



arking **Reimagined**

Land Use Policy Committee

March 15, 2022

Agenda

- Update on Project Goals
- Conceptual Project Framework
- Next Steps
- Feedback
 - Conceptual Framework
 - Process Changes
 - Bicycle Parking
 - EVC Requirements



Project Goals

- Review, update and simplify parking rates
- Streamline reviews and approvals
- Informed by:
 - Community engagement
 - Analysis of best practices
 - Incorporation of current experiences and innovations



Outreach and Community Engagement

- Positive feedback on the need to review parking requirements
- Walkability is an important factor
- One-size-fits-all approach is no longer appropriate for Fairfax County
- Relationship among development intensity, transit service, and parking demand is important
- More data is desired on parking trends

Incorporate Best Practices

- Consolidate requirements for similar uses
- Base parking rates on building square footage vs employees
- Update parking rates for certain uses (increase or decrease)
- Apply a single rate for mixed uses in office/industrial buildings

Streamline Review and Approval

- Explore modifications to better accommodate changes in uses
- Examine tabulation requirements
- Review processes for parking reductions
- Examine opportunities for automatic reductions



Current Experience and Innovation

Fair Oaks Mall Now



Fair Oaks Mall Future



Source: Taubman Company LLC

Conceptual Framework

- Multi-tiered approach to parking regulation
- Align parking requirements to reflect density or intensity, potentially based on location and zoning districts
- Reduction to parking requirements based on location in a transit area

Conceptual Framework

Tier 1

- Example: Low density/intensity areas (single family and low intensity commercial areas)
- Most of the county would likely fall under this tier
- Simplify and adjust rates, as appropriate
- Consider modest reductions in transit areas



Conceptual Framework

Tier 2

- Example: Medium density/intensity uses (Fairfax Corner)
- Consider modest reductions in non-transit areas
- Consider reduced minimum requirements in transit areas
- Consider maximum requirements for most uses in transit areas



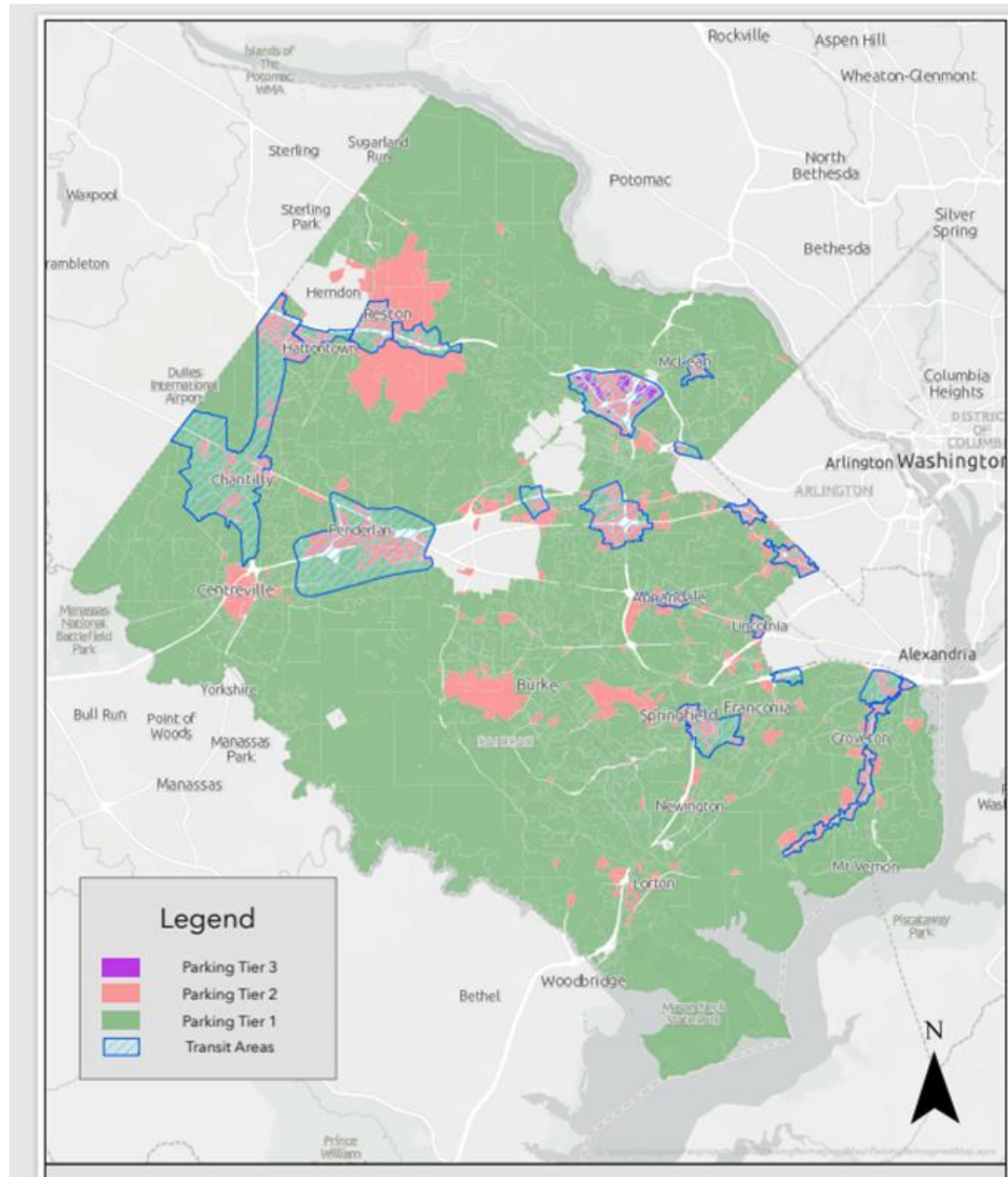
Conceptual Framework

Tier 3

- Example: High Density/Intensity Development (Tysons)
- Consider significantly reduced or no minimum requirements
- Consider maximum parking requirements for most uses



