



Town of Vienna Parking Study

Town Planning Commission

March 13th, 2024

N NELSON
NYGAARD



Agenda

- 1 **Introductions and Study Overview**
- 2 **January Meeting Recap**
- 3 **Zoning Recommendations**
- 4 **Discussion**
- 5 **Next Steps**

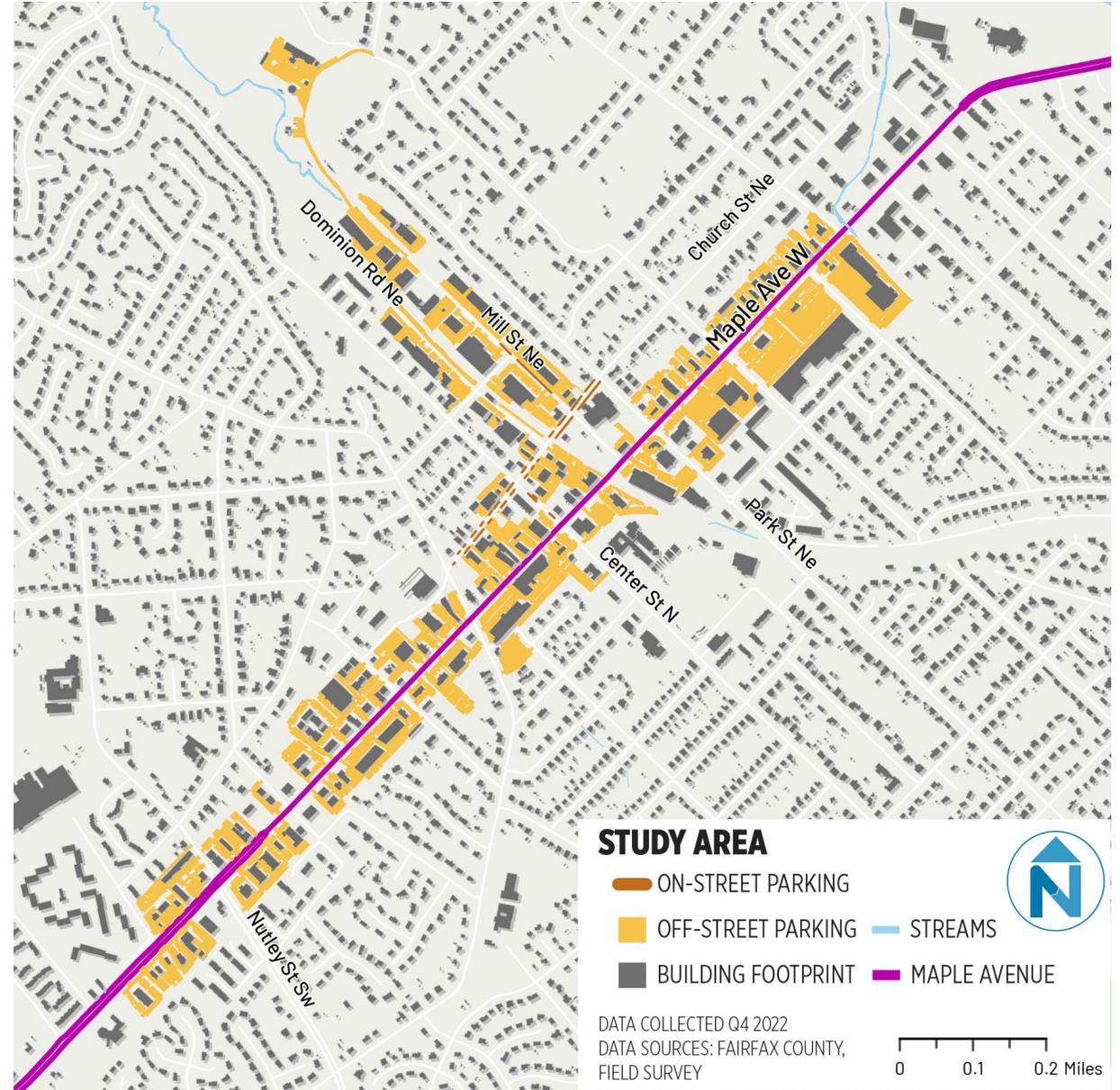


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Introductions and Study Overview

How did this project come about?

