

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 21, 2014

TO: MEMBERS OF THE TRANSPORTATION COMMISSION

FROM: SANDRA MARKS, ACTING DEPUTY DIRECTOR, T&ES

SUBJECT: AGENDA ITEM #5 – UPDATE ON THE PARKING STANDARDS FOR NEW DEVELOPMENTS STUDY

ISSUE: Update on the Parking Standards for New Developments Study

RECOMMENDATION: That the Transportation Commission (Commission) receive the update.

DISCUSSION: At the direction of City Council staff is in the process of conducting a parking study to review the City's parking standards for new development which have not been updated since 1992.

The purpose of the study is to evaluate existing City parking standards in light of current demand and to propose revised parking standards for new development. The project will be conducted in two phases with the first phase, residential development study already underway. An evaluation of the parking standards for new retail, commercial, and office development will be Phase II of this study. New residential development was chosen as the first phase, since that is where significant development pressures are occurring in the City, and is expected to continue as the key development demand for the next few years.

The study includes conducting an existing parking occupancy survey to determine peak residential parking utilization at 17 residential developments selected based on their proximity to a Metrorail station. Staff also collected data on other factors affecting parking demand including the distance to a Metrorail station, its walk score, transit accessibility, availability of on-street parking, and car ownership, etc. In addition, as a part of the data collection, staff researched national and regional best practices, looking at local and national parking trends and policies. The data collection was completed in December 2013.

In January 2014, the City Council established an Advisory Task Force (Task Force) to assist and support City staff in communicating the efforts, outcomes, and directives of the citywide parking study by reporting back to the commissions, boards, and groups that they represent; in addition to the Alexandria Community at-large. The primary role of the Task Force is to provide input to City staff on revisions to the City's parking standards for new development projects and develop consensus (to the degree possible) on recommendations for parking standards for new development projects.

To date, the Task Force attended a public discussion panel organized by City Staff in March

2014, and held its first public meeting on April 9, 2014. During the first Task Force meeting staff presented background information on the parking study and the City’s overall parking policies and initiatives.

At the second meeting staff presented data collection results and shared some initial findings/recommendations with the group. The future Task Force meeting dates and topics are listed below:

PROJECT MEETING SCHEDULE

DATE	EVENT TYPE	TOPIC
<i>March 31</i>	<i>Expert Panel Event</i>	<i>Right-Sized Parking</i>
<i>April 9</i>	<i>Parking Study Task Force Public Meeting #1</i>	<i>Parking Study Process, Task Force, Background, Alexandria existing parking policies, and practices</i>
May 14	Parking Study Task Force Public Meeting #2	Share findings of data collection, initial discussion of key factors impacting parking demand
June 11	Parking Study Task Force Public Meeting #3	Best practices in local and national jurisdictions, options and alternatives
<i>July 16</i>	<i>TENTATIVE WORKING MEETING</i>	
September 10	Parking Study Task Force Public Meeting #4	Discuss/refine initial recommendations
October 2014	Work Sessions (PC, TC & CC)	Discussion of parking ratios and text amendment
January 2015	Public Hearings (PC , TC & CC)	Consideration of parking ratios and text amendment