Tier Map



Parking Tier Example

Use	Current	Tier 1		Tier 2			Tier 3		
		Non-Transit Area	Transit Area	Non-Transit Area	Transit Area		Non-Transit Area	<u>Transit Area</u>	
		Required	Required	Required	Required	<u>Maximum</u>	Required	<u>Maximum</u>	<u>Maximum</u>
Use X	1 space per 3 persons based on the occupancy load; plus 1 space per employee	4 spaces per 1,000 SF GFA	2.5 spaces per 1,000 SF GFA	3 spaces per 1,000 SF GFA	2 spaces per 1,000 SF GFA	3 spaces per 1,000 SF GFA	No Minimum Requirement	Tier 2 NTA Requirement Ratio (3 spaces per 1,000 SF GFA)	Tier 2 Transit Area Requirement Ratio (2 spaces per 1,000 SF GFA)

Bicycle Parking

- Explore including bicycle parking requirements in the Zoning Ordinance
- Currently not required for by-right development
- Currently commitments received only for new development during entitlement process



Electric Vehicle Charging

- Explore including requirements in the Zoning Ordinance
- EVC installations can be approved as accessory uses
- EVC spaces currently count towards minimum parking requirements
- Commitments received during entitlement process

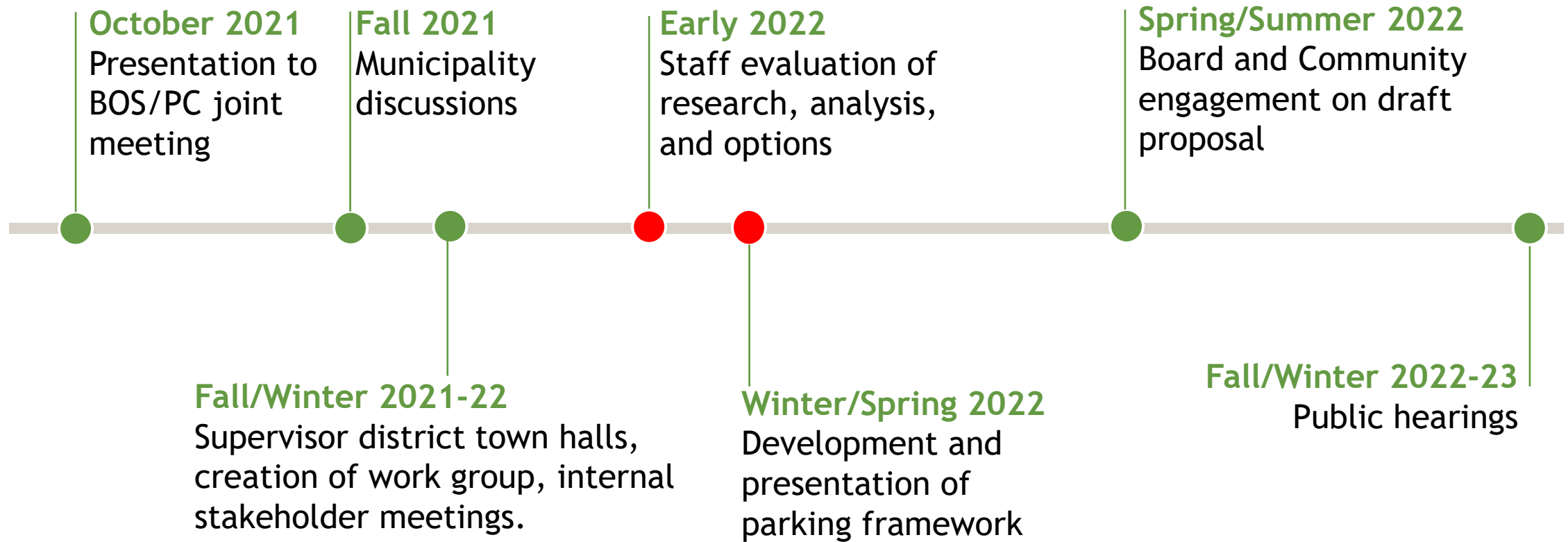


Parking Lot Landscaping

- Review current requirements for parking lot landscaping
- Study impacts on heat island effect and stormwater impacts of existing parking lots
- Review of Landscaping and Screening on Priority 1 Zoning Ordinance Work Program



Project Timeline



Parking Reimagined

Project website:

<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/parking-reimagined>

Website has:

- White paper with project details
- FAQs
- Presentation materials
- List of upcoming meetings
- Other background information

