

# **RAIL-VOLUTION**

**Building Livable  
Communities with Transit**

**September 10, 2005**

**8:30 A.M. - Session Code: W67**

**Topic: Parking for TOD**

**Arlington, VA**

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**Arlington County, Virginia**



# About Arlington, VA

- **26 sq. miles in area**
- **Located in the core of the Washington region**
- **At the confluence of major regional multimodal transportation facilities**
- **Location for significant regional and federal facilities such as National Airport and the Pentagon**
- **200,000 residents and 200,000 jobs**
- **More than 30m sq. ft. of private office space**
- **Dozen plus condo/apt buildings going up right now**
- **11 Metro stations, 22 Metrobus, 12 ART bus lines**



## Arlington As An Employer

- **Arlington County offers a full array of commuting benefits including:**
  - **80% transit subsidy (up to \$60 per pay period)**
  - **Telework program participation**
  - **Free carpool and vanpool parking**
  - **Market rate parking for everyone else**
  - **Flexible work hours**
  - **Motor – Free “Bike/Walk Benefit” (\$25 per month payable 2 times per year)**
  - **Showers and lockers in most buildings**

## How Arlington Promotes Commuter Benefits to the Community

**Arlington County Commuter Services (ACCS) promotes demand strategies that fit the urban environment we operate in**

- **ACCS Mission**
- **How ACCS Operates**
- **Funding**
- **Commuter Stores – 3 retail, 1 mobile**
- **Call Center, Fulfillment, Operations**
- **Arlington Transportation Partners – Employer, Residential and Visitor services**
- **Marketing**
- **Internet – CommuterPage.com, CommuterDirect.com, ArlingtonTransit.com, WALKArlington.com, BikeArlington.com, Urban Villages, Way To Go, Rides & the City**
- **TDM for Site Plan Development**



**38B The Orange Line with a View**

Ballston Clarendon Rosslyn Georgetown Farragut West

## **Site Plan Parking Ratio-TIA-TDM Plan Nexus**

- **Site Plan proposals prepare Traffic Impact Analysis (TIA) to measure the transportation impact of the site on the surrounding area.**
- **TDM Plans are designed to help mitigate the transportation impacts and achieve or exceed TIA non-SOV mode split assumptions. For development along the Rosslyn-Ballston metrorail corridor, an assumption of a 40% non-SOV mode split has been accepted in County approved TIAs in conjunction with a robust TDM Plans.**
- **In general, the higher the non-SOV mode split assumption then the more effective the TDM Plan must be.**

## **Site Plan Parking Ratio-TIA-TDM Plan Nexus**

- **For site-plan development proposal that has a TIA that assumes a high non-SOV mode split and an equally effective TDM Plan, the County offers favorable site plan parking ratios.**
- **Transit-oriented, mixed-use, pedestrian-friendly development such as development along the Rosslyn-Ballston Metrorail corridor can generate less vehicle trips and then can require less parking than more auto-oriented development. Therefore when planning transit-oriented development the amount of parking can be reduced from what is required in the zoning ordinance for by-right development.**
- **Transit-oriented site-plan development is usually parked at one space per 580 square feet for commercial and 1.125 spaces per residential unit.**

## **Site Plan Parking Ratio-TIA-TDM Plan Nexus**

- **The reduced parking-comprehensive TDM plan nexus creates both public and private benefits. Reduced parking ratios can greatly reduce construction and maintenance costs for developers since structured parking can cost between \$15,000 and \$30,000 per space. For an average sized office development the site-plan development parking ratio can save over \$30 per square foot compared with by-right parking requirements.**

