

# 23rd Street South Parking Study Overview

Crystal and Pentagon Cities Council (CPCC) 3<sup>rd</sup> Quarterly Public Meeting

---

Mosi London, PhD  
Principal Planner

09/24/2024



# Agenda

---

- Background of 23rd Street South Parking Study
- Overview
- Data Collection
- Findings
- Summary
- Recommendations
- Questions

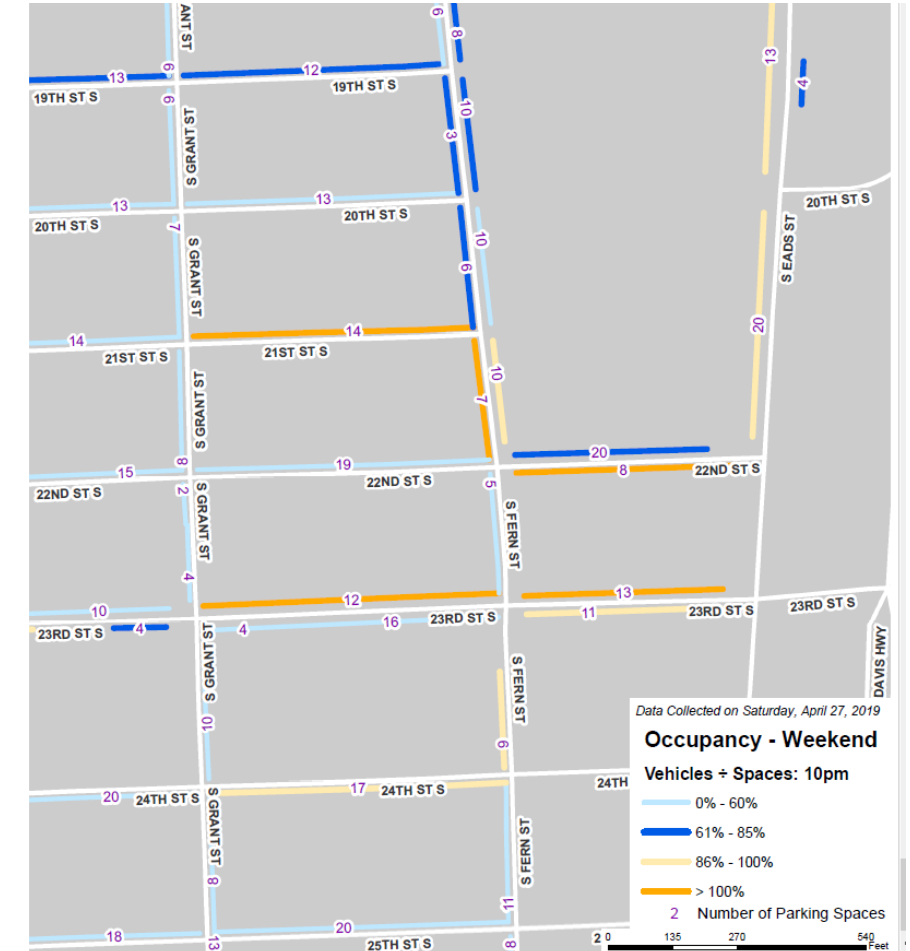
# Background

---

- History of parking issues along 23<sup>rd</sup> Street Sourt, west of Richmond Highway, reported by both businesses (individual and Business Associations), and residents of the community
- Curbspace study conducted in 2005 by University of Maryland:
  - Methodology: Assessment of Supply and Demand; Surveys and Interviews; Estimates of Demand and Supply
  - Findings: Occupancy for public and private parking
  - Recommendations: Improve and manage parking supply; shuttle/satellite parking; shared parking lot

# Background

- Parking occupancy conducted in July 2019:
  - Methodology: Data collection of occupancy by Parking Management Type (metered, Residential Permit Parking, Time limited, unmanaged)
  - Findings: Occupancy by Parking Management Type:
    - Weekday and Weekend
    - Collected about every 4 hrs.:
      - Weekday: 8am, 12pm, 4pm, 8pm, 10pm
      - Weekend: 8am, 12pm, 4pm, 8pm, 10pm



Note: Highest occupancy recorded is Weekend at 10PM

# Background

- Parking occupancy conducted in May 2022:
  - Methodology: Data collection of occupancy by Residential Permit Parking for Richmond Highway/Aurora Highlands Area
  - Findings: Occupancy by RPP:
    - Weekday and Weekend
    - Collected about every 3 hrs.:
      - Weekday: 8am, 11am, 2pm, 5pm
      - Weekend: 8am, 11am, 2pm, 5pm



*Note: Highest occupancy recorded is Weekend at 5PM*

# Background

- The County committed to conducting a curbspace study as part of site development for Crystal House:
  - Site plan [SP #451, approved 12/14/2019](#)
- Request for Proposal, [issued 03/22/2022](#)



