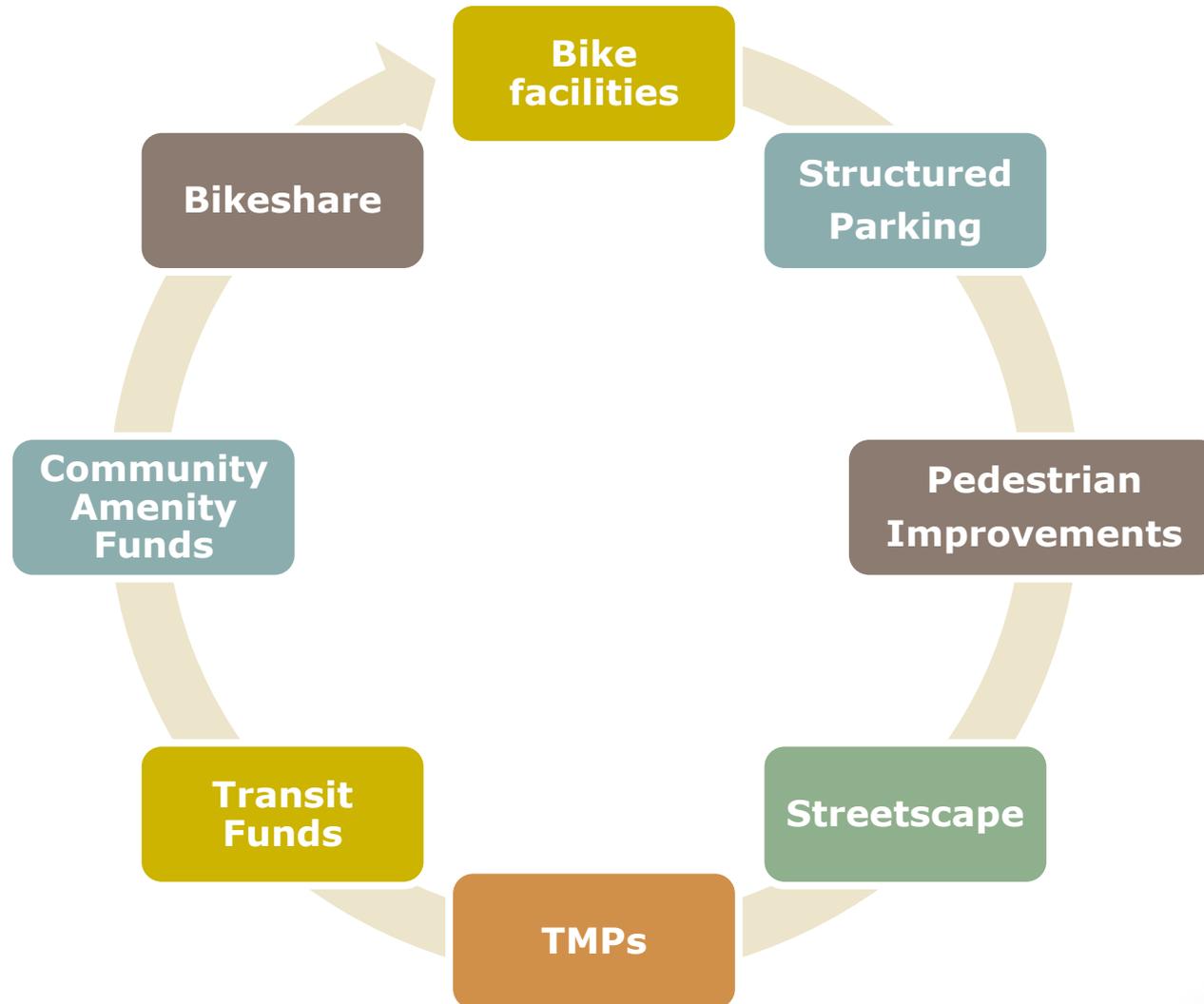
Response to Feedback

- Recommendations are presented more clearly
- Identified and provided a method for developers to seek parking modifications
- Confirmed that base ratios include a buffer for practical capacity and provide for visitor parking
- Visitor parking will be required to be identified in Parking Management Plan

