

PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT PROJECTS
New Multifamily Development Projects
Project Background and Scope

Background

The City of Alexandria has initiated a study to update its parking standards. Since the 1960s when the current parking standards were developed, opportunities for alternate modes of travel have increased and single-occupancy auto travel has decreased. Per household car ownership is declining. Constructing and maintaining parking is expensive and, as studies have shown, often is not fully utilized. The financial and physical resources directed for parking could be reallocated to provide necessary and desirable amenities that serve the public.

Recent small area plans have addressed the problem by establishing lower parking ratios than those in the Zoning Ordinance. However, some individual development projects that propose reasonable parking ratios (lower than those required by the Zoning Ordinance) must gain approval by a special use permit. Over the last decade, 36 percent of all multifamily residential developments have applied for, and received, parking reductions. This project has conducted analysis and research to develop new parking standards for new multifamily residential development projects. Table 1 below provides an status on the milestones included in the project scope.

Project Scope

Status

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| ▪ Inventory of current standards | ✓ Complete |
| ▪ Review previous parking studies and summarize data presented for comparable sites | ✓ Complete |
| ▪ List of all recently approved parking ratios by location by development and recently approved small area plans | ✓ Complete |
| ▪ Assess of parking supply and utilization in existing development projects along with an assessment of factors influencing parking demand, such as proximity to Metro/ mass transit/ carshare/bikeshare, neighborhood services such as grocery store, schools, etc., and the walkability of the neighborhood | ✓ Complete |
| ▪ Assess on-street parking availability in recently approved residential/mixed use developments with a parking reduction | ✓ Complete |
| ▪ Research/study of local and national parking standards | ✓ Complete |

- An assessment of the outcomes of approved parking reductions over the past several years ✓ Complete
- Recommendations for changes to zoning ordinance ✓ In progress
- Public outreach ✓ In progress
 - NAIOP
 - Federation of Civic Associations
- Approval process ✓ In progress
 - Work Sessions: Transportation Commission, Planning Commission, and City Council
 - Public Hearings: Transportation Commission, Planning Commission, and City Council