- In response to the 2019 Strategic Plan, Multimodal Transportation and Land Use Study (2019), the Economic Development Strategy and Zoning Code update process (Code Create Vienna), the time is right to evaluate:
 - the effectiveness of the existing parking program
 - identify opportunities to better manage current and future demand.
- This includes reducing overall demand where feasible, shifting some demand toward any underutilized options, and keeping availability at desirable levels among the most convenient, high-demand spaces.



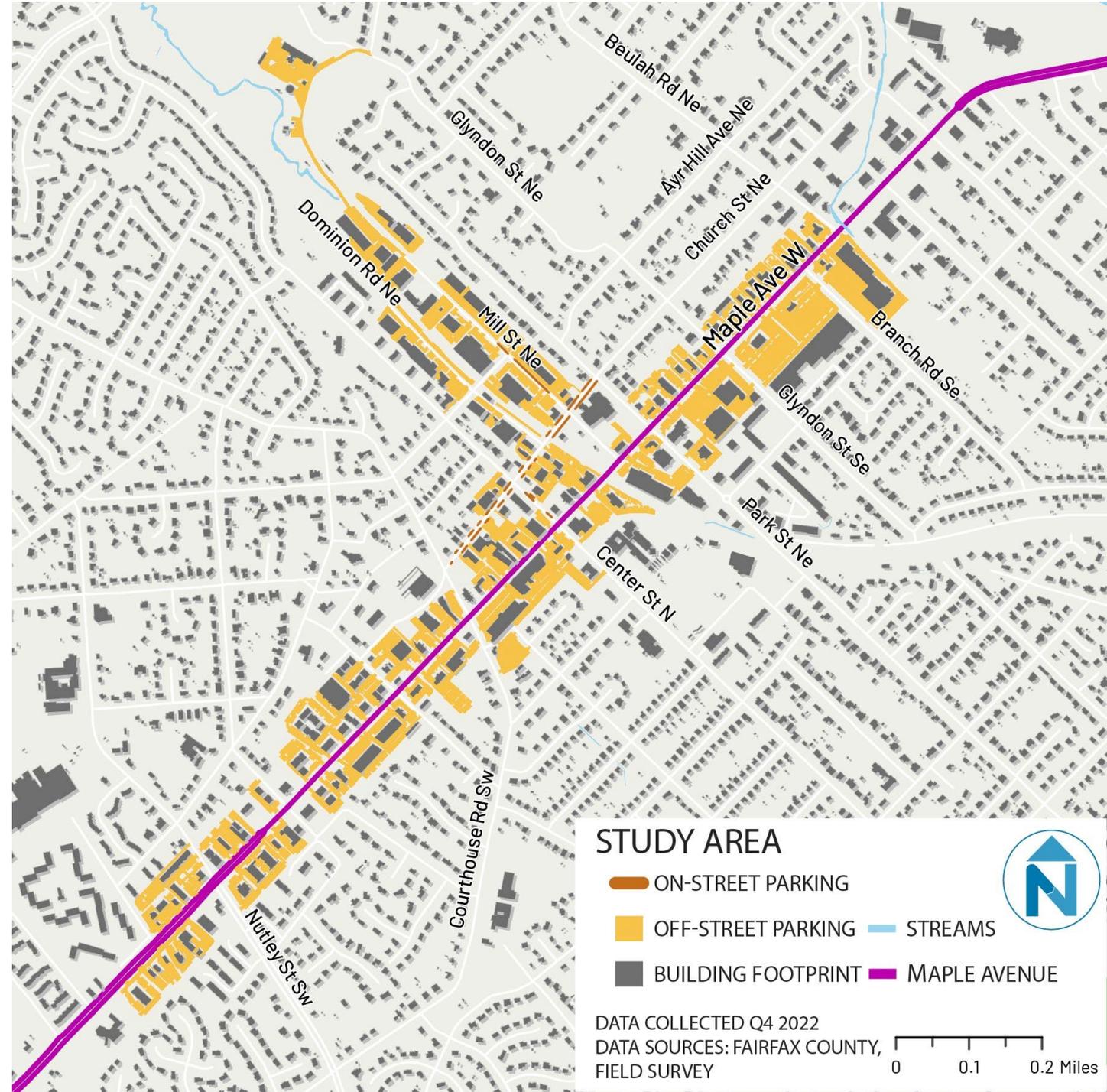


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January Meeting Recap

