

# HOW MUCH PARKING TO REQUIRE FOR NEW APARTMENTS AND CONDOS?

PRESENTATION TO THE AURORA HIGHLANDS CIVIC  
ASSOCIATION MEETING

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Department Of Environmental Services



ARLINGTON  
VIRGINIA

# **BACKGROUND AND CONTEXT**

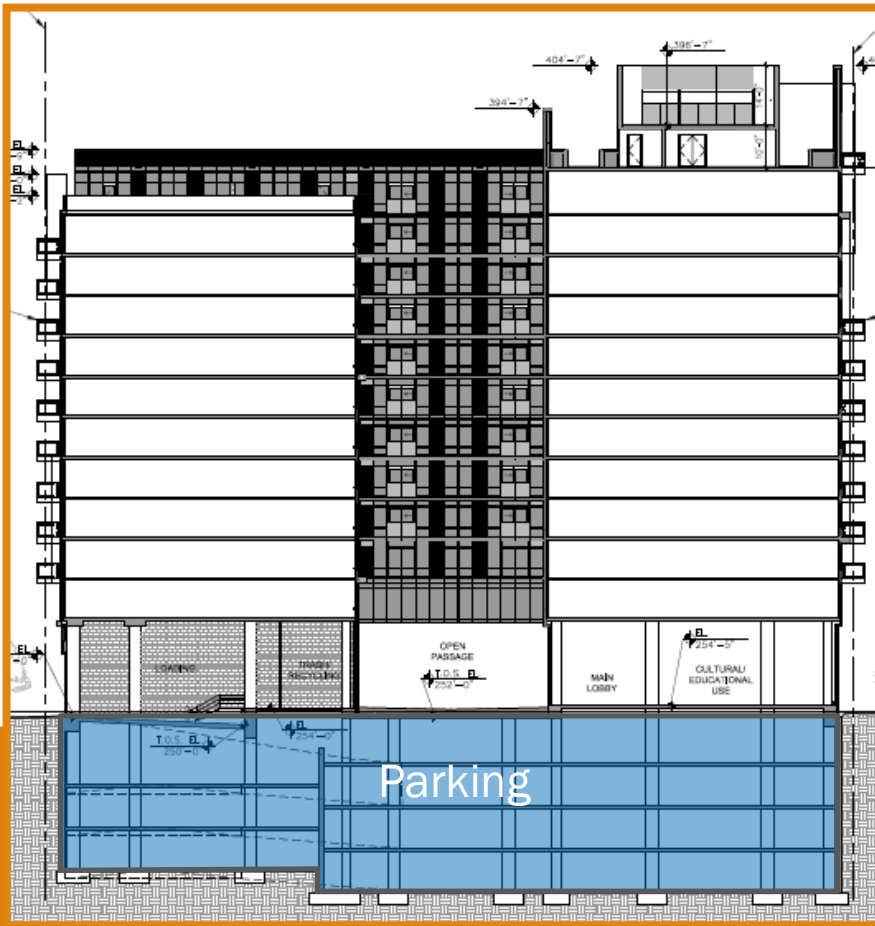
FOR THE RESIDENTIAL PARKING WORKING GROUP PROCESS

03/08/2017

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GROUP

# WHAT IS THIS PROCESS ABOUT?

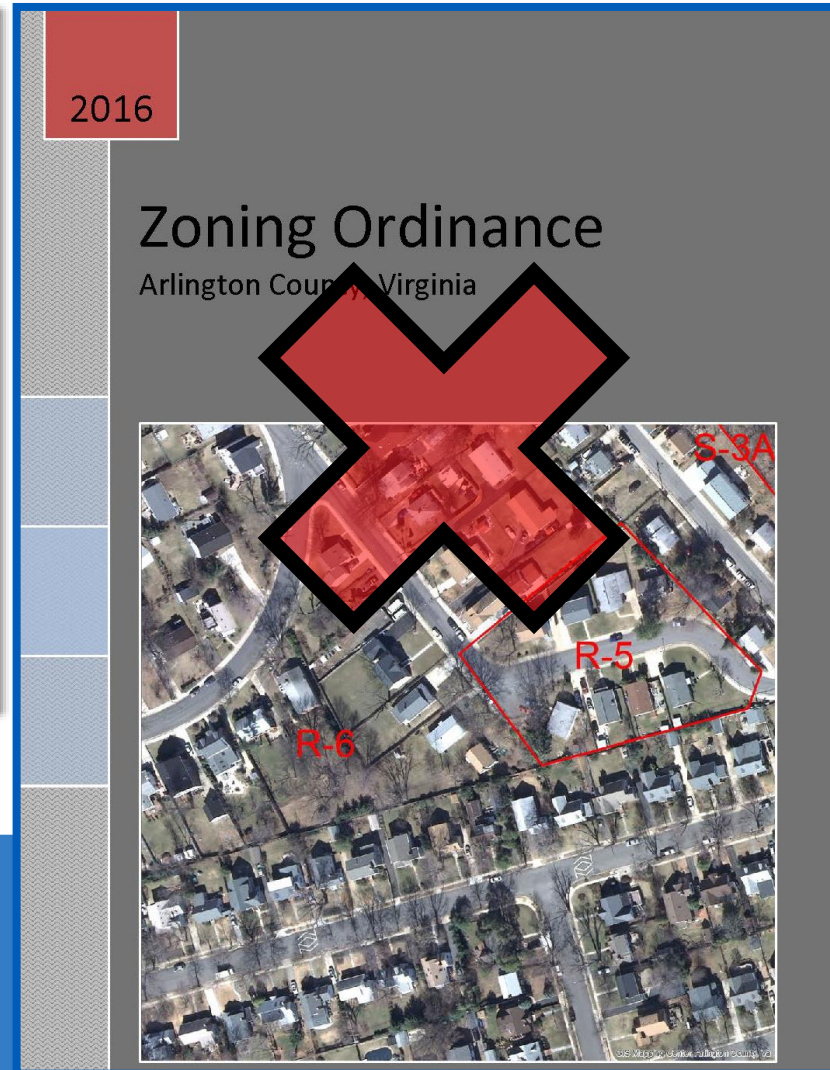
## MULTI-FAMILY RESIDENTIAL OFF-STREET PARKING