Response to Feedback

- Affordable Housing recommendation was simplified
- Considered how community benefits could be captured through this process
- Reviewed existing community benefits acquired through private development
- Provided a mechanism for mitigation to be required to address impacts of future parking modifications
 - Removed the 5% “discretionary” credit from the available deductions

Standard Community Benefits from Development Projects



Market-Rate Housing Recommendation



PROJECT LOCATION	BASE PARKING RATIO
Within 0.5 mile Metro Station Walkshed	0.8 space/bedroom
Outside of 0.5 mile of Metro Station Walkshed	1 space/bedroom



Market-Rate Housing Recommendation: Possible Deductions

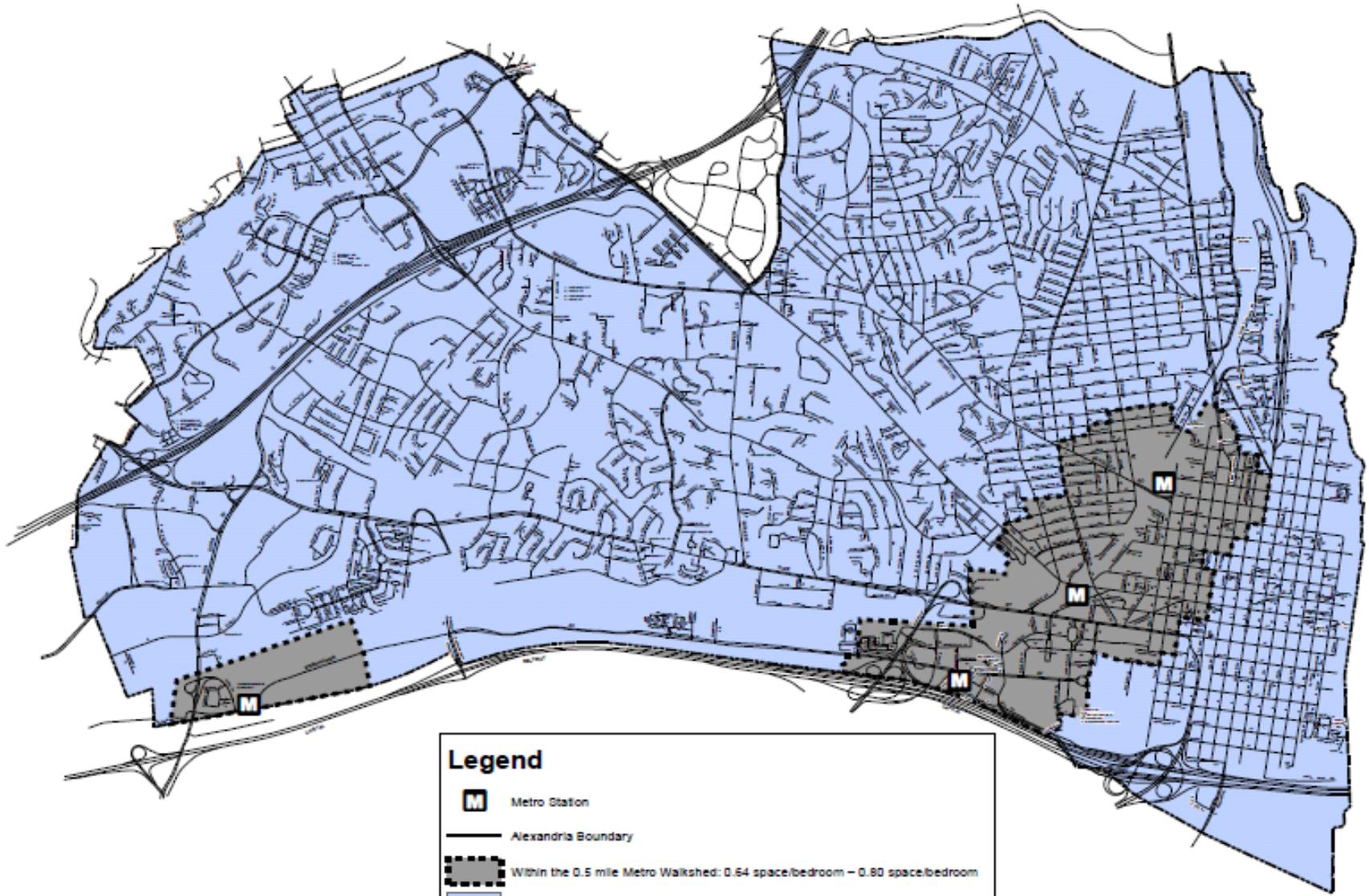
- Located within ½ mile of BRT Stop: 10%
- Located within ¼ mile of 4 or More Bus Routes: 5%
- Walkability Index Score of Very High or High: 10% or 5%
- 20% or More of the Units are Studio Units: 5%