Parking Inventory

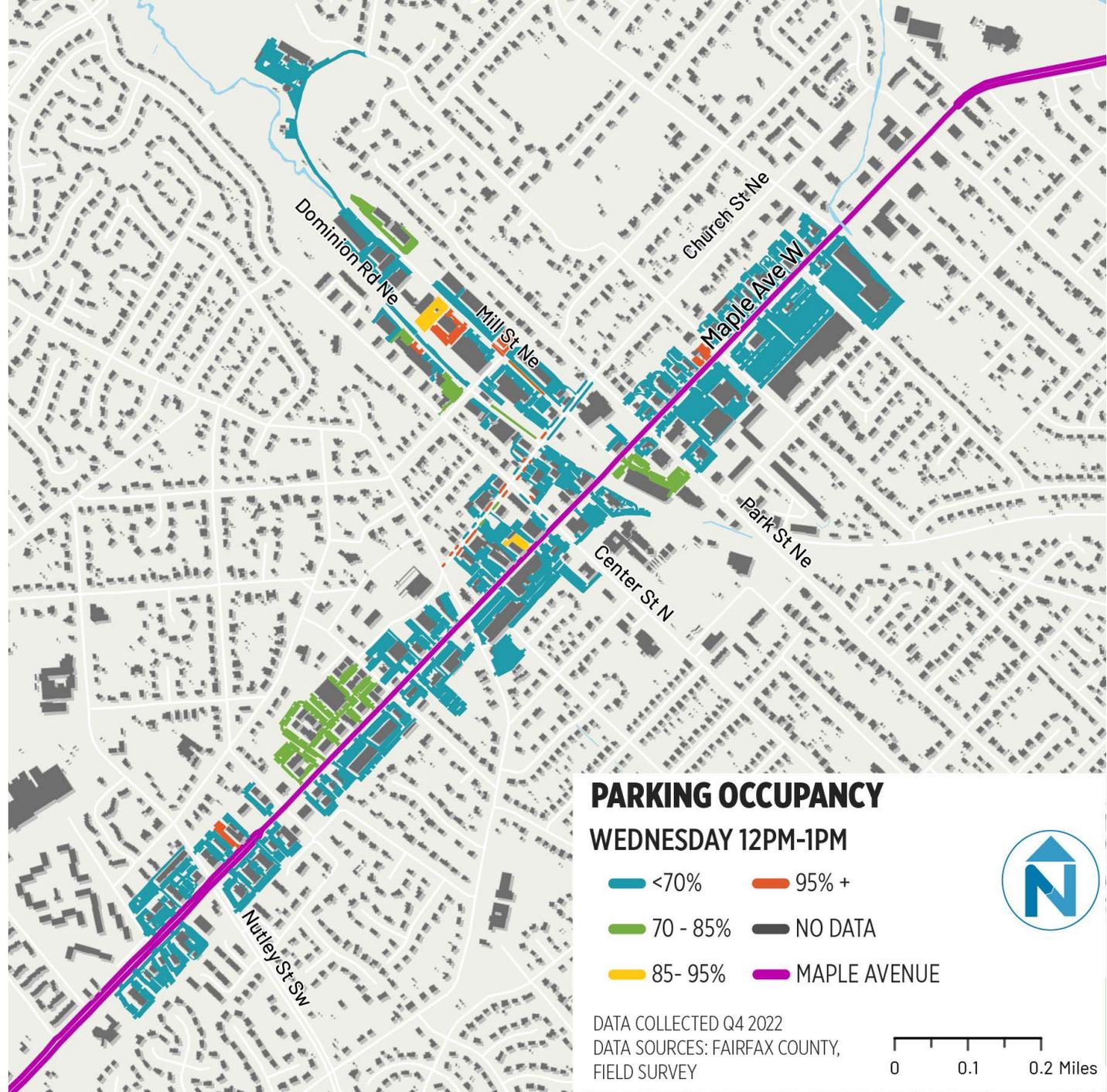
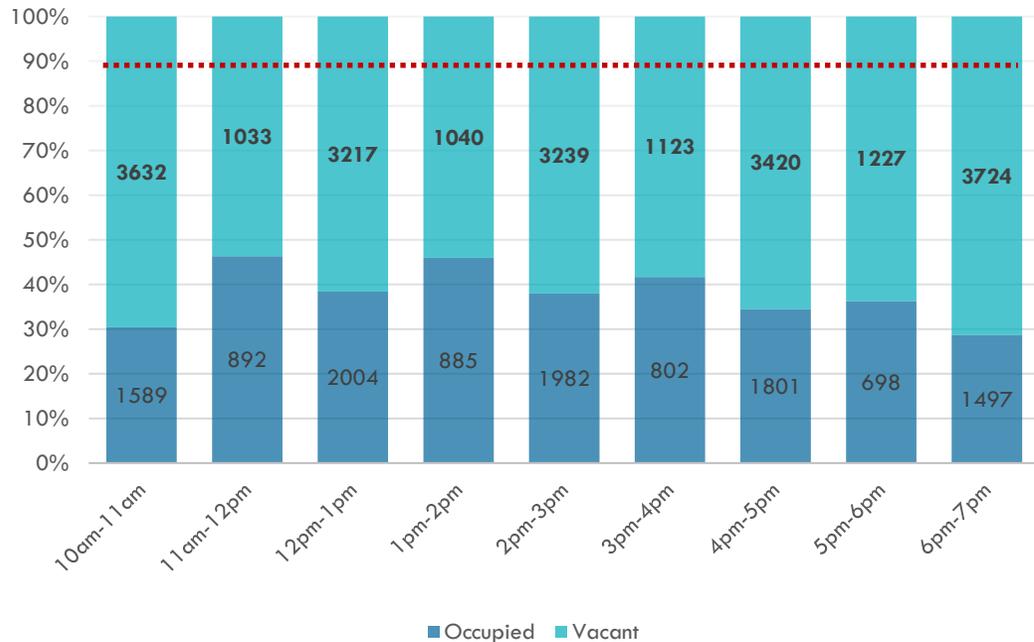
- 5,221 spaces in the study area
 - 5,127 off-street spaces
 - 5,033 privately-owned spaces
 - 60 publicly-owned spaces
 - 47 ADA spaces
 - 94 on-street spaces
 - All publicly-owned