Approved Conceptual Site Plan 451



# Overview

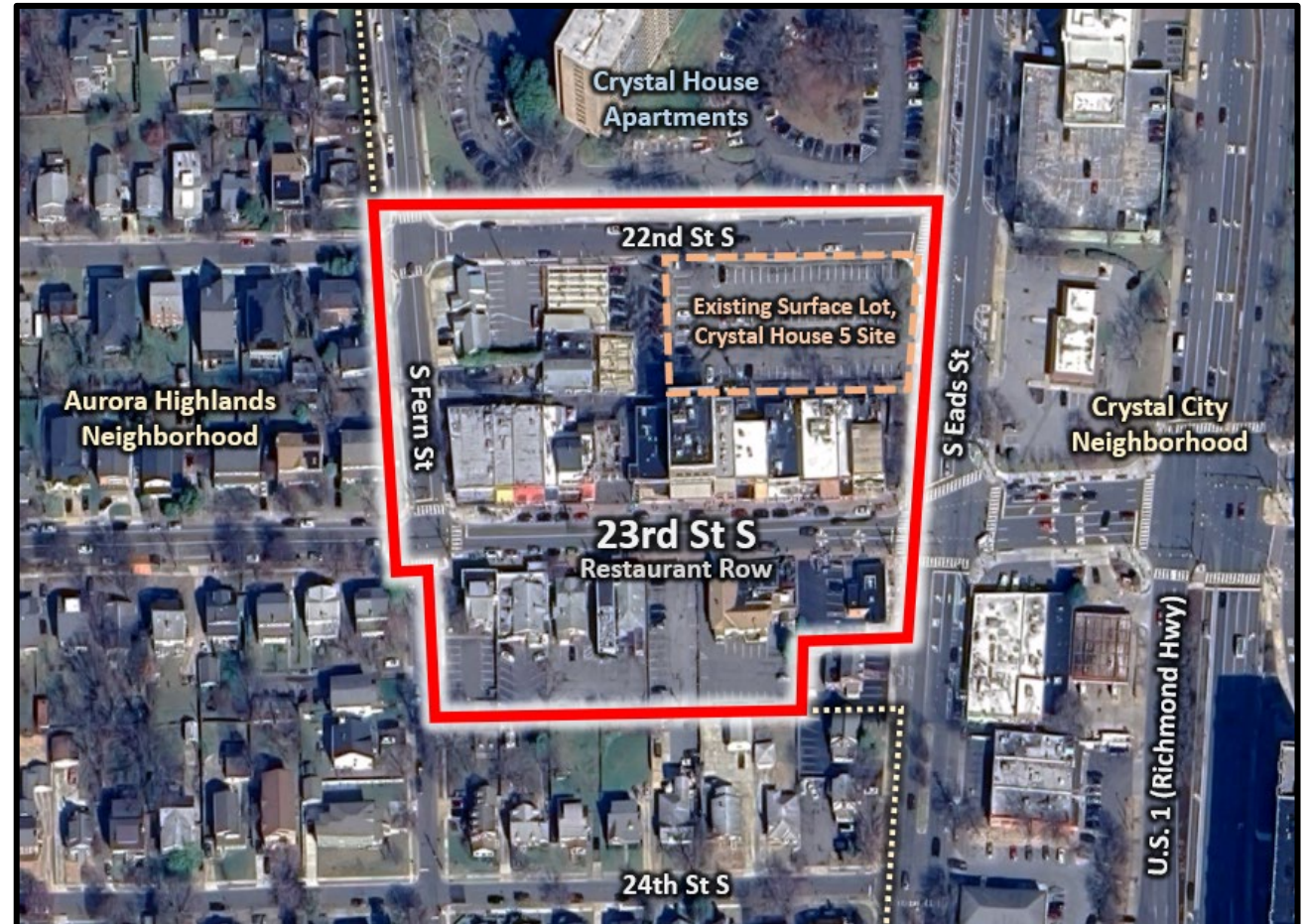
---

- **The primary objectives of this study are to:**

1. Gain an understanding of current parking utilization patterns in the 23<sup>rd</sup> Street South area
2. Identify potential discrepancies between needs and management approaches today, and develop strategies to optimize curb space and parking asset allocation and regulation
3. Collaborate with businesses to enhance parking availability and support economic activity.

# Overview

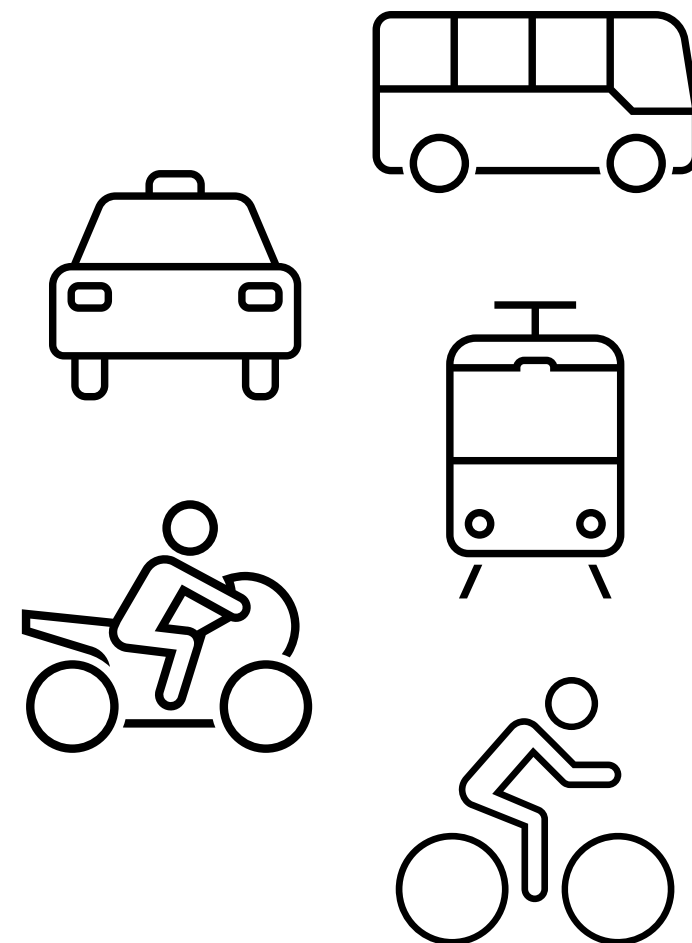
- **The main tasks of this study:**
  - Parking Utilization
  - Business Survey
  - Study Analysis Memorandum





