

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 04-16

DATE: ~~MARCH 17, 2016~~ JUNE 22, 2016 (UPDATED)

TO: DEVELOPERS, CONTRACTORS, ENGINEERS, ARCHITECTS,
SURVEYORS AND APPLICANTS

FROM: STEVE SINDIONG, ACTING DIVISION CHIEF, TRANSPORTATION
PLANNING, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES *SS*

SUBJECT: MULTIFAMILY PARKING RATIOS AND THE CITY OF ALEXANDRIA
WALKABILITY INDEX

This memorandum is to provide information about the City's Walkability Index and outline when it can be used.

In April 2015, the City Council approved new parking requirements for multifamily dwellings. These requirements allow the base parking ratio to be lowered if certain credits are met. One such credit is for sites with a high degree of walkability to neighborhood services and uses. To measure this, the City has developed the Walkability Index which scores a site based on services and uses near the entrance to the building. At the time the Council approved the new requirements, the Walkability Index was not complete. Pursuant to the *Parking Standards for Multi-Family Residential Development Projects Guiding Document* (dated April 21, 2015), Walkscore was allowed to be used until the Walkability Index was complete.

The final version of the Walkability Index is now complete (see Attachment #1) and available to be used for new development. The Index has been updated from the version that was previously included in the April 2015 document. The *Guiding Document* has also been updated to include the final version of the chart and additional details about how to score a site. This document can be found online at: <http://www.alexandriava.gov/planning/info/default.aspx?id=76333>.

Projects that have submitted a Concept #2 Plan for review prior to ~~June~~ September 1, 2016 may use either Walkscore or the Walkability Index for this credit. Projects with a Concept #2 Plan submitted after ~~April~~ September 1, 2016 will be required to use the Walkability Index to count this credit.

For questions, please contact Katye North at katye.north@alexandriava.gov or 703.746.4139.

Walkability Index Use Types & Categories Chart

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 ¹	5	5
		Other retail ²	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) ³	5	5
Civic and community facilities	35	Adult or senior care (licensed)	3	-
		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
		Community recreation center	3	-
Social services center	3	-		
Community anchor uses	10	Business office (100 or more FTE)	10	5

¹Pharmacies may be co-located with grocery stores

²Multiple retail uses may be counted if they are of a different type

³Only up to two restaurants may be counted