



# **arking** **Reimagined**

Off-Street Parking and Loading Regulations

# 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





# 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



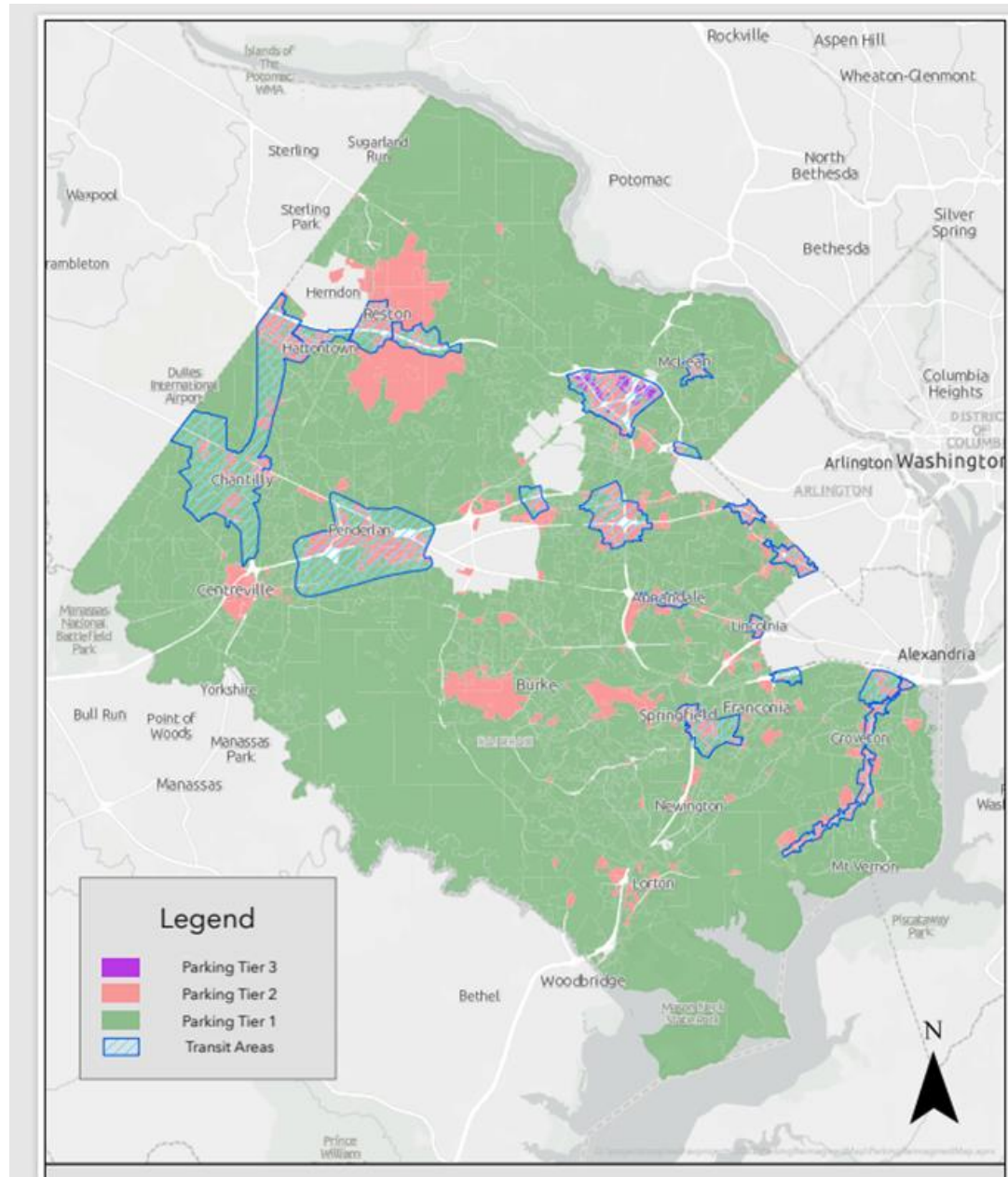
# Conceptual Framework

## 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



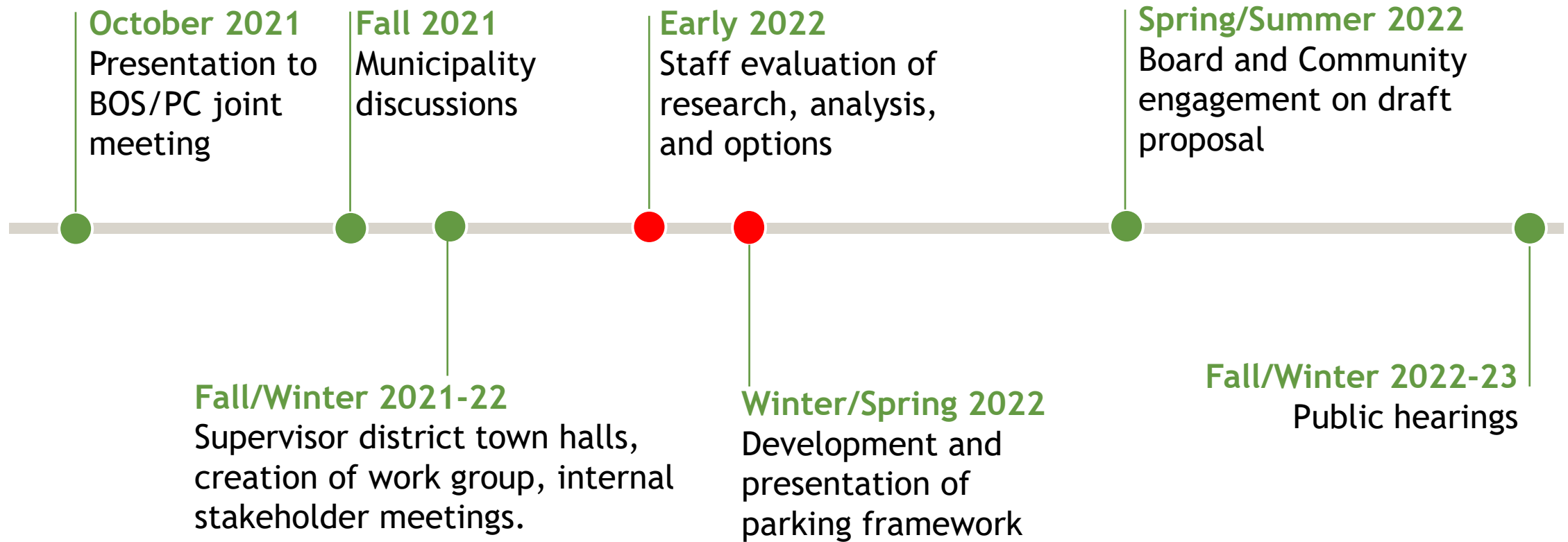


# Parking Lot Landscaping

- 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



# **P**arking Reimagined

## [Project website](#)

Website has:

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

