

GLOSSARY of FREQUENTLY USED TERMS

Demand-Based Parking Ratio (Residential): Ratio of the number of on-site occupied parking spaces to the number of dwelling units

Density: The average number of housing units, square feet of office, etc., per unit of land; density is usually expressed “per acre”. Density is managed by establishing the amount of development on a piece of land through zoning which has specific restrictions, e.g., use; height; minimum lot-size requirements; floor area ratio; and setback and yard requirements

Development Special Use Permit (DSUP): A form of special approval for development projects that do not comply with the existing land use and zoning requirements

Fee for Parking: The amount of money that a property’s management charges for on-site parking

In-Lieu Fees: Fees paid by developers to fund public parking facilities as a substitute for private, off-street parking serving a single destination

Long-Term Parking: Parking spaces intended for 4 hours or more of use

Mixed-Use Zoning: Zoning which permits a combination of land uses within a single development or parcel of land. Many zoning districts specify permitted combinations of uses, for example, residential and office/commercial.

Off-Street Parking: Parking spaces not located in Public Right of Way

On-Street Parking: Parking spaces located in the Public Right of Way; and usually parallel to the curb

Parking Demand: The amount of parking that is used at a particular time, place, and price; Parking demand is affected by vehicle ownership, trip rates, mode split, duration (how long motorists park), geographic location (i.e., downtown, regional town center or suburban), the quality of travel alternatives, type of trip (work, shopping, recreational), fuel cost, road pricing, and other factors

Parking Management: Policies, programs, and tools that can result in a more efficient use of parking resources by encouraging travelers to use travel modes other than driving single-occupancy-vehicles

Parking Maximums: An upper limit placed on the amount of parking allowed, either at individual sites or throughout an area

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Parking Minimums: A lower limit placed on supply of parking allowed, either at individual sites or throughout an area

Parking Occupancy: Number of parking spaces utilized at a particular location and time

Parking Ratio: A measurement that indicates the relationship between the number of parking spaces and a land use (e.g. square footage, number of seats in a venue, bedrooms)

Per Bedroom Parking Ratio: Ratio of the number of occupied on-site parking spaces to the number of bedrooms

Provided Parking Ratio (Residential): Ratio of the number of existing on-site parking spaces to the number of dwelling units

Right-Sized Parking: Right-size parking refers to striking a balance between existing supply and market demand while minimizing spillover effects in surrounding neighborhoods

Shared Parking: The practice of using parking spaces or facilities to serve multiple users to increase efficiency, taking advantage of different peak time hours for different users

Small Area Plan: A visionary guidance document in the City of Alexandria which establishes a long-term (20 to 30-year) vision and framework for the future infrastructure, land use, open space, affordable housing for an area of the city; and is also intended as a guide for public and private investment

Transportation Demand Management (TDM): General term for various strategies and policies to increase the overall efficiency of the transportation system by encouraging travelers to use travel modes other than driving single-occupancy-vehicles and shifting auto trips out of peak travel periods

Transportation Management Plan (TMP): Transportation Management Plans are developed to off-set the traffic impact of new developments; in Alexandria, development projects which meet certain size requirements must submit a special use permit application which must include a traffic impact analysis and a transportation management plan; a TMP fund is established to finance transportation strategies designed to induce people to use modes of transportation other than the single occupancy vehicle; examples include shuttle bus service, registration fees for car sharing, bus shelter maintenance, bicycle lockers and parking facilities

Unbundled Parking: Parking spaces that are rented or sold separately from building space

Walk Score: A walkability index based on walking routes from a location to various neighborhood amenities including grocery stores, schools, parks, transit, restaurants, and other neighborhood retail; locations with amenities located within a .25 mile walk are given the maximum number of points

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