## METRO CORRIDORS ONLY



# WHAT IS THIS PROCESS NOT ABOUT?



# WHO IS ON THIS WORKING GROUP?

## Arlington Residents and Representatives from a Range of Stakeholder Groups

Arlington Civic Federation	Mr. Dennis Gerrity
Resident-at-Large	Mr. Aaron David Simon
Planning Commission	Mr. James Schroll, Chair
Citizens Advisory Commission on Housing	Mr. Paul Browne
Economic Development Commission	Ms. Sally Duran
Environment & Energy Conservation Commission	Mr. Gabriel Thoumi
Transportation Commission	Mr. Michael Perkins
Arlington Chamber of Commerce	Ms. Michelle Winters
	Mr. Rob Mandle
NAIOP [Real Estate Developer Trade Organization]	Mr. Ben Spiritos
	Mr. Daniel VanPelt

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# THE POLICY CONTEXT



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# ARLINGTON'S POLICY CONTEXT

We are here



**Other Policies and Programs**  
Parking Meters  
Residential Permit Parking  
Demand Management

**Site Plan Process**

**Sector Plans**

**Comprehensive Plan**  
General Land Use Plan (GLUP)  
Master Transportation Plan  
Affordable Housing Master Plan

**Zoning Ordinance**



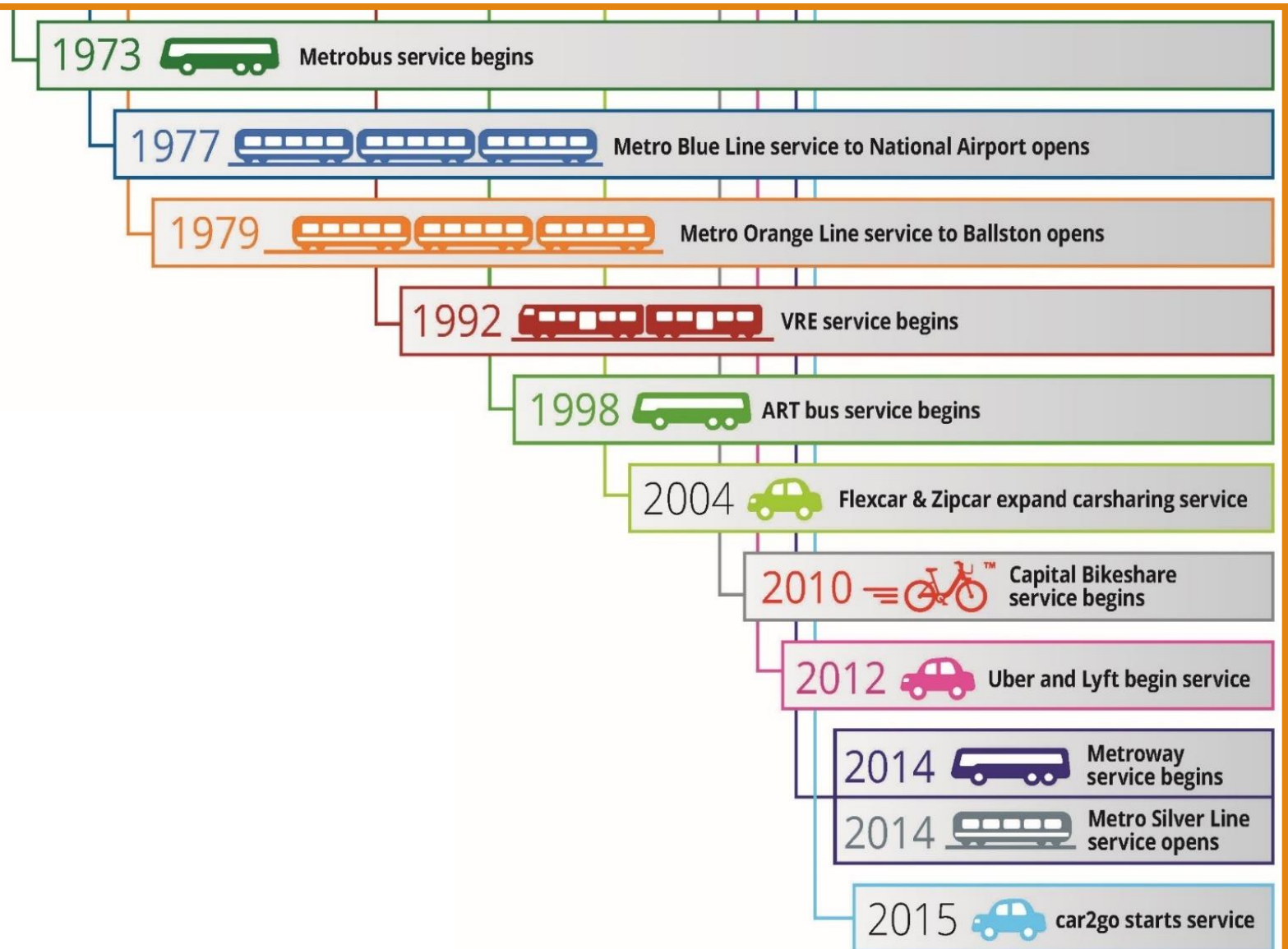
# WHAT DOES THE MASTER TRANSPORTATION PLAN ENCOURAGE?