Notes:

- Developments may request more or less parking via the Special Use Permit process
- BRT credits only available for projects outside the Metrorail Station Walkshed



Draft Market-Rate Multi-Family Housing Parking Ratios: Location Specific



Legend



Metro Station

— Alexandria Boundary



Within the 0.5 mile Metro Walkshed: 0.64 space/bedroom – 0.80 space/bedroom



Outside the 0.5 mile Metro Walkshed: 0.70 space/bedroom – 1.0 space/bedroom

0 0.25 0.5 Miles

Affordable Housing Recommendation



INCOME SERVED	BASE PARKING RATIO
Units at 60% Average Median Income	.75 space/unit
Units at 50% Average Median Income	.65 space/unit
Units at 30% Average Median Income	.50 space/unit



Affordable Housing Recommendation: Possible Deductions

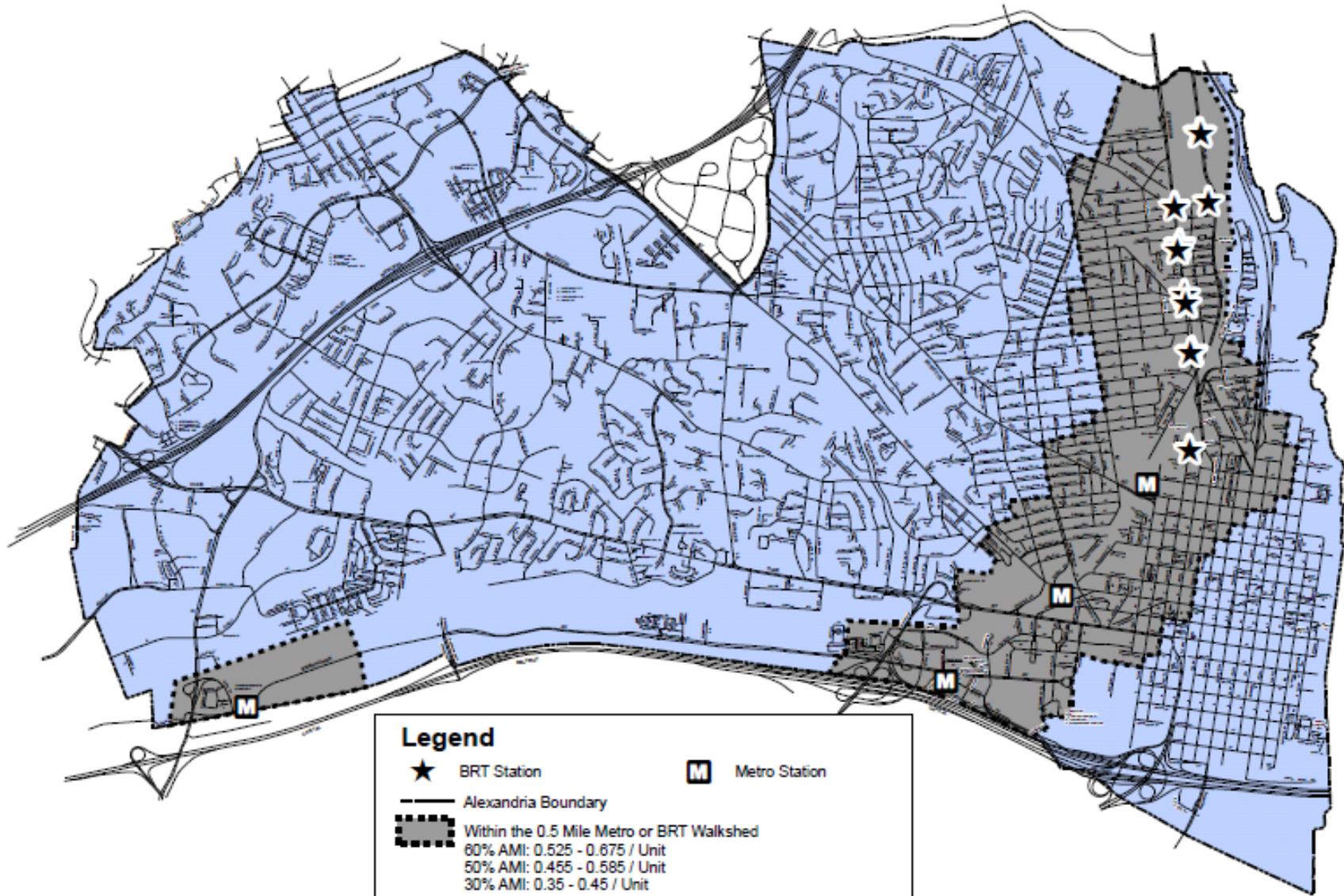
- Located within ½ mile of Metro Station or BRT Stop: 10%
- Located within ¼ mile of 4 or More Bus Routes: 5%
- Walkability Index Score of Very High or High: 10% or 5%
- 20% or More of the Units are Studio Units: 5%