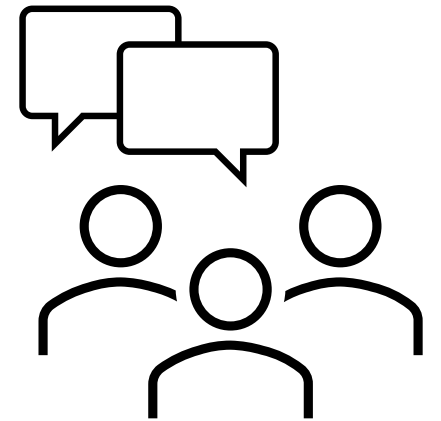
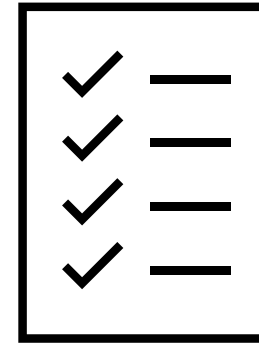
# Parking Utilization

- Inventory and assessment of existing infrastructure:
  - Including parking spaces, bike racks, scooter corrals, transit stops, etc.
- Conduct parking activity analysis (occupancy and dwell time data):
  - Metered facilities: in-ground sensor data sourced from Arlington County's Performance Parking Pilot (PPP):
    - **Nov 1, 2023, through May 12, 2024**
  - RPP-restricted facility (S. Fern St): continuous video recording during peak demand periods when RPP restrictions are not in effect (Friday 5pm-10pm, Saturday 10am-2pm, Saturday 5pm-10pm)
    - **Dec 15-16, 2023, Mar 15-16, 2024, and May 10-11, 2024**



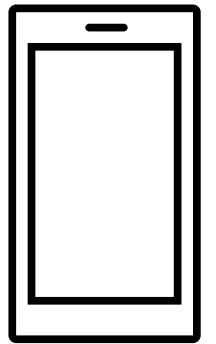
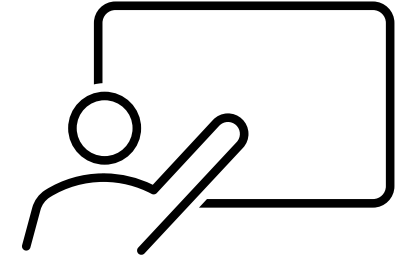
# Business Survey

- Phase 1: Initial Surveys with Business Owners/Managers:
  - Target Audience: Owners, managers, and/or key decision-makers within businesses located in the area
  - Survey format: In-person
  - Content: The survey focuses on various aspects of business operations including parking and mobility challenges



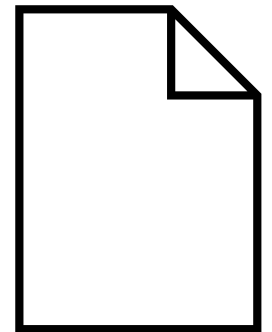
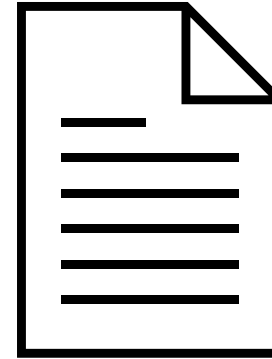
# Business Survey

- Phase 2: Intercept Surveys with Patrons and Employees
  - Target Audience: Patrons, employees and visitors to businesses located in the area
    - **Business owners/managers survey (in-person, Jan 10, 2024)**
    - **Business employees/patrons survey (in-person and online, Mar 18-31, 2024)**
  - Survey format: In-person and via QR code and online website survey
  - Content: The survey focuses on various aspects of individual parking behavior and perceptions of parking availability



