

## Arlington County, VA

# Integrated Parking Plan, Ongoing Implementation Assistance



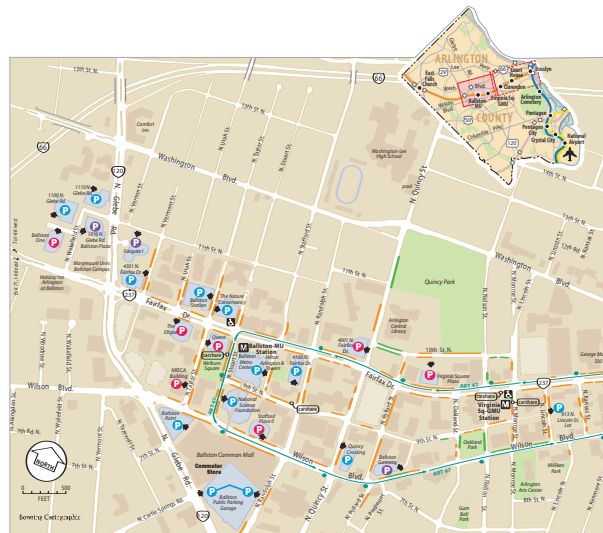
Arlington County, Virginia, just outside Washington, DC, is one of the great transit-oriented development success stories. By focusing new commercial and residential development around its transit stations, Arlington County has added 30 million square feet of development over the last 30 years without increasing local congestion.

Despite this, the sharp juxtaposition between high-density, transit-oriented Metro corridors, and leafy neighborhoods of single-family homes has created challenges. Residents are concerned about spillover parking from nightclubs, offices, and transit stations. Small business owners are concerned about front-door, short-term customer parking. Developers want to build enough parking to finance their projects but not too much. Housing activists want to maximize new affordable housing construction.

Recognizing that a one-size-fits-all approach to parking was not suiting its complex needs, Arlington County hired Nelson\Nygaard to restructure its parking requirements to better meet broader quality of life and economic development goals. Following an extensive data analysis, Nelson\Nygaard hosted a three-day parking symposium, bringing together a broad variety of community stakeholders. At the end, a solid consensus emerged around tools for managing the different parking concerns in each of Arlington County's geographic areas.

In the suburban neighborhoods, emphasis was placed on preventing spillover parking from nearby urban corridors—particularly through restructuring the existing Residential Parking Permit system. Some neighborhoods were very interested in selling their excess daytime parking capacity to commuters in order to fund neighborhood improvements.

In the urban corridors, the community wanted to adopt policies more common in “big cities”, such as full market pricing for all parking, minimizing commuter parking as a tool for managing peak period traffic, and minimizing residential parking as a tool for creating more affordable housing.



**Project Duration:** 2003–2005

**Total Budget:** \$55,000

**For more information:**

Arlington County Department of Public Works  
2100 Clarendon Boulevard, Suite 900  
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<http://www.arlingtonva.us/Departments/EnvironmentalServices/dot/traffic/parking/EnvironmentalServicesZone.aspx#change>

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