Notes:

- Developments may request more or less parking via the Special Use Permit process



Draft Affordable Multi-Family Housing Parking Ratios: Location and Income Specific



Legend

- ★ BRT Station
- M Metro Station
- Alexandria Boundary
- ▤ Within the 0.5 Mile Metro or BRT Walkshed
 - 60% AMI: 0.525 - 0.675 / Unit
 - 50% AMI: 0.455 - 0.585 / Unit
 - 30% AMI: 0.35 - 0.45 / Unit
- Outside the 0.5 mile Metro or BRT Walkshed
 - 60% AMI: 0.60 - 0.75 / Unit
 - 50% AMI: 0.52 - 0.65 / Unit
 - 30% AMI: 0.40 - 0.50 / Unit

0 0.25 0.5 Miles

Implementation Options

- Draft Recommendations enacted as new *City Regulation by text amendment to the Zoning Ordinance*
- Draft Recommendations enacted as a *City Policy*

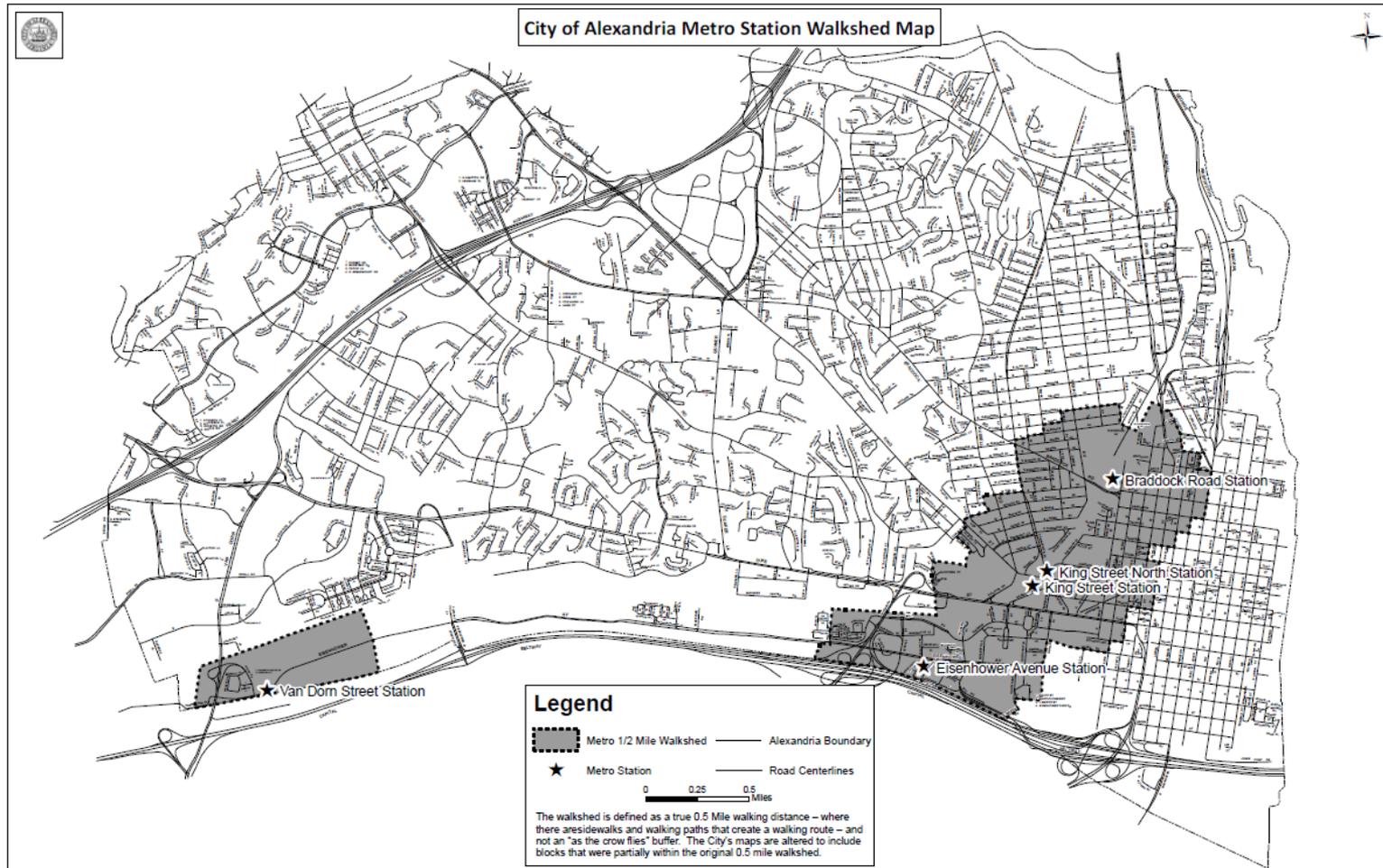


Task Force Discussion

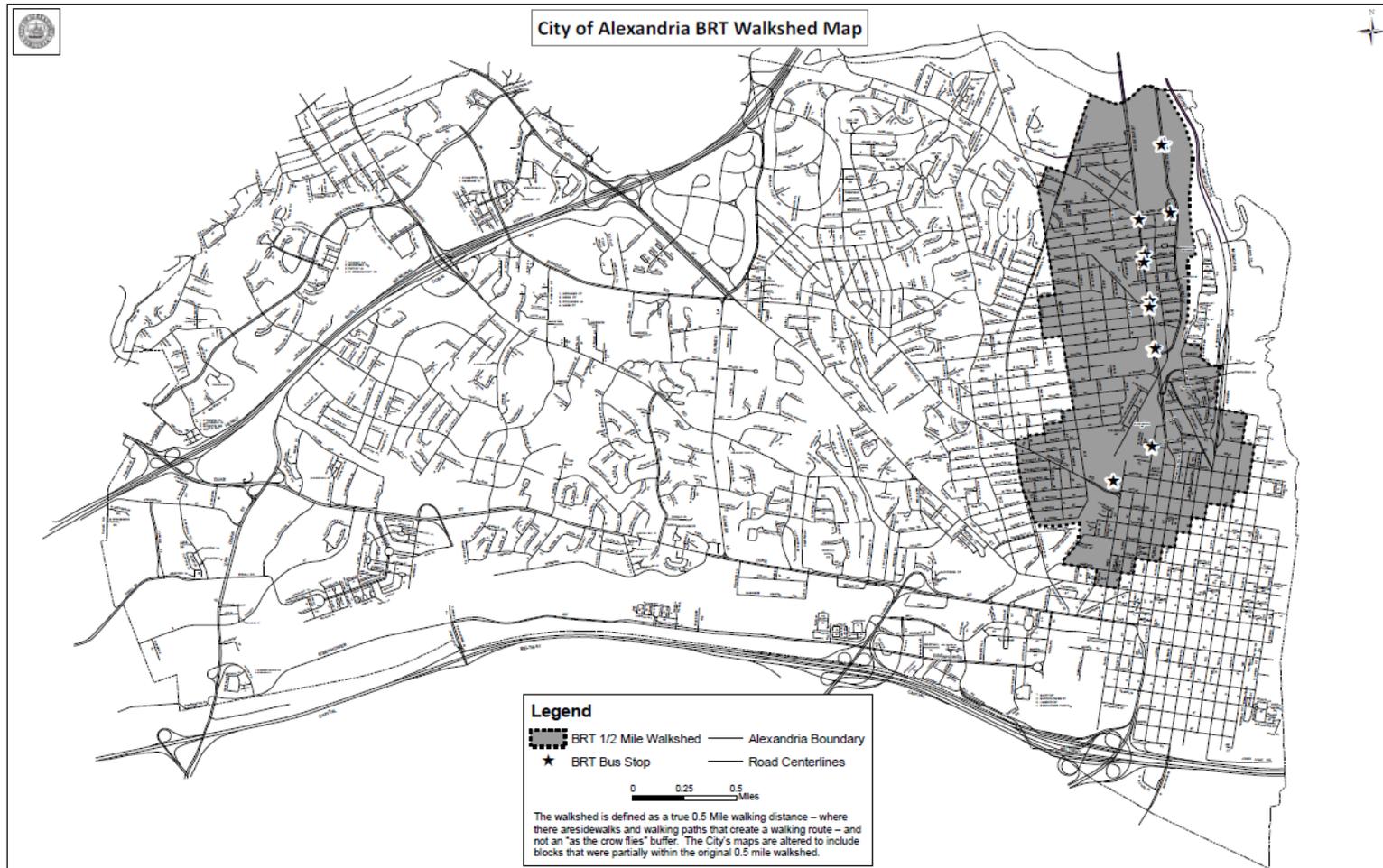
Additional Updates

- Walkshed Maps
- Walkability Index
- Guiding Document