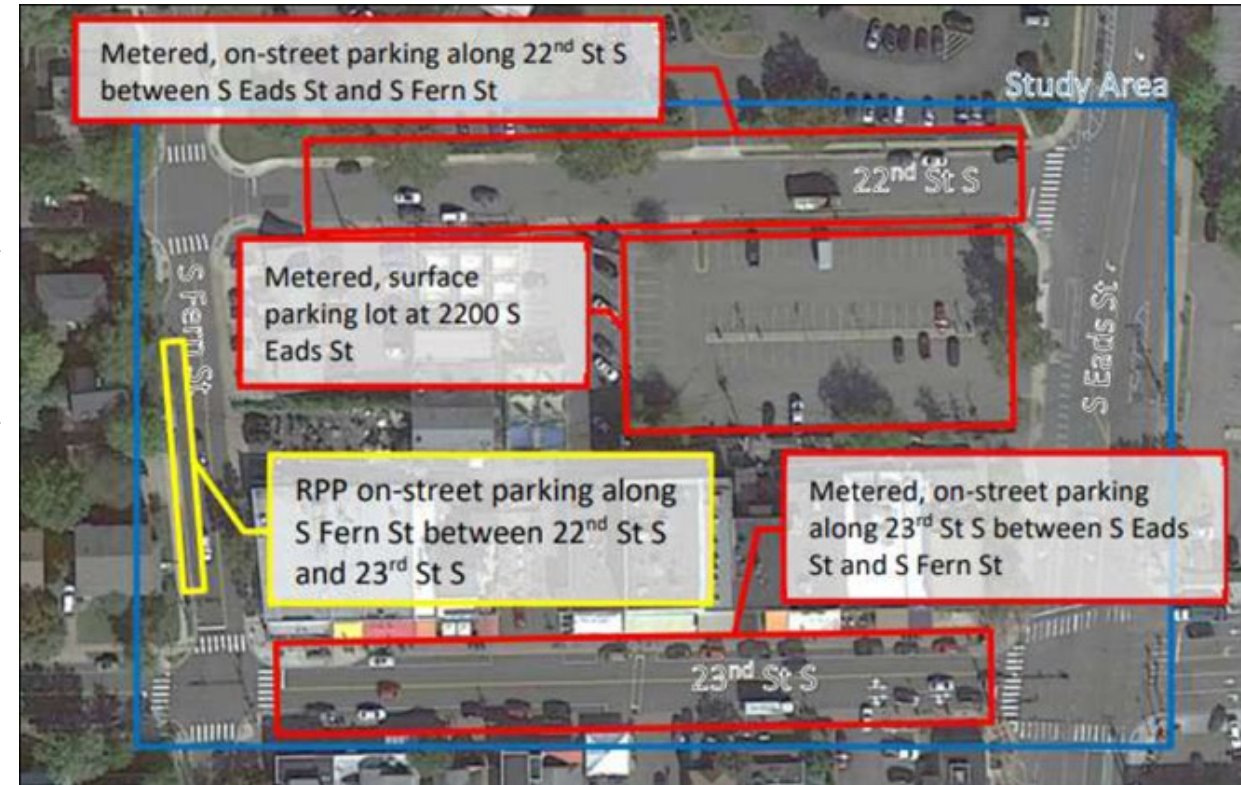
# Study Analysis Memorandum

- Summarizing key findings and recommendations for improving parking access in the area. Based on:
  - Existing parking conditions observed
  - Data collected and analyzed
  - Strategies for parking asset allocation and regulation



# Data Collection

- On-site observations of existing conditions and parking inventory
- **23rd Street South\*:**
  - **North Side:** Metered facility (2-hour limit; Monday-Saturday 8am-8pm) with a capacity of 14 vehicles
  - **South Side:** Metered facility (2-hour limit; Monday-Saturday 8am-8pm) with a capacity of 11 vehicles
    - Near the end of the study, the mid-block crossing of 23rd St S was adjusted and impacted the parking inventory on 23rd St S – see report for details
- **22nd Street South:**
  - **North Side:** Metered facility (12-hour limit; Monday-Saturday 8am-8pm) with a capacity of 16 vehicles
  - **South Side:** Metered facility (2-hour limit; Monday-Saturday 8am-8pm) with a capacity of 9 vehicles





