

## **Public Parking Study in Shirlington**

An assessment of the existing off-street parking facilities (garages and surface lots) was conducted to inventory parking restrictions and collect occupancy data. Similarly, an inventory and parking occupancy counts were conducted for existing on-street parking within Shirlington Village. This parking evaluation has been conducted to inform decisions regarding potential increases in land uses or densities for the Shirlington area.

The Village at Shirlington is generally served by five public parking garages and one surface lot. Each off-street facility provides a number of parking spaces reserved for specific uses and times.

These facilities include the following:

- Quincy Street Garage – 237 Spaces
  - Arlington Mill Surface Lot – 113 Spaces
  - 4250 Campbell Avenue Garage – 787 Spaces
  - 2850 S Randolph Street Garage – 744 Spaces
  - 2901 S Randolph Street Garage – 827 Spaces
  - WETA Garage – 315 Spaces
- Total Spaces 3023 Off Street

Off-street parking data was collected over three consecutive days from Saturday, June 15th, through Monday, June 17th. An initial parking occupancy count was conducted for the first day at each off-street facility and 72-hour in/out driveway camera counts were conducted to calculate parking occupancy. A second parking occupancy count was also conducted at noon on Sunday, June 16th, for each facility to verify the parking calculations. This approach allowed for parking occupancy to be calculated at multiple hours for each day and understand how off-street parking usage fluctuates by time of day. All facilities were included in the data collection, with the exception of the WETA Garage. The WETA Garage was counted on different dates because it was closed for maintenance during June 15<sup>th</sup> and 16<sup>th</sup>.

On-street parking is also provided within the study area. As determined in conjunction with parking staff, Campbell Avenue, S Randolph Street, and S Quincy Street were identified for on-street data collection. On-street parking data was collected over three days from Saturday, June 15th, through Monday, June 17th. Counts were conducted at noon and 7:00 PM each day and were collected through a manual survey, with staff noting the number of cars parked. There are approximately 137 on-street parking spaces.

## **PARKING INVENTORY**

A parking inventory was field verified in June to gather information for each of the off-street and on-street parking facilities. It is important to note that each of the off-street facilities have parking spaces reserved for different uses, some of which act as shared parking by being reserved for office use during weekdays, but are available as retail parking on evenings and over the weekends.

For on-street parking within Shirlington Village, spaces are typically regulated with two-hour or four-hour parking limit signage and require payments. The number of available on-street parking spaces was calculated by assuming each parking space is approximately 20 feet. Note that some vehicles may be smaller or require less maneuvering space, which may result in a greater number of vehicles being parked on-street than is assumed for capacity calculations.

The maximum for the entire three-day period analyzed occurred on Monday at 1:00 PM, with approximately 1,462 vehicles parked within the off-street facilities. These results suggest the synergy between the shared office and retail spaces operates well, with the weekend and weekday peak being roughly equal. In terms of percent peak occupancy, the peak occupancy measured on Monday equates to roughly 54 percent of available spaces being occupied. At first glance, it may appear there is plenty of parking provided, but it is important to note many spaces are restricted to specific uses or times of day. Note the surface lot appears over capacity due to some loading activity that occurs curbside within the lot, which was included in the parking occupancy calculations. It is apparent that the Quincy Street Garage and Arlington Mill Surface Lot could benefit from redistributing parking to the surrounding garages. The 2850 S Randolph Street, 2901 S Randolph Street and WETA Garages in particular appear to have excess capacity and may present an opportunity to relieve parking congestion at the Quincy Street Garage and Arlington Mill Surface Lot.

### **On-Street Data**

Data counts were analyzed for the three days of data collection. Based on this information, the peak parking occupancy for the study area occurred at noon on Saturday with a total of 137 vehicles parked.

This represents parking over capacity for on-street vehicles, however as previously discussed some smaller vehicles may be parking on-street. In addition, vehicles are likely parking in reserved loading zone areas or other curbside zones.

### **CONCLUSIONS**

The results of this parking data collection for Shirlington Village indicate there is a significant supply of 3,023 off-street parking spaces with restrictions by use and time of day. Each of the parking facilities reach their peak at different days and times, to varying degrees of occupancy. In total, there appears to be an adequate parking supply but for the restrictions that limit users. On-street parking is also provided on Campbell Avenue, S Randolph Street, and S Quincy Street. These spaces are highly utilized and at the peak Saturday noon time, parking occupancy is theoretically over capacity. This is partially due to vehicles taking up less than the 20 feet assumed per space or vehicles parking in reserved loading zones or other curbside spaces. This suggests on-street parking is highly desired within the study area.

- 3,023 off-street parking spaces with restrictions by use and time of day
- Each of the parking facilities reach their peak at different days and times
- Adequate parking supply but the restrictions limit use
- On-Street is highly utilized at most times with parking, deliveries and shared ride users

