Parking 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

Legend
- Parking Tier 3
- Parking Tier 2
- Parking Tier 1
- Transit Areas
# Parking Tier Example

<table>
<thead>
<tr>
<th>Use</th>
<th>Tier 1 (Non-Transit Area)</th>
<th>Tier 1 (Transit Area)</th>
<th>Tier 2 (Non-Transit Area)</th>
<th>Tier 2 (Transit Area)</th>
<th>Tier 3 (Non-Transit Area)</th>
<th>Tier 3 (Transit Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use X</td>
<td>Required 1 space per 3 persons based on the occupancy load; plus 1 space per employee</td>
<td>Required 4 spaces per 1,000 SF GFA</td>
<td>Required 2.5 spaces per 1,000 SF GFA</td>
<td>Required 3 spaces per 1,000 SF GFA</td>
<td>Required 2 spaces per 1,000 SF GFA</td>
<td>Required 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)</td>
</tr>
</tbody>
</table>
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

October 2021
Presentation to BOS/PC joint meeting

Fall 2021
Municipality discussions

Early 2022
Staff evaluation of research, analysis, and options

Spring/Summer 2022
Board and Community engagement on draft proposal

Fall/Winter 2021-22
Supervisor district town halls, creation of work group, internal stakeholder meetings.

Winter/Spring 2022
Development and presentation of parking framework

Fall/Winter 2022-23
Public hearings
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