

# Commercial Market Resiliency Initiative: Parking Updates

March 12, 2024



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# Commercial Market Resiliency Initiative

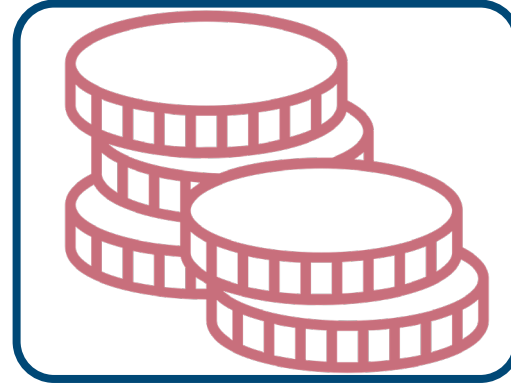
The **Commercial Market Resiliency Initiative (CMRI)** is a strategy to modernize Arlington's regulations, practices, and processes to ensure a more nimble response to economic shifts. By removing regulatory barriers and constraints, the County seeks to enable market-based solutions to address the commercial building supply, specifically repositioning and converting obsolete inventory.

# WHY IT MATTERS



## 50/50

Historically, Arlington had close to an even split between its residential and commercial tax bases.



## Taxes

A decrease in commercial property tax revenue shifts more burden to residential tax revenue.



## Services and Placemaking

When these revenues decrease, services and programs that benefit all residents are impacted.



# On-Site Shared Parking Regulation

- What are we solving for?
  - The ACZO (Arlington County Zoning Ordinance) is not designed to support on-site shared parking for by-right development
  - How does it currently work?
    - New businesses parked based on minimums, even if lot is shared
    - Can limit the amount of space a business is able to use bc business at times will sign a lease without knowing parking will prevent them, so the gfa gets limited
- What are some examples?
  - Some retail strips with shared parking are located on the edges of commercial corridors, along Langston Blvd and Columbia Pike, next to R Districts
  - Range from <50k GFA to about 125k GFA
  - Host a range of uses from restaurant, medical office, retail, etc..

# On-Site Shared Parking Regulation

## What are other jurisdictions doing?

- Moving towards a form or location based approach—parking based on demand/development in an area as opposed to singular land use

## What is the staff proposal?

- Introduce a new use 'neighborhood center' with a relaxed by-right parking ratio
  - 1:630 (1:580 used for Site Plans in ACZO, 1:630 closer to recent Site Plan regulations and new way of thinking about parking)
- Parking requirements for this use supersedes all individual parking requirements
- Permit modification of required off-street parking for 'neighborhood center' via use permit. Conditions include:
  - TDM strategies
  - Managed or shared parking program

## §14.3. Parking and Loading

### §14.3.7. Required parking and standing space

## Article 14. Site Development Standards

- A. Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this zoning ordinance:

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
Neighborhood center	1 per each 630 sq. ft. of floor area	Individual uses in a neighborhood center share the same parking lot; parking requirements for this use supersede all individual parking requirements

2. The County Board may, through Use Permit approval pursuant to §15.4, modify the regulations set forth in §14.3.7, as follows:
- a. Modify the number of required off-street parking spaces for uses within neighborhood centers, as defined in Article 18, when the County Board finds that the potential adverse impacts associated with the modification can be obviated through measures such as, but not limited to the following:
- Implementing Transportation Demand Management (TDM) strategies, and/or demonstrating that transit or other transportation options exist that may offset parking demand;
  - Utilizing a managed or shared parking program that outlines shifts in demand throughout the day/evening based on the mix of uses within the retail strip

## Article 18. Definitions

### §18.1. Word Usage

**Neighborhood center.** [For the purposes of providing require parking.] A commercial building(s) with a total gross floor area of no more than 200,000 sq. ft. containing multiple commercial and/or retail tenants requiring multiple individual certificates of occupancy and served by a parking area that is shared by all on-site tenants.

