

October 20, 2018

Motion to Adopt Guidance to the Manager Regarding Retroactive Application of Residential Parking Guidelines.

Adopted 5-0; KC/EG

In November 2017, the County Board approved off-street residential parking guidelines for new, multi-family residential projects approved by special exception in Arlington's Metro corridors. Since that time, applicants with previously-approved but as-yet-unbuilt site plans have come forward to seek site plan amendments for retroactive application of the new guidelines.

With regard to such retroaction applications, the County Board has the following expectations and principles:

Retroactive application of these guidelines is likely to encourage more trips, multimodal usage, and people in our transit, pedestrian and vehicle-share networks, particularly over the life of the site plan. Such application of the guidelines should be accompanied, therefore, by additional measures, mitigants and investments in these networks, which support the reduced parking.

The Board asks of the County Manager that site plan amendments to include retroactive application of the parking guidelines be accompanied by a package of such investments. The Board also recognizes that the size of such a package will vary based on the original Transportation Demand Management plan included in the site plan, the location of the project, and other project-specific factors. The Board further expects that staff recommendations will be guided by the results of a multimodal transportation impact assessment (MMTIA).

Finally, the Board expects that all applicable community engagement practices for site plan amendments, such as notification of nearby civic associations and opportunities for public input and comment, should be undertaken with any recommended retroactive application of parking guidelines.