Parking Inventory

- Weekday peak period is 12pm – 2pm.
 - Off-street parking is 45% full
 - On-street parking is 65% full

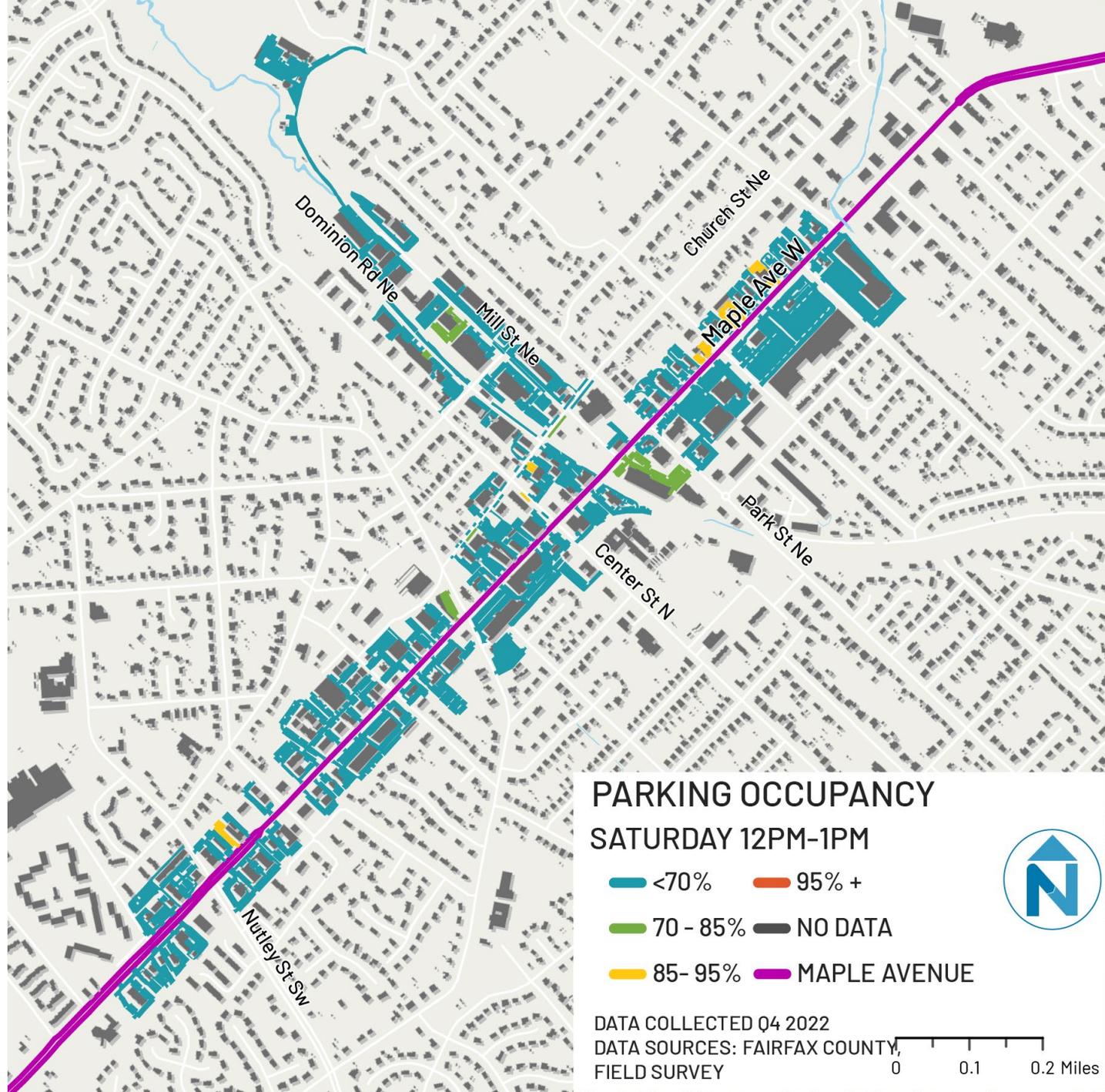
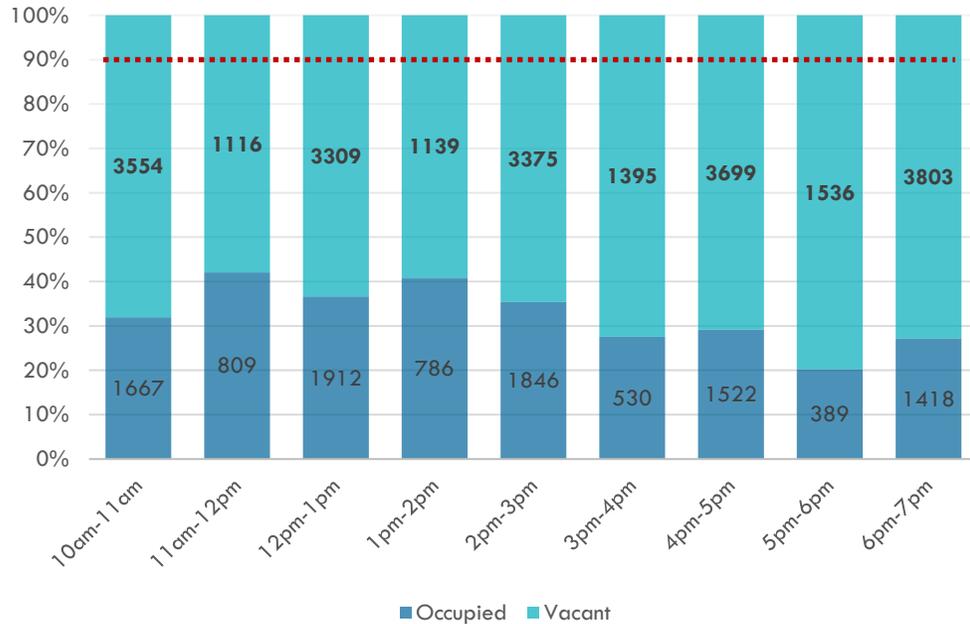
OVERALL WEEKDAY UTILIZATION