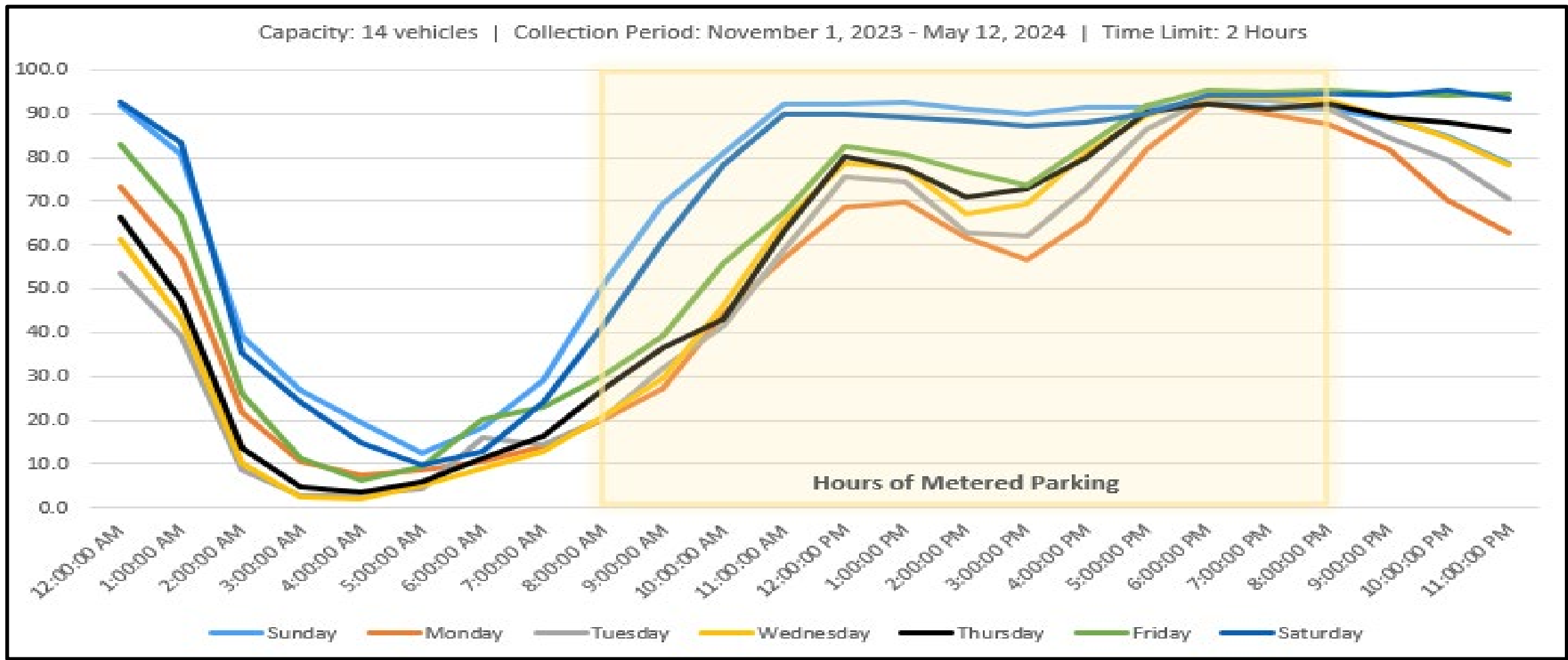
# Data Collection

- **South Eads Street Surface Lot:**
  - Metered facility (4-hour limit; Monday-Saturday 8am-8pm) with a capacity of 95 vehicles
- **South Fern Street:**
  - RPP-restricted facility (Monday-Friday 8am-5pm) with a capacity of 3 vehicles
- **Private Off-Street Parking:**
  - **Total:** 136 designated spaces in total, including 31 spaces no longer in use (business permanently closed)
  - **South Side:** Metered facility (2-hour limit; Monday-Saturday 8am-8pm) with a capacity of 9 vehicles



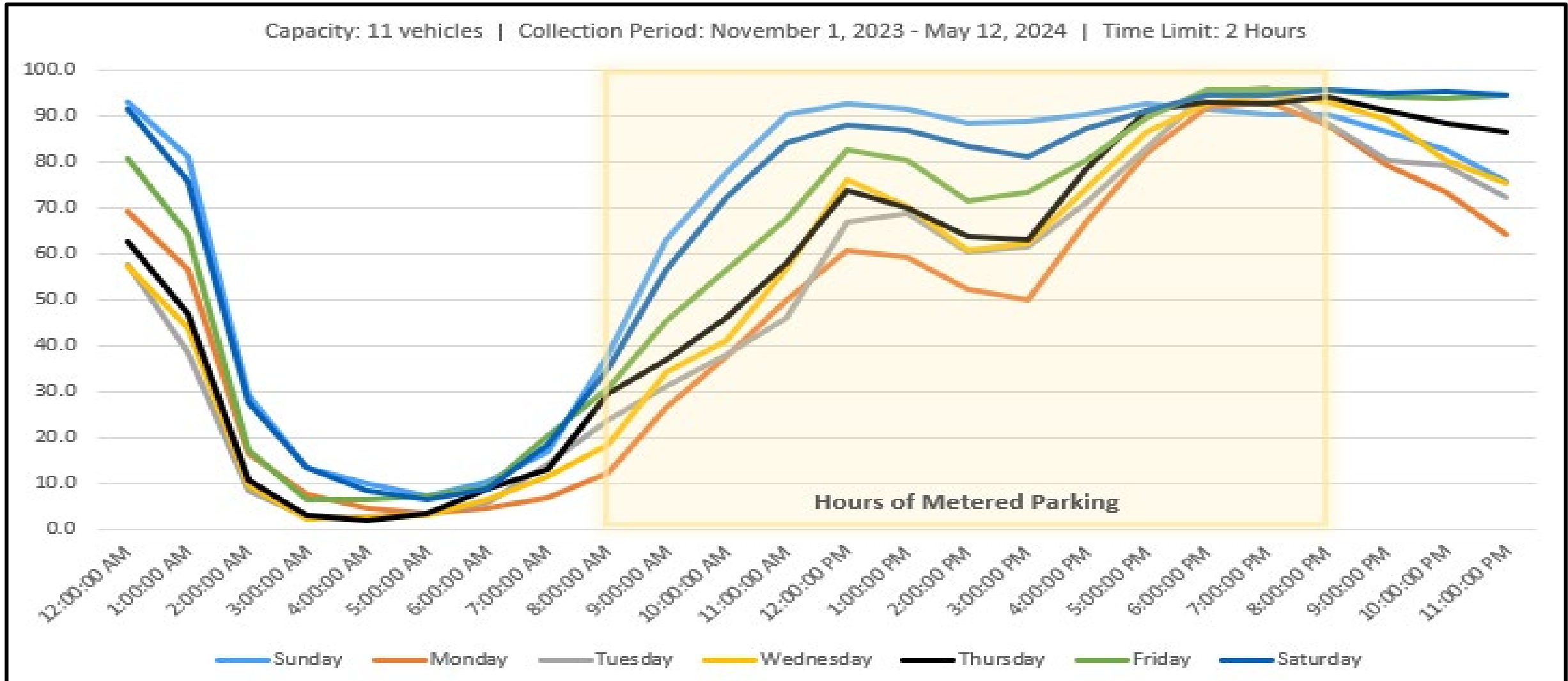
# Average Parking Occupancy (%) 23<sup>rd</sup> Street South [North Side]