## Structured Parking - By-Right versus Site Plan Development - How Much Does the 1/580 parking ratio save?

Floor	By-Right Parking Requirement			Site Plan Parking Requirement			Parking Cost Savings			Total Cost Savings
	Parking Ratio	Ratio Area (sf)	# Parking Spaces	Parking Ratio	Ratio Area (sf)	# Parking Spaces	# Spaces Not Built	Construction Cost per Garage Space	Cost Savings per Floor	
1	1/250	25,000	100	1/580	25,000	43	57	\$15,000	\$853,448.28	
2	1/300	25,000	83	1/580	25,000	43	40	\$15,000	\$603,448.28	
3	1/300	25,000	83	1/580	25,000	43	40	\$15,000	\$603,448.28	
4	1/300	25,000	83	1/580	25,000	43	40	\$15,000	\$603,448.28	
5	1/300	25,000	83	1/580	25,000	43	40	\$15,000	\$603,448.28	
6	1/400	25,000	63	1/580	25,000	43	19	\$15,000	\$290,948.28	
7	1/400	25,000	63	1/580	25,000	43	19	\$15,000	\$290,948.28	
8	1/400	25,000	63	1/580	25,000	43	19	\$15,000	\$290,948.28	
9	1/400	25,000	63	1/580	25,000	43	19	\$15,000	\$290,948.28	
10	1/400	25,000	63	1/580	25,000	43	19	\$15,000	\$290,948.28	
<b>Total</b>		<b>250,000</b>	<b>746</b>		<b>250,000</b>	<b>431</b>	<b>315</b>		<b>\$4,721,982.76</b>	<b>Total Cost Savings</b>
	<b>Overall Parking Ratio</b>								<b>\$18.89</b>	<b>Cost Savings Per sf</b>
	<b>One Space per</b>		<b>335</b>							

Assumptions: 250,000 sf office building with 10 floors, structured parking cost \$15,000/space



## **Site Plan Parking Ratio-TIA-TDM Plan Nexus**

- **Developer contributions finalized in site plan conditions represents considered trade-offs between transportation priorities and other public benefits such as affordable housing contributions.**

## Special New Project: Car sharing

- **Fits ACCS mission**
- **Promoted carsharing from the beginning**
- **Supported both companies equally**
- **Before March 2004 only 12 vehicles in Arlington**
- **Increase carsharing significantly**
- **Developed Carshare Pilot in R-B Corridor as a Public/Private Partnership**



## Elements of Pilot Program (March'04 to May'05)

- **Expanded carshare fleet:**
  - From 12 to 27 in March '04 (Pilot period)
  - From 27 to 42 in May '05
  - Expect to go over 55 this summer
- **Density of cars, near Metros**
- **Provided carshare subsidy**
- **Provided On-street visibility**
  - on-street, metered parking spaces
  - 12” orange poles, signs, take ones
  - street painting

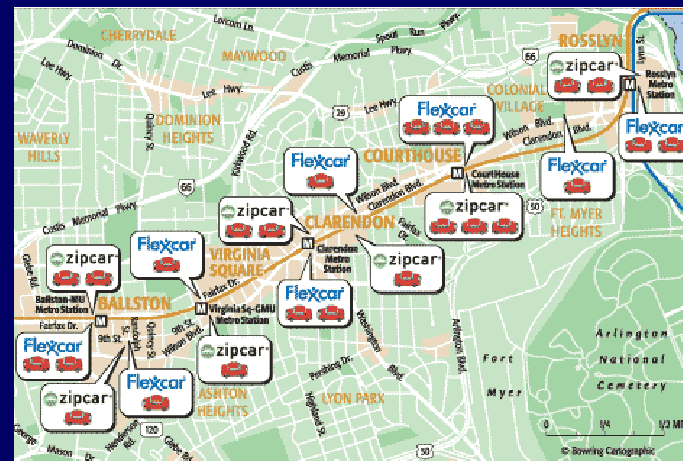


## Elements of Pilot Program (March'04 to August'05)



# Elements of the Program (March'04 to May'05)

- **Discounts – live or work in Arlington**
- **Promotions**
  - Brochure
  - Cards (take ones at poles)
  - ATP, stores, marketing
- **Enforcement/Police**
  - Standard “No Parking” rules and signs
  - Towing
  - Stencils



Need a car  
for only an hour?

Want to run  
errands at lunch?

Have a  
business meeting?

Spouse has  
the car for the day?

## Carshare.

zipcar Flexcar

Arlington is the place for carsharing.



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**[www.CommuterPage.com](http://www.CommuterPage.com)**