Balance parking with its context and other community goals

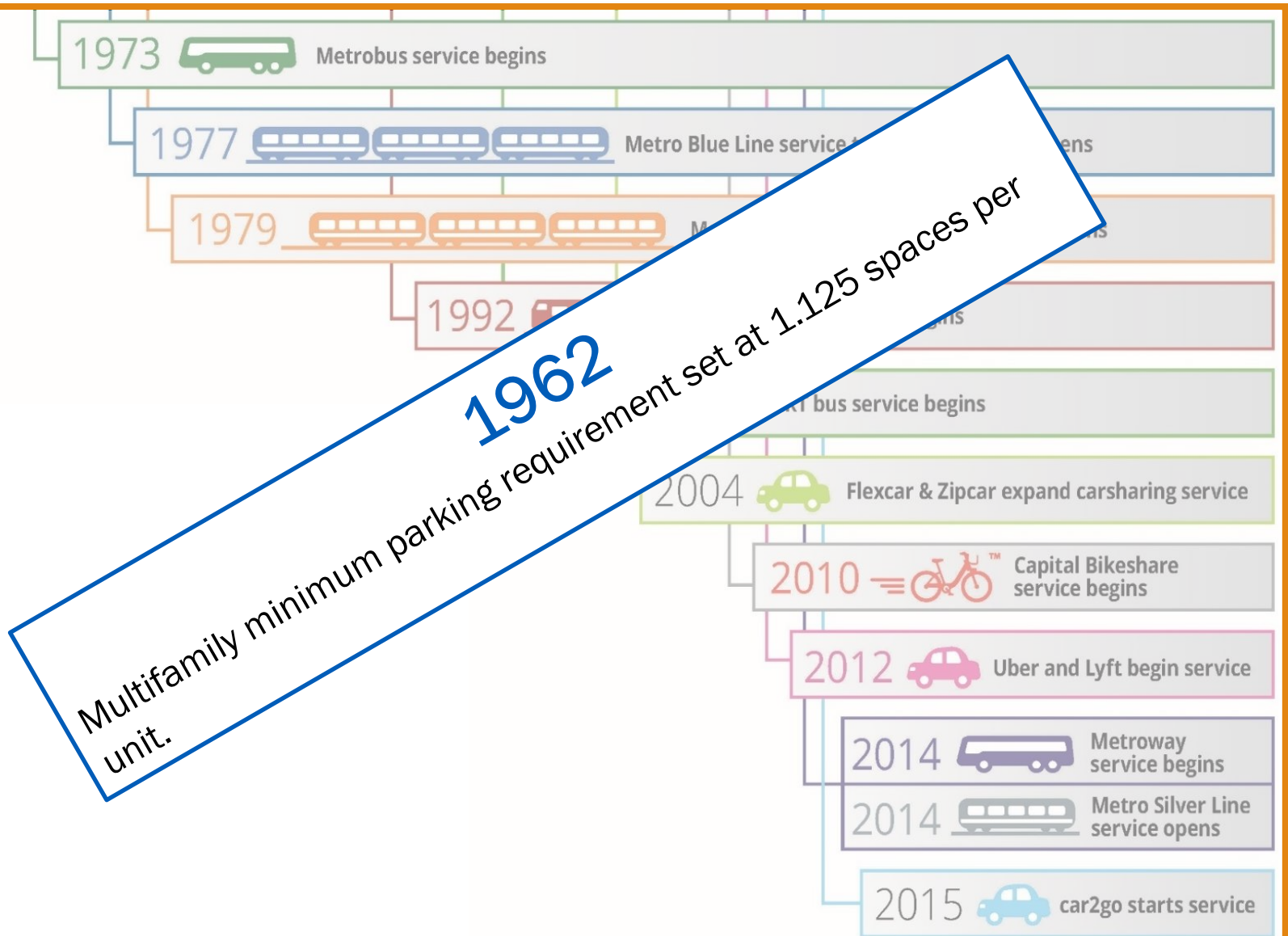




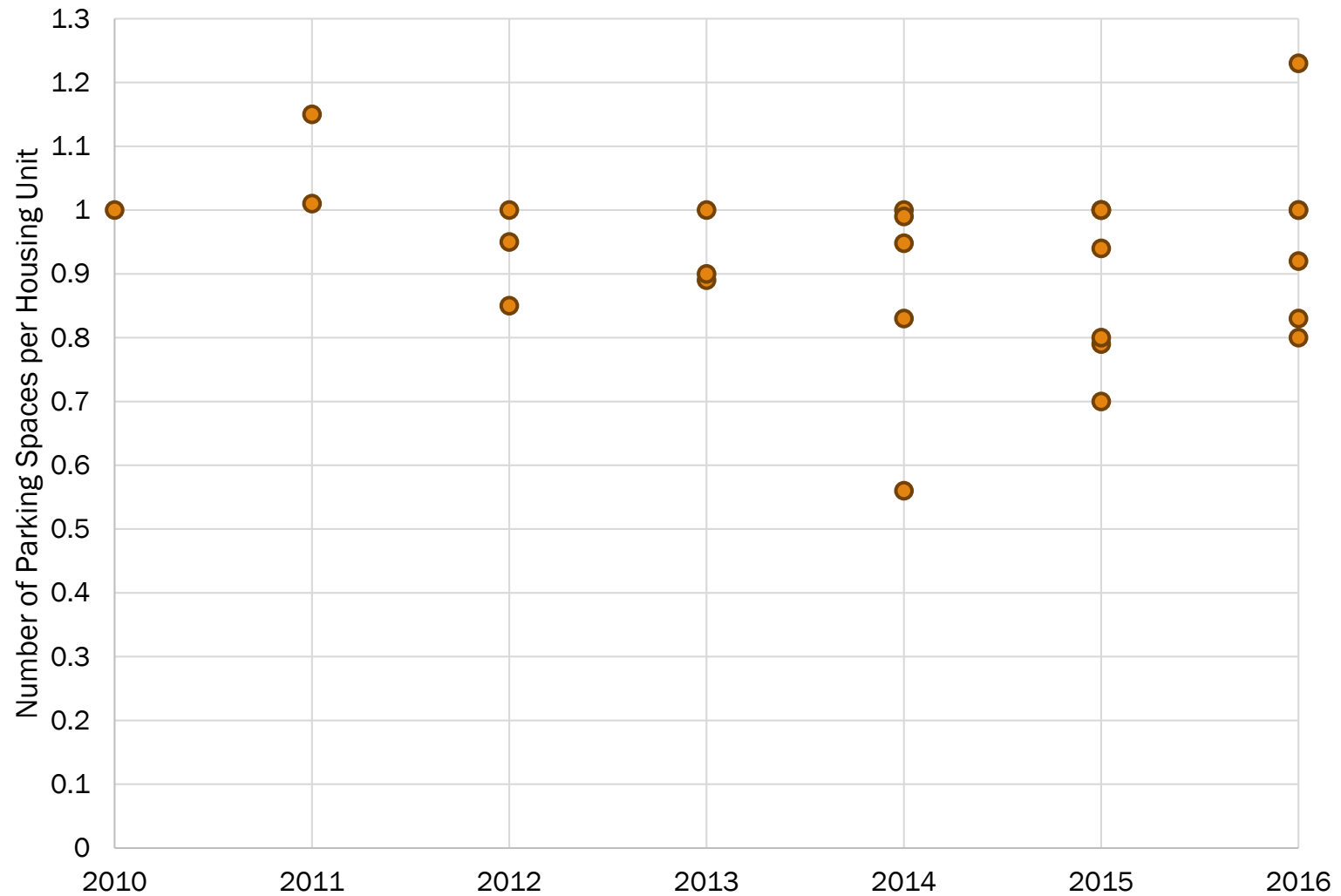
# ARLINGTON'S EVOLVING TRANSPORTATION SYSTEM



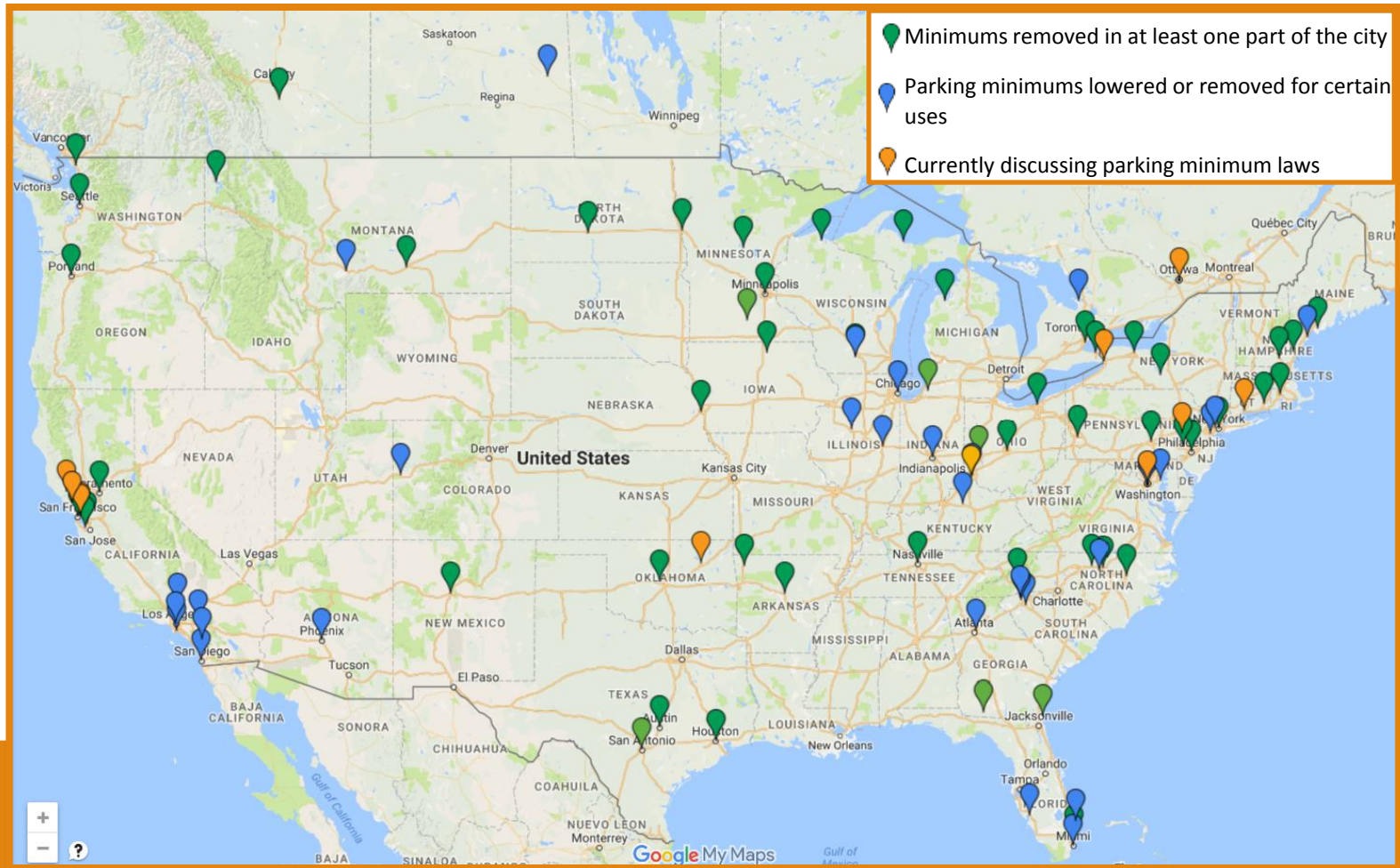
# BY-RIGHT ZONING REQUIREMENTS STAY THE SAME



# ZONING CODE'S SITE PLAN PROCESS ALLOWS FLEXIBILITY



# NATIONAL CONTEXT: COMMUNITIES AROUND NORTH AMERICA ARE REVISING THEIR PARKING POLICIES



SOURCE: STRONG TOWNS. SEE [HTTP://WWW.STRONGTOWNS.ORG/JOURNAL/2015/11/18/A-MAP-OF-CITIES-THAT-GOT-RID-OF-PARKING-MINIMUMS](http://www.strongtowns.org/journal/2015/11/18/a-map-of-cities-that-got-rid-of-parking-minimums) FOR THE INTERACTIVE VERSION.