Capacity: 14 vehicles | Collection Period: November 1, 2023 - May 12, 2024 | Time Limit: 2 Hours



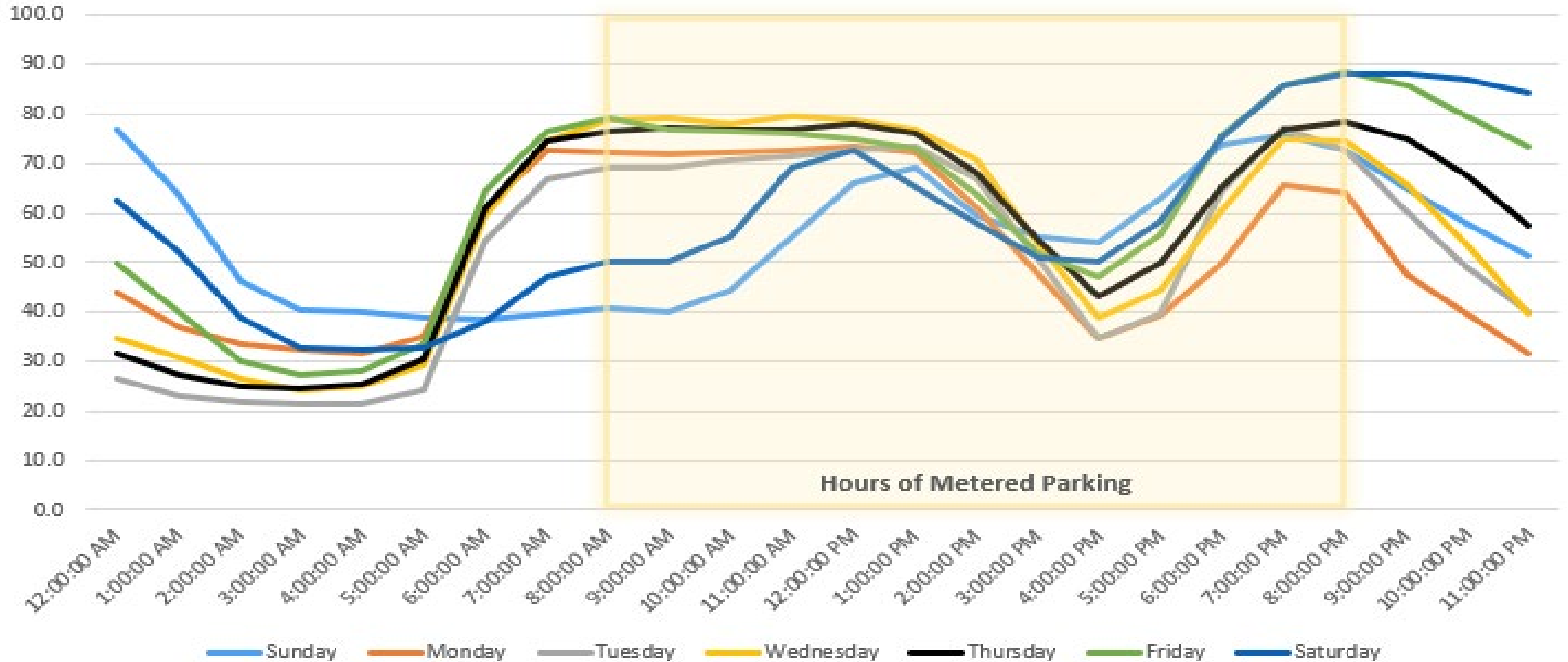
## Average Parking Occupancy (%) 23<sup>rd</sup> Street South [South Side]

Capacity: 11 vehicles | Collection Period: November 1, 2023 - May 12, 2024 | Time Limit: 2 Hours