Parking Inventory

- Weekend off-street peak period is 12pm – 2pm (39% full)
- Weekend on-street peak period is 2pm – 3pm (78% full)

OVERALL WEEKEND UTILIZATION



January Discussion

- Zoning Recommendations
- Peer Jurisdiction Zoning Code Requirements
- Town comparison
 - Existing vs. Proposed Parking Requirements





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Zoning Recommendations



Zoning Recommendations

- Right-size retail and services-based land-uses
- Incorporation of a new Shopping Center off-street parking requirement
- Parking reductions through shared parking calculations
- Ensure Supportive Parking Design



Zoning Recommendations

- **Right-size retail and services-based land-uses**
- Current utilization of parking supply within the Commercial Corridors area of the Town shows that there is a need to right size the off-street parking requirements for retail and service-based land uses.

The following uses with currently 1 space per 200 sq. ft. requirements can be amended to 4 spaces per 1,000 sq. ft.

- Adult Business, Animal Care Facility, Financial Institution, Massage Therapy, Services (General and Personal)
- Office
- Retail (General)
- Grocery (to be consistent with retail)

The following uses with currently 1 space per 300 sq. ft. could be amended to 3 spaces per 1,000 sq. ft.

- Club or Service Organization
- Cultural Facility or Museum

Government parking is also currently required to provide 1 space per 300 square feet of gross floor area, and the recommendation would be to allow the Zoning Administrator to determine the requirement.



Zoning Recommendations

- Incorporation of a new Shopping Center off-street parking requirement

In line with the Zoning Code definition of a “Shopping Center”, a separate off-street parking requirement should be established to accommodate the current conditions within the Town and as recognized in peer jurisdictions.

Shopping Center Size (GFA)	Minimum Required Off-Street Parking Spaces
<100,000 gfa	4 spaces per 1,000 sq. ft.
>100,000 gfa	3 spaces per 1,000 sq. ft.

The shopping center land-use designation enables the development to meet the off-street parking requirements at build-out and all subsequent change of individual tenants do not have to show parking adequacy since the development as a whole is already in compliance.



Zoning Recommendations

- Parking reductions through shared parking calculations

Recognizing that providing parking can be a significant burden to redevelopment consistent with Town goals, the Town can allow shared parking on one site or for two or more properties to meet parking requirements.

- Approve a reduction in the number of required spaces provided on-site up to 66% for two uses that share the same parking area, whether on the same lot or abutting lots.
- Approval could be subject to conditions.

Use	Weekday 8am – 6pm	Weekday 6pm - Midnight	Weekday Midnight – 8 am	Weekend 6am – 6pm	Weekend 6pm - Midnight
Residential	60%	100%	100%	80%	100%
Office/Industrial	100%	10%	5%	5%	5%
Commercial/Retail	90%	80%	5%	100%	60%
Restaurant	70%	100%	70%	80%	100%
Entertainment	30%	100%	5%	80%	100%
Institutional (non-religious)	100%	40%	5%	10%	10%
Religious Institution	20%	40%	5%	100%	50%



Zoning Recommendations

- **Ensure Supportive Parking Design**

To achieve a vibrant streetscape with safe and attractive walking conditions, Vienna should consider adopting code provisions that directly address the design of parking facilities.

At a minimum, Vienna should adopt language that ensures connectivity between parking lots and minimizes future curb-cuts and driveway connections directly from parking lots onto Maple Avenue.