# REGIONAL CONTEXT: COMMUNITIES THAT HAVE RECENTLY REVISED THEIR PARKING POLICIES

## DISTRICT OF COLUMBIA

**Relates to transit**

**Defines “excess”  
parking levels**

## ALEXANDRIA

**Relates minimums to...  
transit**

**walkability**

**affordable housing**

**Adds “maximums”**

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# WHERE IS THE WORKING GROUP IN THE PROCESS OF MAKING A RECOMMENDATION?

GIVEN THE BACKGROUND AND CONTEXT

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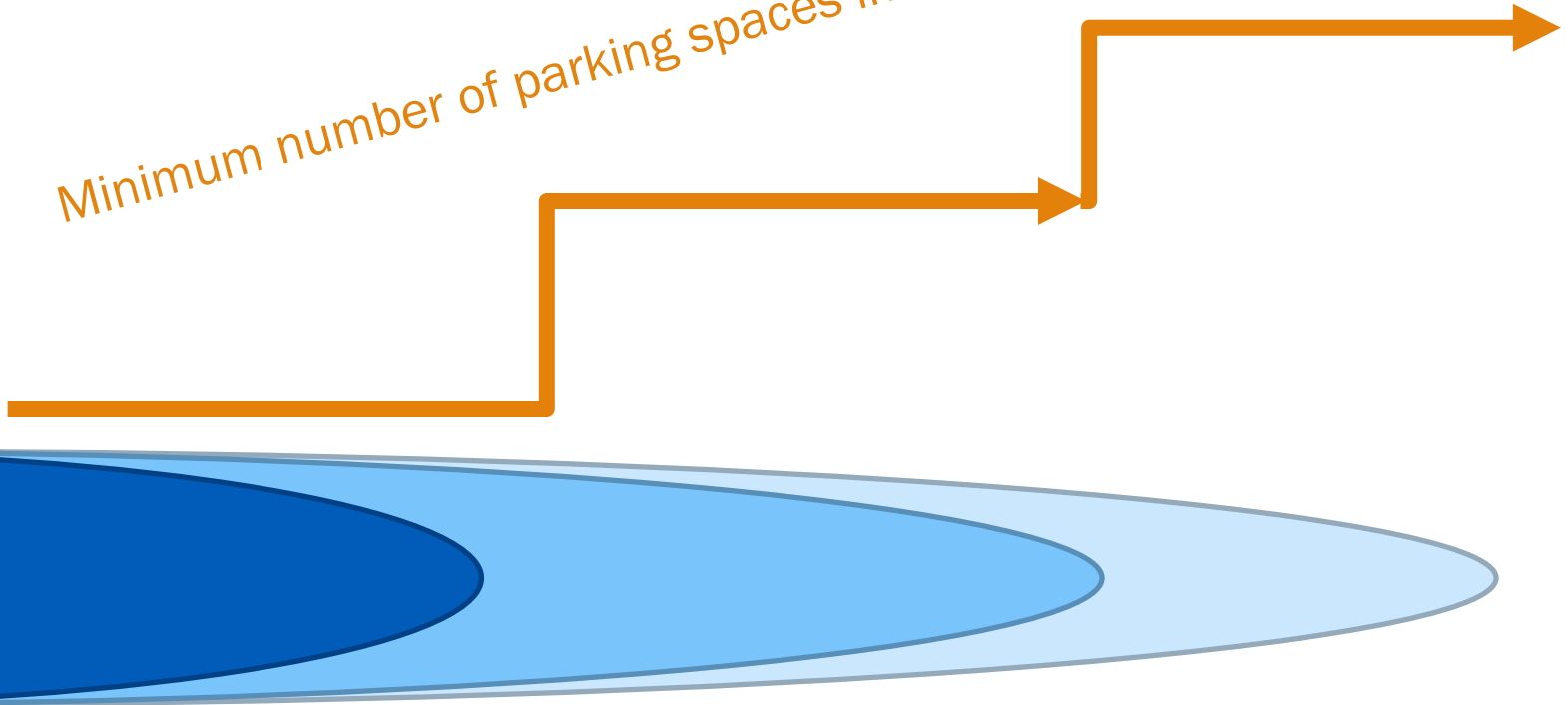
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# THE WORKING GROUP MEMBERS CRAFTED GUIDING PRINCIPLES

1. **Cost** of parking influences cost of housing
2. Allow **flexibility**
3. Create **predictability**
4. **More parking contributes to more driving**
5. **Fewer vehicles parked means less use** of our roadways
6. Address **spillover** concerns