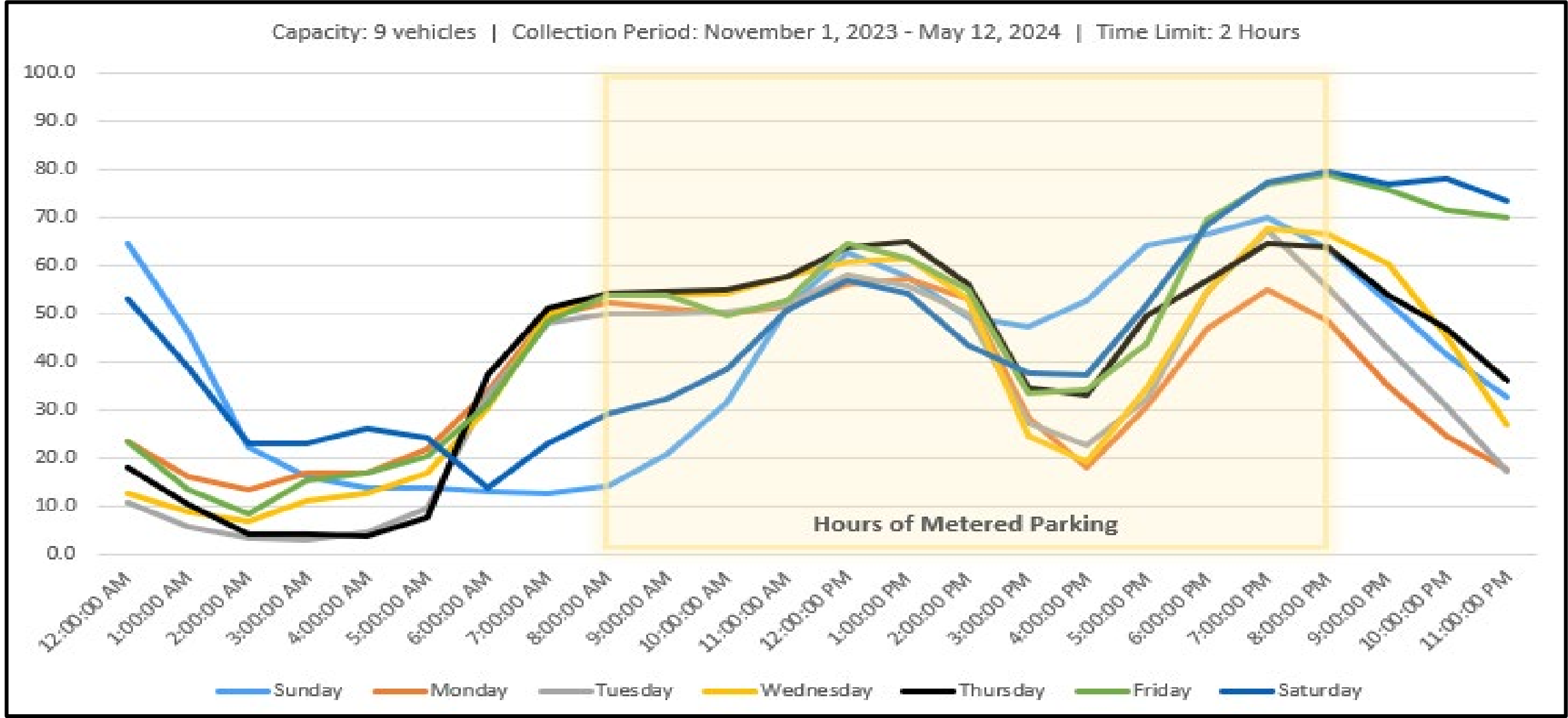
## Average Parking Occupancy (%) 22<sup>nd</sup> Street South [North Side]

Capacity: 16 vehicles | Collection Period: November 1, 2023 - May 12, 2024 | Time Limit: 12 Hours



Average Parking Occupancy (%)  
**22<sup>nd</sup> Street South [South Side]**

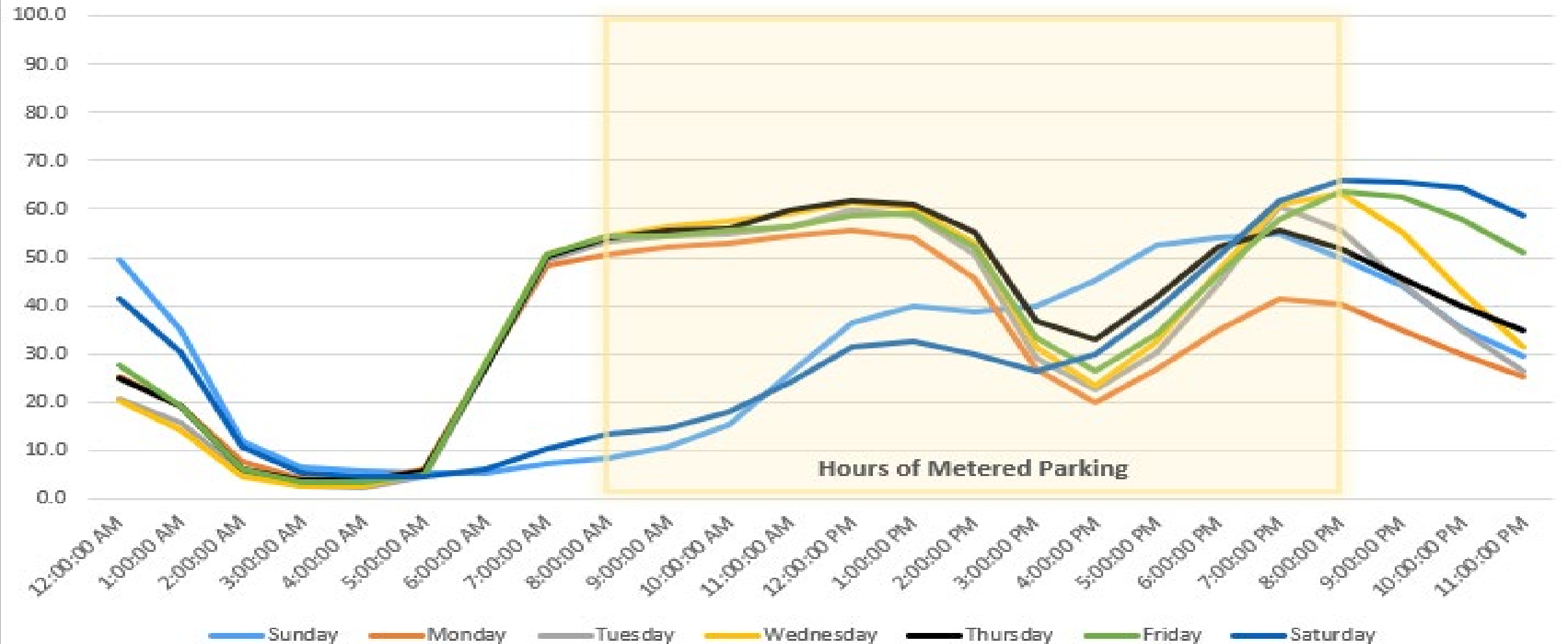
Capacity: 9 vehicles | Collection Period: November 1, 2023 - May 12, 2024 | Time Limit: 2 Hours