Metro Station Walkshed Map



BRT Stop Walkshed Map



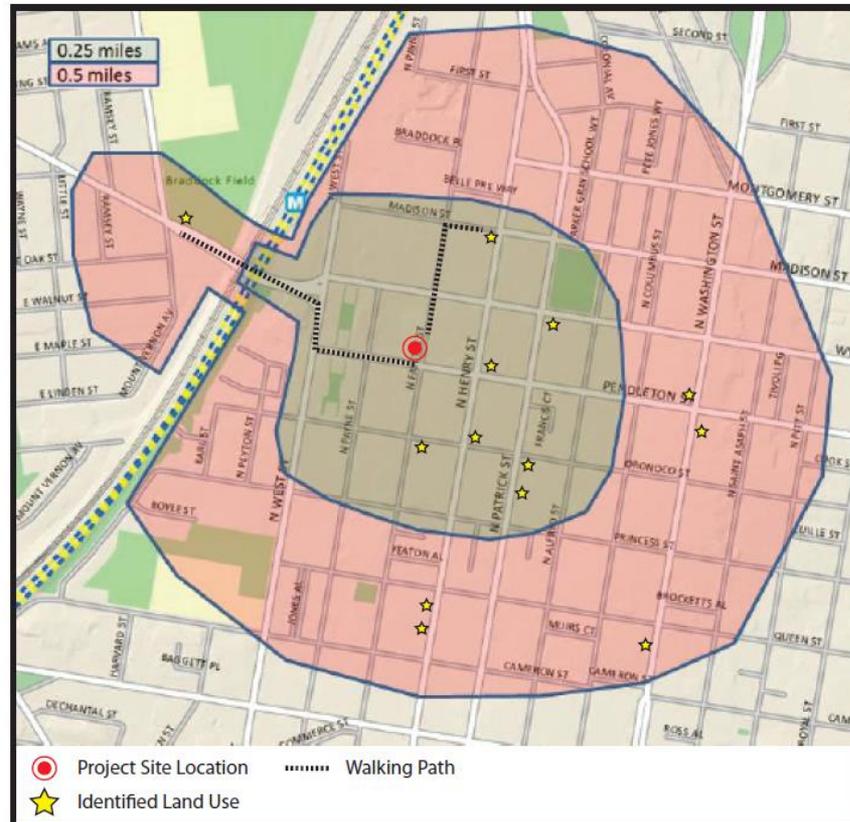
Walkability Index

- **Performance-based criterion**; walkability drivers
- Measures pedestrian access to **diverse** land uses
- Utilizes **walking distance**
- Routes must feature adequate facilities
- **0.25 & 0.5 mile** thresholds
- **Walkscore** 100's Point System and **LEED's** rigorous methodology

TABLE: USE TYPES & CATEGORIES				
Category	Max. Points	Use or Service Type	0.25 mi. or less	0.25 - 0.5 mi.
Food Retail	15	Supermarket or grocery with produce section (min. 5,000 gross square footage)	15	5
Community-serving retail	20	Convenience Store	7	3
		Farmers Market (min. 9 months per year)	5	-
		Hardware store	5	-
		Pharmacy	10	5
		Other retail	3	-
Services	20	Bank (not ATM)	5	-
		Family entertainment venue (e.g. theater, sports)	5	-
		Gym, health club, exercise studio	5	-
