

arking Reimagined

Community Presentation

Why Reimagine Parking?

- A key element of land design
- Need to consider its role in land development
- Weigh the value of parking against other community goals
- Need to modernize and be forward-thinking



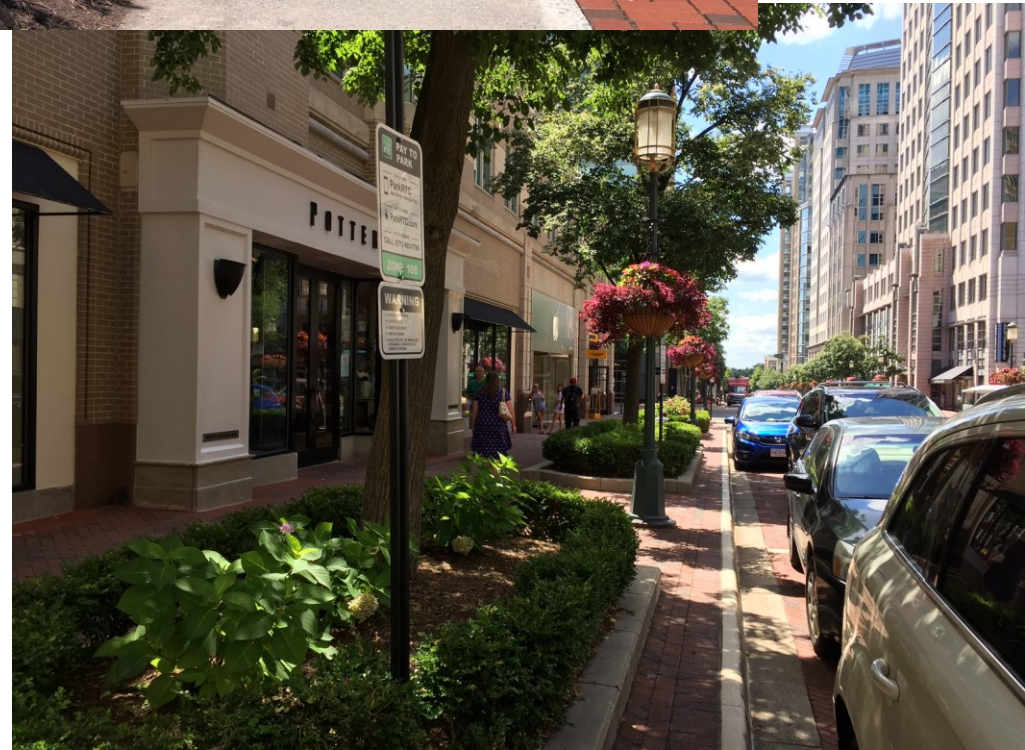
What Are The Goals?



- Parking rates and regulations tailored to the context of land use
- Flexibility
- Simplification and predictability