- Creating parking ratios based on a type of building is a step towards rethinking the table as a whole

### Neighborhood Center Definition

- Goal: Inclusive of all known neighborhood centers and the range of uses within
- GFA down from 300k to 200k to better characterize the smaller scale of the use
- Discussed adding height limit, but seemed limiting as opposed to helpful



# Off-Site Parking Regulation

## What are we solving for?

- Businesses that want to fill vacant space but not enough parking on site, per existing regulations
- Garage availability
- Lack of regulation limits capacity to fill vacant space and maximize available parking

## How does it currently work?

- The owner of the off-site parking must be the same as the on-site parking, and within 600 ft.
- Via Use Permit: Religious institutions, lodges, community swimming pools can enter into agreements, with strict limitations
- Restaurants submit an agreement with specific restrictions
- Are permitted through Site Plans via easement



# Off-Site Parking Regulation

What are other jurisdictions doing?

- Fairfax CO., Prince George, Virginia Beach all require an agreement, some with requirements to outline maintenance, location, duration, runs with the land, identifies all parties, etc..
- Alexandria requires a Use Permit that includes a parking study

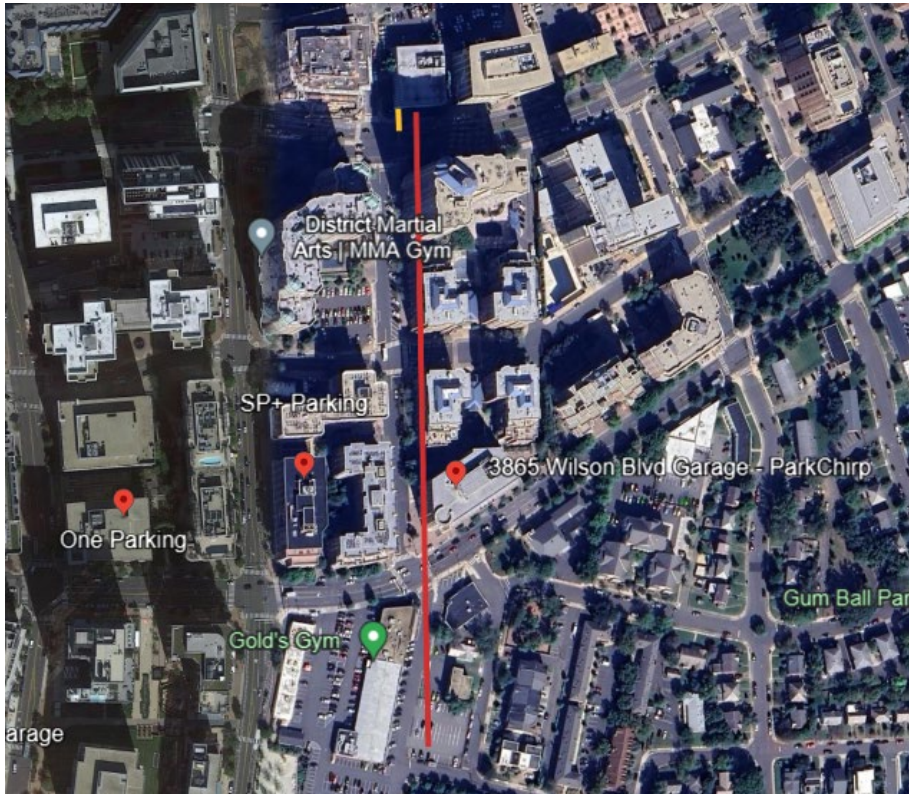
What do County policies say?

- Off-Street Parking Guidelines for Residential Projects, Langston BLVD Area Plan, Clarendon Sector Plan, Crystal City Sector Plan all call for shared and off-site parking agreements

# Off-Site Parking Proposal

## Same Ownership and within 600 ¼ mile

- Currently administrative process, only change would be to extend 600 ft to ¼ mile (1320 ft)



## Different Ownership and/or beyond ¼ mile

- Use Permit shall include an agreement that includes but is not limited to the following:
  1. Number and location of spaces,
  2. Grantor and grantee of spaces,
  3. A term of use,
  4. Hours of operation,
  5. Grounds for termination and notice of violation.
    - Based on examples from other jurisdictions and the ACZO, simplified
    - Allows for DES/CAO review, and potential to add additional requirements (signage, maintenance)
- Added conditions on safety, and that all properties be in Arlington County