		Hair care	3	-
		Laundry, dry cleaner	5	-
		Restaurant, café, diner (excluding those with only drive-thru only service)*	5	5
		Civic and community facilities	35	Adult or senior care (licensed)
Child care (licensed)	3	-		
Cultural arts facility (museum, performing arts)	5	-		
Education facility (e.g. K-12 school)	10	5		
Education facility (e.g. university, adult education center, vocational school, community college)	5	-		
Government office that serves public on-site	3	-		
Medical clinic or office that treats patients	3	-		
Place of worship	5	-		
Police or fire station	3	-		
Post office	5	-		
Public library	5	-		
Public park	10	5		
Social services center	3	-		
Community anchor uses	10	Business office (100 or more FTE)	10	5

Walkability Index – Sample Map

- Shows multi-family building
- Identifies uses (schools, retail, office buildings, etc.)
- Illustrates walkshed or walking route
- Includes scale or distance measure
- Easily replicable
- Easily verifiable
- Google map, Yelp map, GIS, etc.



Asher Apts.
(For Illustrative Purposes Only)

Guiding Document: User's Guide to Applying New Standards

Parking Standards for Multi-Family Residential Development Projects
Guiding Document



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Public Questions and Comments



Task Force Final Recommendation



Next Steps

DATE	TASK/MEETING
March 18	Transportation Commission Public Hearing to consider Draft Parking Recommendations
April 7	Planning Commission to consider Draft Parking Recommendations
April 14, 18	City Council Legislative Session and Public Hearing to consider Draft Parking Recommendations



For additional information about the study,
visit: www.alexandriava.gov/parkingstudies or contact Brandi Collins,
Project Manager, P&Z, brandi.collins@alexandriava.gov