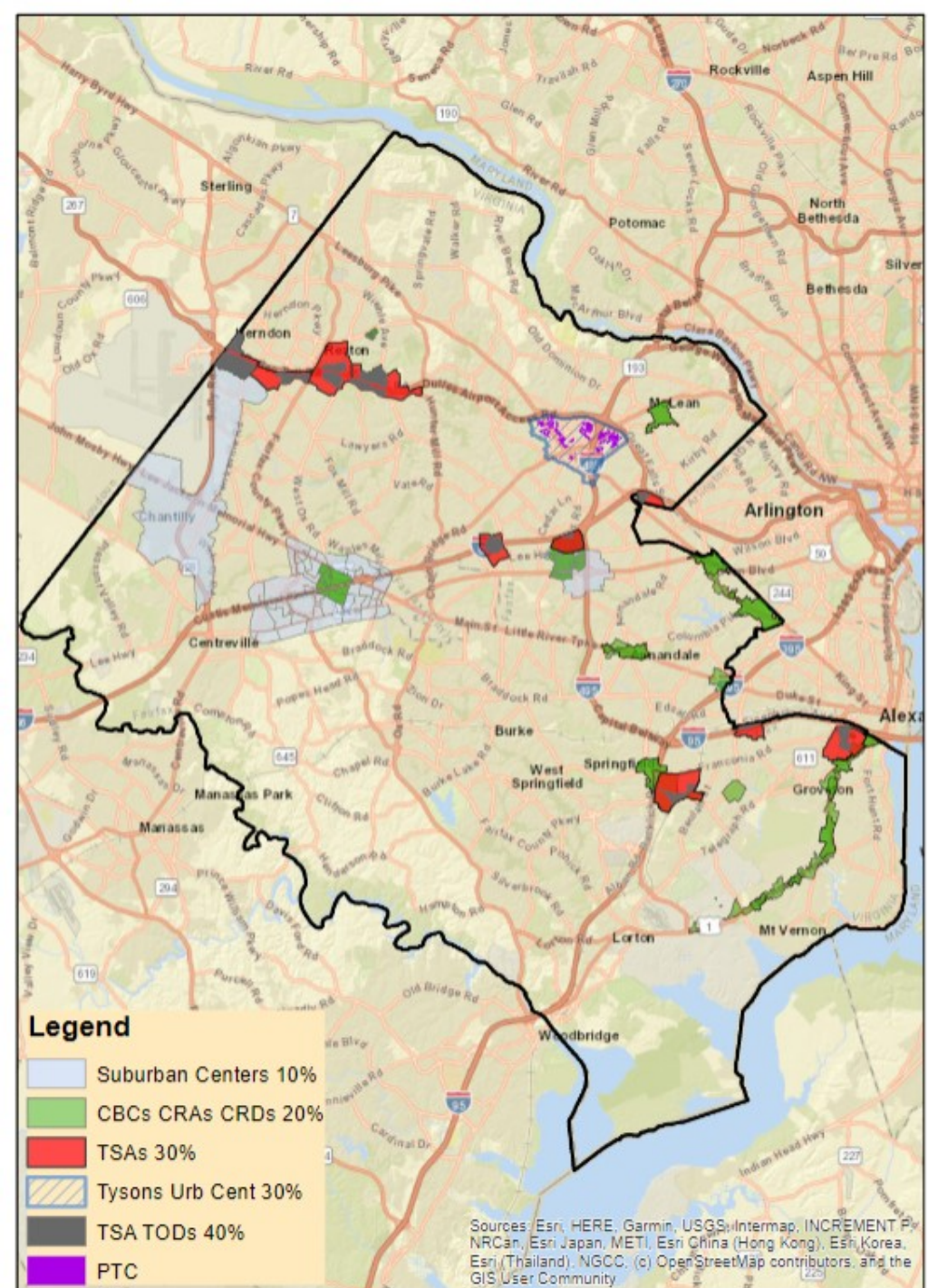
Project Benefits

- Reduces influence of auto-centric design
- Better utilization of land area
- Capitalizes investment in transit and planning for transit-related densities
- Easier to understand
- Easier to meet requirements



Proposed Framework

- Base Rates
- Suburban Centers
- Revitalization
- Transit Station Area (TSA) and Tysons Urban Center
- Transit Oriented Development (TOD)
- Planned Tysons Corner Urban District (PTC)



Sample Base Rates

Use	Current	Proposed
Dwelling Single Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street,	2 spaces per unit where only 1 such space is required to have convenient access to the street, plus 0.7 spaces per unit for visitor or shared use

Sample Base Rates

Use	Current	Proposed
Dwelling Multifamily	1.6 spaces per unit	1.3 spaces per unit (Range under consideration: 1.3-1.6 spaces per unit)

Sample Base Rates

Use	Current	Proposed
Restaurant	<p>Gross floor area of less than 5,000 square feet: 10 spaces per 1,000 square feet and 10 spaces per 1,000 square feet of outside seating area in excess of 20 outdoor seats.</p> <p>Gross floor area of more than 5,000 square feet: 11 spaces per 1,000 square feet and 11 spaces per 1,000 square feet of outside seating area in excess of 32 outdoor seats.</p> <p>Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.</p>	<p>8 spaces per 1,000 square feet of gross floor area, and 8 spaces per 1,000 square feet of outdoor seating area in excess of 1,000 square feet.</p> <p>(Range under consideration: 8-10 spaces per 1,000 SF GFA)</p>

Sample Base Rates

Use	Current	Proposed
Retail Sales, General	1 space per 200 square feet of the first 1,000 square feet, plus 6 spaces for each additional 1,000 square feet	4 spaces per 1,000 square feet (Range under consideration: 2-5 spaces per 1,000 SF of GFA)

Sample Base Rates

Use	Current	Proposed Base	Suburban Center (10%)	Revitalization (20%)	TSA (30%)	TOD (40%)	PTC*
Retail Sales, General	1 space per 200 square feet of the first 1,000 square feet, plus 6 spaces for each additional 1,000 square feet	4 spaces per 1,000 square feet of gross floor area	3.6 spaces per 1,000 square feet of gross floor area	3.2 spaces per 1,000 square feet of gross floor area	2.8 spaces per 1,000 square feet of gross floor area	2.4 spaces per 1,000 square feet of gross floor area	No minimum requirement except in non-TOD, which is 75% of the base rate

* PTC rate also establishes a maximum number of parking spaces. The table above only reflects the minimum rates.

No change is proposed to the maximum rates.