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# Athletic/Health Clubs

- What are we solving for?
  - The ratio for athletic/health clubs hasn't been updated since the 1960s. Does not reflect current transportation patterns (1 per 50 sf)
  - Many are in dense parts of Arlington near metro and/or in Site Plan buildings
- What are other jurisdictions doing?
  - Neighboring parking ratios for health clubs are closer to Arlington's general commercial ratio (1 per 250 sf)
- What are potential solutions?
  - Remove this use from the parking minimums table so the use defaults to the general commercial ratio (1 per 250 sf)





# Compact Car Prohibitions

- What are we solving for?
  - Hospitals, hospital-related medical and health care facilities, medical offices, and retail and service uses are currently prohibited from utilizing compact car spaces. Visitor/guest parking is also prohibited.
    - Prohibitions est. in early-2000s
  - Compact spaces can give flexibility to these businesses meet parking minimum requirements and fill vacant space
- What are potential solutions?
  - Remove prohibitions (supported by DES)

# Article 14. Site Development Standards

## §14.3. Parking and Loading

### §14.3.3. General requirements

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this zoning ordinance, or said space is voluntarily provided. Parking, standing and loading space shall comply with the following regulations:

#### F. Compact car spaces

Any parking area may include up to 15 percent of the parking spaces for compact cars. In parking areas for office uses containing more than 100 spaces, up to 15 percent of the spaces may be compact spaces. The spaces shall be grouped together and visibly marked for "compact cars only." Aisle size shall not be reduced unless an entire aisle is providing access and maneuvering space for only compact cars. ~~No compact parking spaces are permitted for hospitals, hospital-related medical and health care facilities, and medical offices. Compact parking spaces are not permitted for retail sales and service uses, or~~ for required guest and visitor parking.



# Potential Next Steps

- Short term
  - Continued look at the parking minimums/table for outliers
  - Short-term steps/regulations that work towards a larger review
- Long term
  - Holistic look at parking regulations and opportunities to rethink/restructure to meet Arlington's policies and vision for the future



# Questions?

## Feedback requests:

-Neighborhood Center Definition and parking ratio



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# Extra slides



# Article 14. Site Development Standards

## §14.3. Parking and Loading

### §14.3.7. Required parking and standing space

- G. Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this zoning ordinance:

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
Furniture & appliance stores, furniture repair shops	1 per each 400 sq. ft. of floor area	--
Greenhouses and nurseries	One space for each 400 sq. ft. of floor area, plus such space as may be determined to be necessary as set forth above	--
<del>Athletic or health clubs</del>	<del>1 per 50 sq. ft. of gross floor area</del>	--



### Select Examples of Arlington Neighborhood Centers

	Colonial Village	Lee Harrison	Garden City	Buckingham Center	Dominion Hills	Williamsburg Shopping Center	Glebe Lee Shopping Center	Lee Heights
Year Built	1930s **historic designation	1962	1955	1938	1958	1957	1956	1946
Area	Courthouse	Langston	5100 block Langston	235 N Glebe	Wilson Blvd	2900 block N Sycamore St and 6500 block Williamsburg RD	Glebe Rd	Cherry Hill
District	C-2, abuts RA6-15 and RA7-16	C-1, abuts R-6	C-1, abuts R-6	C-2, abuts RA8-18	C-1, abuts R-6 and S-3A	C-1, abuts R-10 and R-8	C-2	C-2, abuts RA8-18 and C-O
Ownership	1 owner	1 owner	18 owners	1 owner	1 owner	1 owner	2 owners	17 owners
RPCs	9 RPCs	21 RPCs	About 30 RPCs	6 RPCs	12 RPCs	13 (but 14 businesses?)	7 RPCs	19 RPCs

<sup>[i]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[ii]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[iii]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[iv]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[v]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[vi]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)  
<sup>[vii]</sup> [Arlington Property Search - General Information \(arlingtonva.us\)](http://arlingtonva.us)

## Site Development Standards

### §14.3. Parking and Loading

#### §14.3.3. General requirements

##### B. Off-site parking

##### 1. Zoning districts other than R and RA districts

All off-street parking space appurtenant to any use other than a use permitted in any R or RA district shall be on the same parcel of land with the use to which it is appurtenant or on common areas in the same subdivision; provided, however, that where there are practical difficulties in the way of such location of parking space or if the public safety or the public convenience, or both, would be better served by the location thereof other than on the same parcel of land with the use to which it is appurtenant, the zoning administrator, acting on a specific application, shall authorize such alternative location of required parking space as will adequately serve the public interest, subject to the following conditions:

- (a) Such **parking** space shall be located on land in the same ownership as ~~that of~~ the land on which is located the use to which such **parking** space is appurtenant or, in the case of parking for certain restaurants, shall conform to the requirements in §14.3.6., with exceptions outlined in 14.3.3.1.d
- (b) A pedestrian entrance to such space shall be located within a distance ~~up to of 600~~ ¼ mile, by the shortest route of effective pedestrian access, entrance to entrance.
- (c) Such space shall be conveniently usable without causing unreasonable:
  - (1) Hazard to pedestrians.
  - (2) Hazard to vehicular traffic.
  - (3) Traffic congestion.
  - (4) Interference with safe and convenient access to other parking areas in the vicinity.
  - (5) Detriment to the appropriate use of business property in the vicinity.
  - (6) Detriment to any residential neighborhood.
- (d) Or If such parking space is located on land in under different ownership as that of the land on which the use to which such parking space is appurtenant, and/or the pedestrian entrance is greater than a ¼ mile, off-site parking is allowed subject to approval of a use permit that shall include but is not limited to the following conditions:
  - (1) Both properties are located in Arlington County
  - (2) Submit an agreement that shall include but is not limited to the following:
    1. Number and location of spaces,
    2. Grantor and grantee of spaces,
    3. A term of use,
    4. Hours of operation,
    5. Grounds for termination and notice of violation
  - (3) Adherence to 14.3.3.B.1.c

#### §14.3.6. Parking in Metro station areas

##### ~~B. Special administrative provisions for meeting parking requirements for restaurants~~

## §7.8. MU-VS, Mixed Use Virginia Square District

### §7.8.5. Site development standards

1. Up to 100 percent of any required parking may be provided off-site if the said parking spaces are located within a ¼-mile radius of the subject site and if a legally binding parking agreement meeting the standards of §14.3.6.3.B is provided to the zoning administrator.

# Retail and Service Commercial Parking Ratios

Retail and service commercial uses		
Retail and service commercial uses other than those specified below	1 per each 250 sq. ft. of floor area on the first floor of a building	Plus 1 per each 300 sq. ft. of floor area located elsewhere in the building
Bowling alley	4 per each alley	--
Car wash	20 standing spaces for waiting vehicles for each wash rack	Plus 1 per each two employees.
Drive-through banking & similar "drive-through service establishments	5 standing spaces for each teller or customer window	--
Furniture & appliance stores, furniture repair shops	1 per each 400 sq. ft. of floor area	--
Greenhouses and nurseries	One space for each 400 sq. ft. of floor area, plus such space as may be determined to be necessary as set forth above	--
Athletic or health clubs	1 per 50 sq. ft. of gross floor area	--
Indoor or outdoor recreation (as provided in §12.2.5.F) or entertainment facilities (as provided in §12.2.5.A), other than those specifically listed in this §14.3.7	1 per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes	--
Vehicle sales, rental, or leasing facilities	1 customer and 1 employee parking space for each 1,200 sq. ft. of area, whether or not said area is enclosed.	--
Offices or clinics, medical or dental	1 per each 150 sq. ft. for first 5,000 sq. ft. in each building	Plus 1 per each 200 sq. ft. for next 10,000 sq. ft.; Plus 1 per each 250 sq. feet for area in excess of 15,000 sq. ft.
Other office buildings	1 per each 250 sq. ft. of floor area on the first floor	Plus 1 per 300 sq. ft. of floor area located in the basement or on the 2nd through 5th floors, plus 1 per 400 sq. ft. of floor area located above the fifth floor
Restaurants	1 per each 6 seats (in addition to all parking space provided for service to patrons while seated in automobiles).	--
Tennis, racquet and handball courts	3 per court	--
Theaters, auditoriums and other commercial places of public assembly	1 per each 3 seats or other accommodations, for attendants, employees or participants	--
Undertaking establishments, funeral parlors, mortuaries and funeral homes	1 per 50 sq. ft. of chapel or parlor floor area, provided that there shall be no less than 20 spaces	--
Vehicle service establishments and vehicle body shops	3 standing spaces for each wash rack, lubrication rack, repair bay or similar facility for the servicing or repair of vehicles, not including said rack or bay as a space	Plus 1 per each employee.