# MINIMUM REQUIREMENTS BASED ON DISTANCE TO METRORAIL STATIONS

Minimum number of parking spaces increases



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# LOWER MINIMUM REQUIREMENTS FOR EACH COMMITTED-AFFORDABLE UNIT



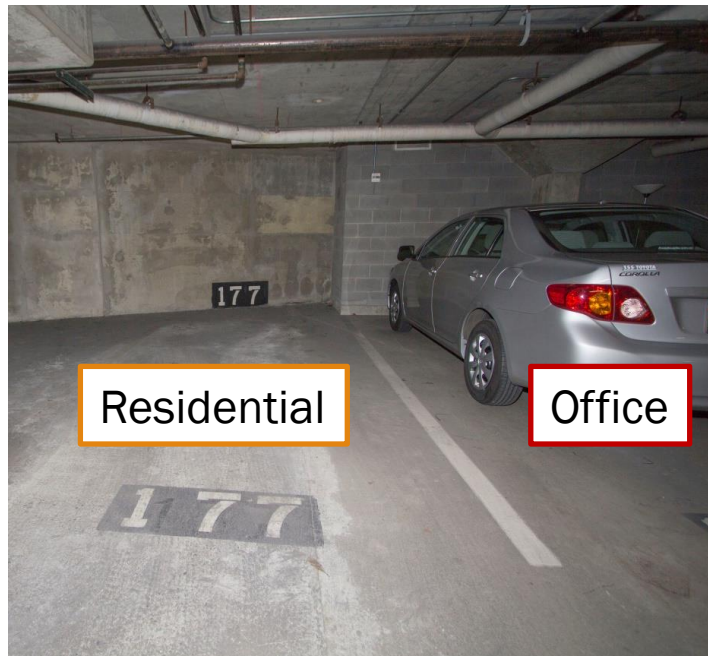
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# OPTION TO EXCHANGE VEHICLE PARKING FOR BIKE, BIKE-SHARING, AND CAR-SHARING AMENITIES AT THE BUILDING

