



Alexandria Transportation Commission
301 King Street
Alexandria, VA 22314

Phone: 703.746.4025

www.alexandriava.gov

Honorable Mayor William D. Euille and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

March 24, 2015

Re: Parking standards for multi-family residential development text amendment

Dear Mayor Euille and Members of City Council:

At its March 18, 2015 meeting the Transportation Commission held a public hearing on the proposed parking standards for multi-family residential development.

The Commission endorses adoption of new parking standards via the proposed text amendment.

The City's current parking standards were adopted in the 1960s and do not reflect the multimodal transportation options or walkable urban amenities enjoyed by Alexandrians today. The proposed text amendment reduces the number of vehicles on City streets, encourages better efficiency of staff resources, and encourages "right-sized" parking based on the behaviors we are seeing in recent developments both locally and nationally. Furthermore, the proposed text amendment reduces overall development costs and reduces the need for developers to request special use permits (SUPs) for parking reductions. The policy encourages the development of affordable housing by requiring parking levels appropriate for affordable housing units and efficiency apartments. Finally, the proposed text amendment increases overall transparency to citizens and developers regarding parking requirements.

The Commission discussed alternative approaches for adopting new parking standards, including adoption as policy rather than a text amendment. However, the Commission believes that a zoning ordinance text amendment is the appropriate approach to institute these changes in order to provide clarity and to minimize ambiguity.

We appreciate your consideration of the Commission's input on the proposed text amendment for parking standards for multi-family residential developments.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan M. Macek". The signature is fluid and cursive, with the first name being the most prominent.

Nathan M. Macek

Chair, Alexandria Transportation Commission

Attachment:

cc: Alexandria Transportation Commission
Mark Jinks, Acting City Manager
Emily Baker, Acting Deputy City Manager
Yon Lambert, Director, T&ES
Karl Moritz, Director, P&Z