Peer Jurisdictions

- Reviewed eight (8) local and regional peer jurisdictions for comparison purposes
- Proposed recommendations for the Town of Vienna off-street parking requirements respond to:
 - Town specific data and utilization
 - Alignment with Peer Jurisdictions (with understanding of context)
 - Industry trends



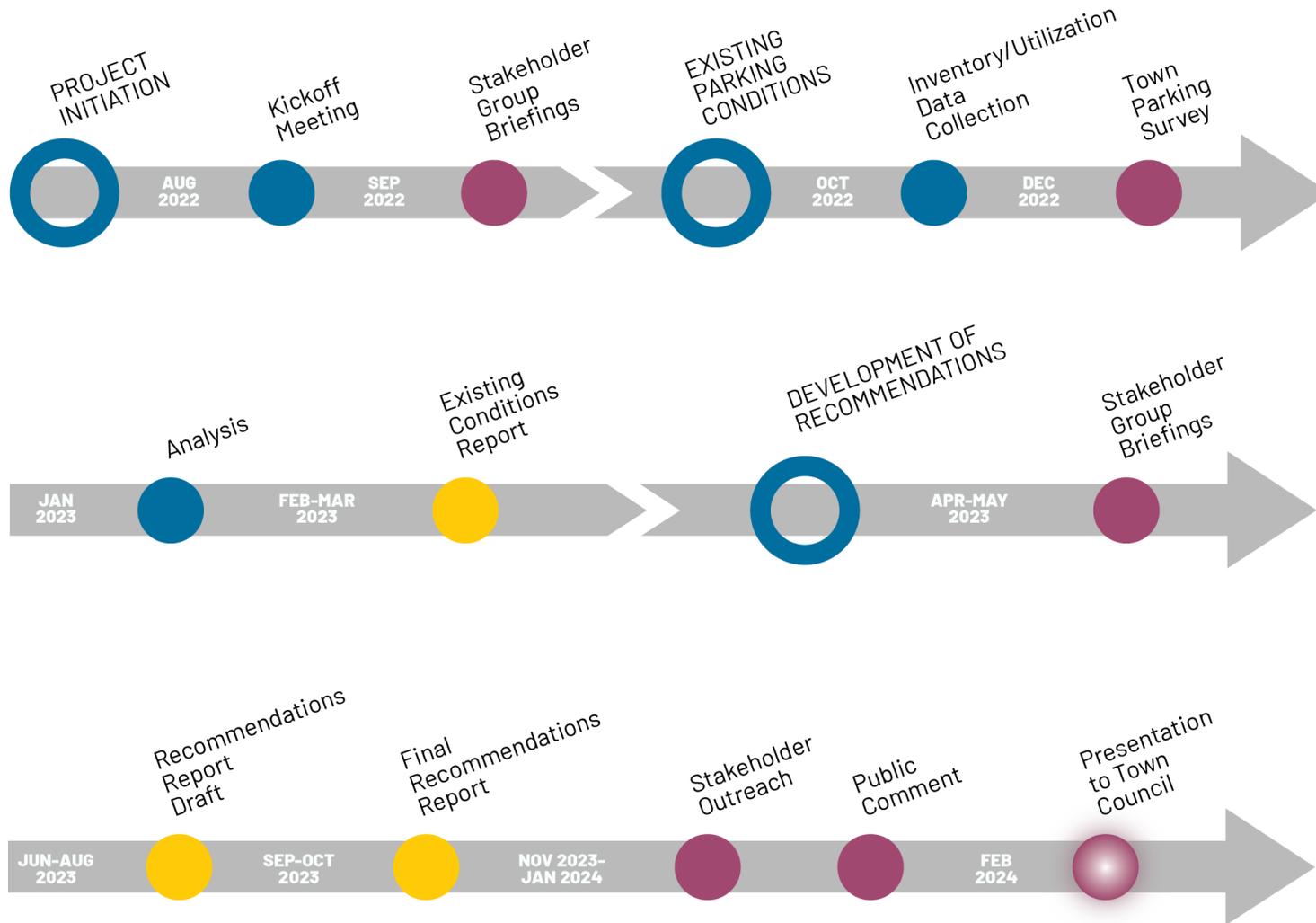
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Discussion

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Next Steps

Schedule



THANK YOU!



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