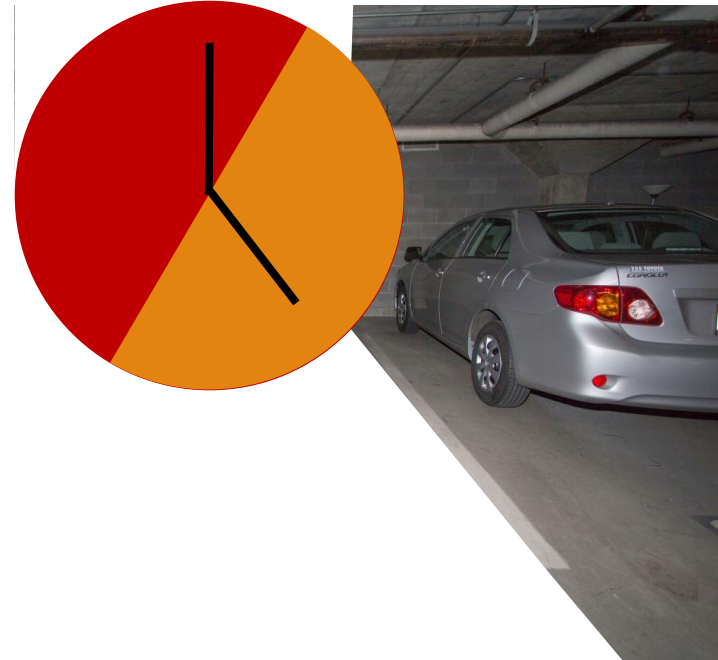


# OPTION FOR SOME PARKING TO BE SHARED BETWEEN USES IN A MIXED-USE BUILDING

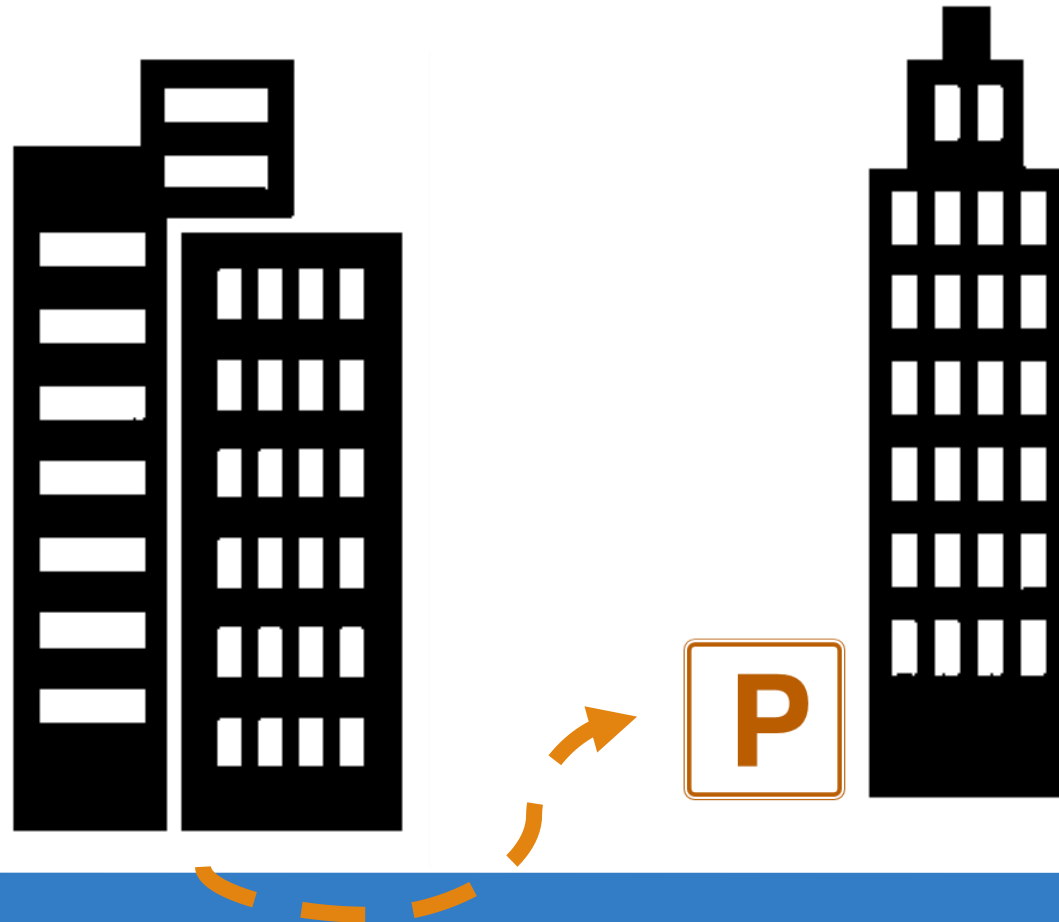
## DEDICATED PARKING



## SHARED PARKING



# ALLOW DEVELOPERS TO OFFER PARKING IN NEARBY BUILDINGS INSTEAD OF ON THE PROPERTY



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# CONDITIONS IMPOSED IF A DEVELOPER CONSTRUCTS “EXCESS” PARKING



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# ABILITY TO REDUCE NUMBER OF REQUIRED SPACES IF THE PROPERTY HAS PHYSICAL CONSTRAINTS



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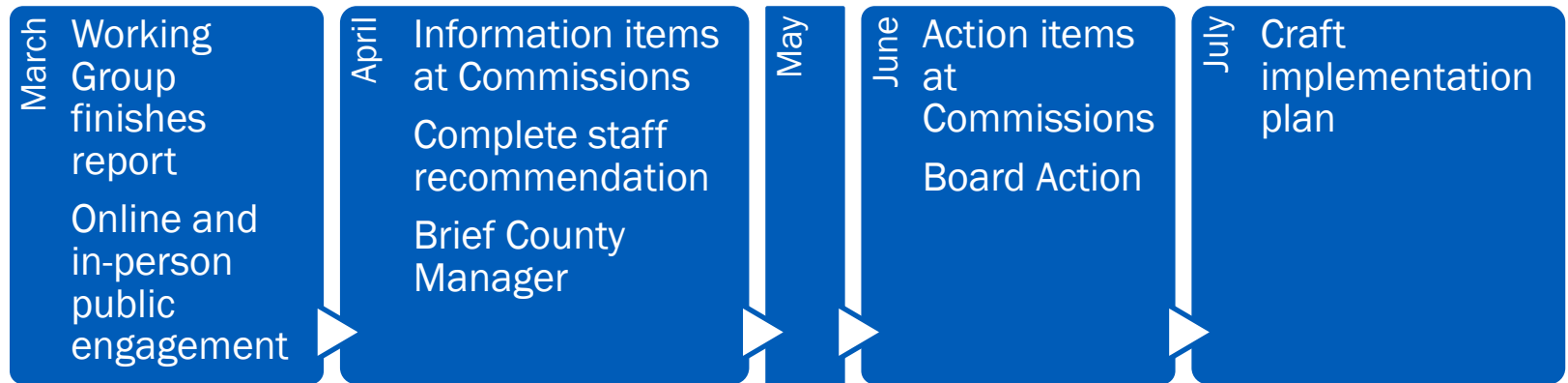
# NEXT STEPS

AND HOW YOU CAN PROVIDE INPUT

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# NOW THROUGH JULY



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# HOW CAN YOU PROVIDE INPUT AS STAFF CRAFTS A RECOMMENDATION?

- Sign up for e-mail updates, read project materials, and learn about upcoming project meetings through the project web site.
- Provide your comments through an online survey (to go live in a few weeks).
- Send an e-mail to [park@arlingtonva.us](mailto:park@arlingtonva.us) at any time.
- Attend the Commission and Board meetings when staff will present a recommended policy (in April and June).

Go to [www.arlingtonva.us](http://www.arlingtonva.us)

and search “Residential Parking Working Group”



# THANK YOU

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