Sample Base Rate

Use	Current	Proposed
Office	<p>50,000 square feet of gross floor area or less: 3.6 spaces per 1,000 square feet</p> <p>Greater than 50,000 but less than 125,000 square feet of gross floor area: 3 spaces per 1,000 square feet</p> <p>Greater than 125,000 square feet of gross floor area: 2.6 spaces per 1,000 square feet</p>	<p>50,000 square feet of gross floor area or less: 3 spaces per 1,000 square feet of gross floor area (Range under consideration 3-3.6 spaces per 1,000 square feet)</p> <p>Greater than 50,000 square feet of gross floor area: 2.5 spaces per 1,000 square feet of gross floor area (Range under consideration 2-3 spaces per 1,000 square feet)</p>

Sample Base Rates

Use	Current	Proposed Base	Suburban Center (10%)	Revitalization (20%)	TSA (30%)	TOD (40%)	PTC*
Office (125,000 sf)	3 spaces per 1,000 SF of GFA	2.5 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	1.75 spaces per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	No minimum requirement except in non-TOD to match the TSA rate

* PTC rate also establishes a maximum number of parking spaces. The table above only reflects the minimum rates. No change is proposed to the maximum rates.

Sample Base Rates

USE	Current	Proposed
Warehouse	1 space per 1.5 employees, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet (SF) of gross floor area (GFA)	1 space per 1,000 SF of GFA or 1 space per employee on major shift, whichever is less

Bicycle Parking

- New Zoning Ordinance Section
- General provisions covering:
 - Locational Requirements
 - Structural Requirements
 - When bicycle parking is required for new and existing sites



Bicycle Parking Requirements

- Table of minimum required bicycle parking spaces
 - Separated by uses similar to vehicle parking minimum requirements
 - Minimum bicycle spaces based on a percentage of required vehicle parking
 - Adjusted minimum bicycle requirement based on parking tiers

Sample Bicycle Parking Requirement

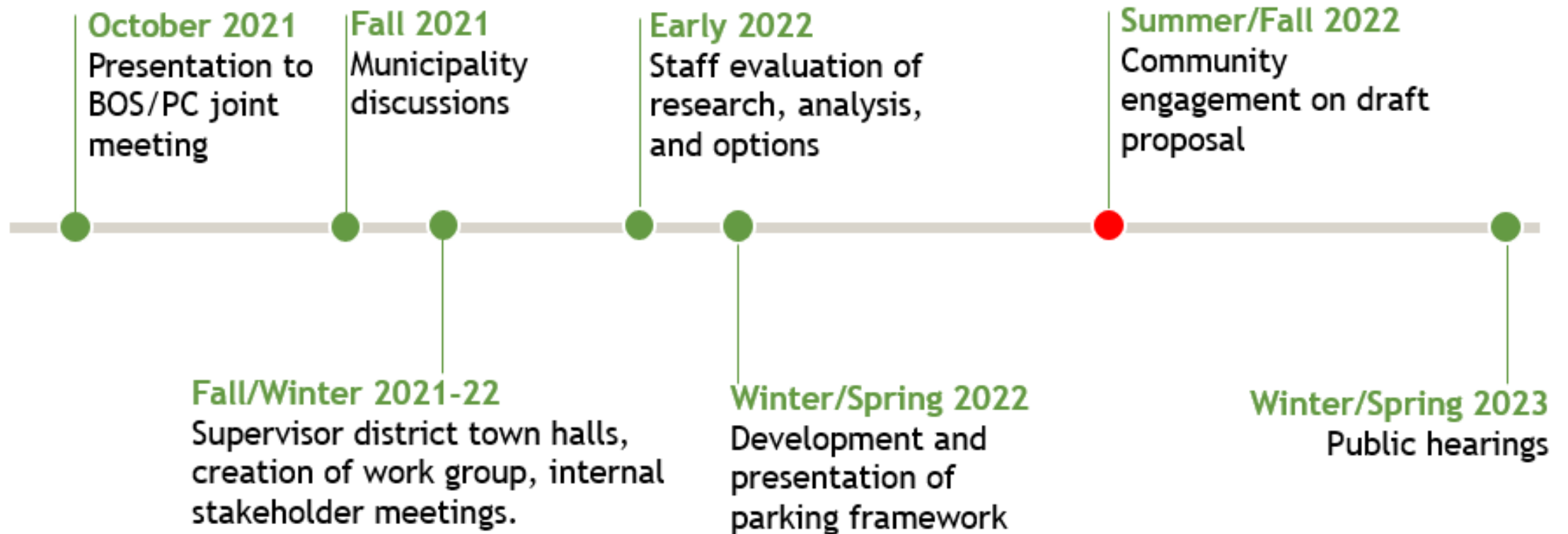
Use	Proposed
Dwelling, Multifamily	5% of required vehicle parking spaces; or
Public, Institutional, and Community Uses*	10% of required vehicle parking spaces when located in a Revitalization Area; or
Commercial Uses*	15% of required vehicle parking spaces when located in a TSA, TOD, or Tysons Urban Center

*Certain uses within the Public, Institutional, and Community Uses and Commercial Uses Classifications may have a set number of bicycle spaces required, instead of a percentage-based requirement

Sample Bicycle Parking Requirement

Use	Proposed
Industrial Uses	<p>2 spaces per use; or</p> <p>4 spaces per use, when located in a Revitalization Area; or</p> <p>8 spaces per use, when located in a TSA, TOD, or Tysons Urban Center</p>

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