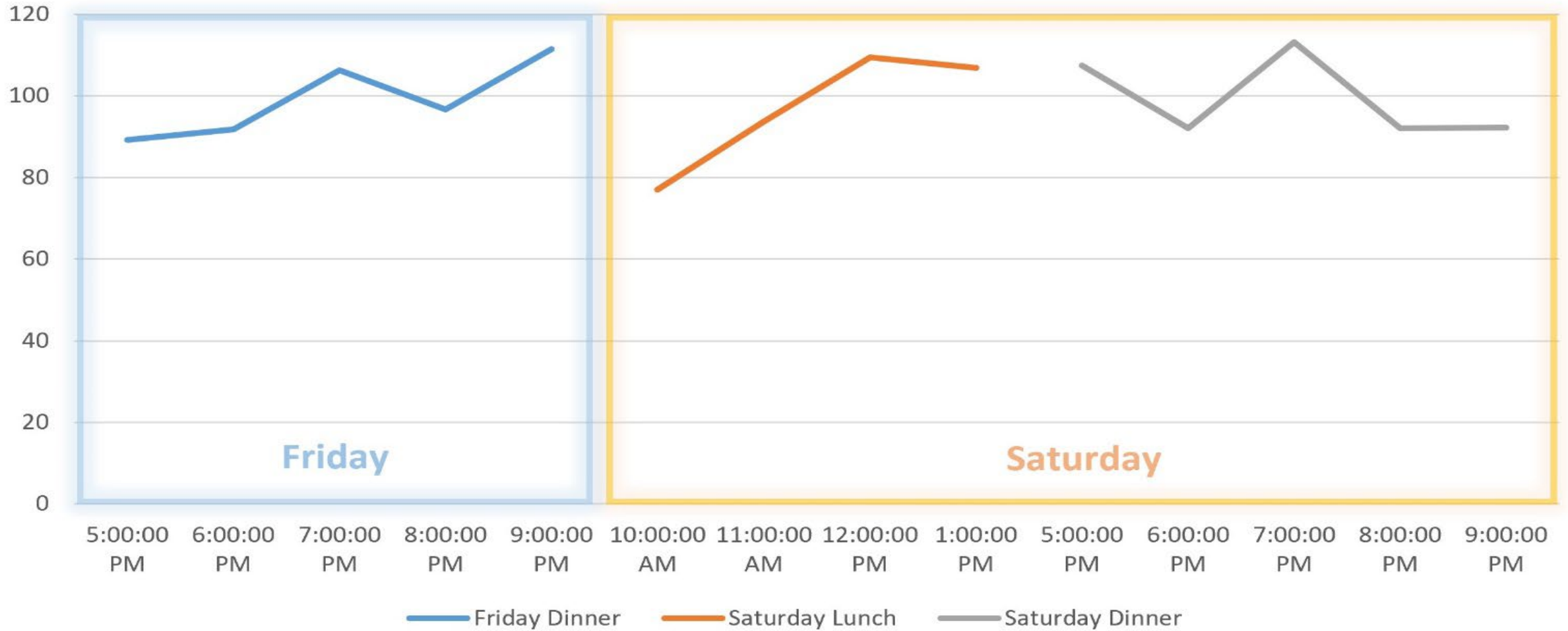
## Average Parking Occupancy (%) South Eads Street Surface Lot

Capacity: 95 vehicles | Collection Period: November 1, 2023 - May 12, 2024 | Time Limit: 4 Hours



## Average Parking Occupancy (%) South Fern Street [RPP]

Capacity: 3 vehicles | Collection Period: December 15-16, 2023 + March 15-16 & May 10-11, 2024



# Findings

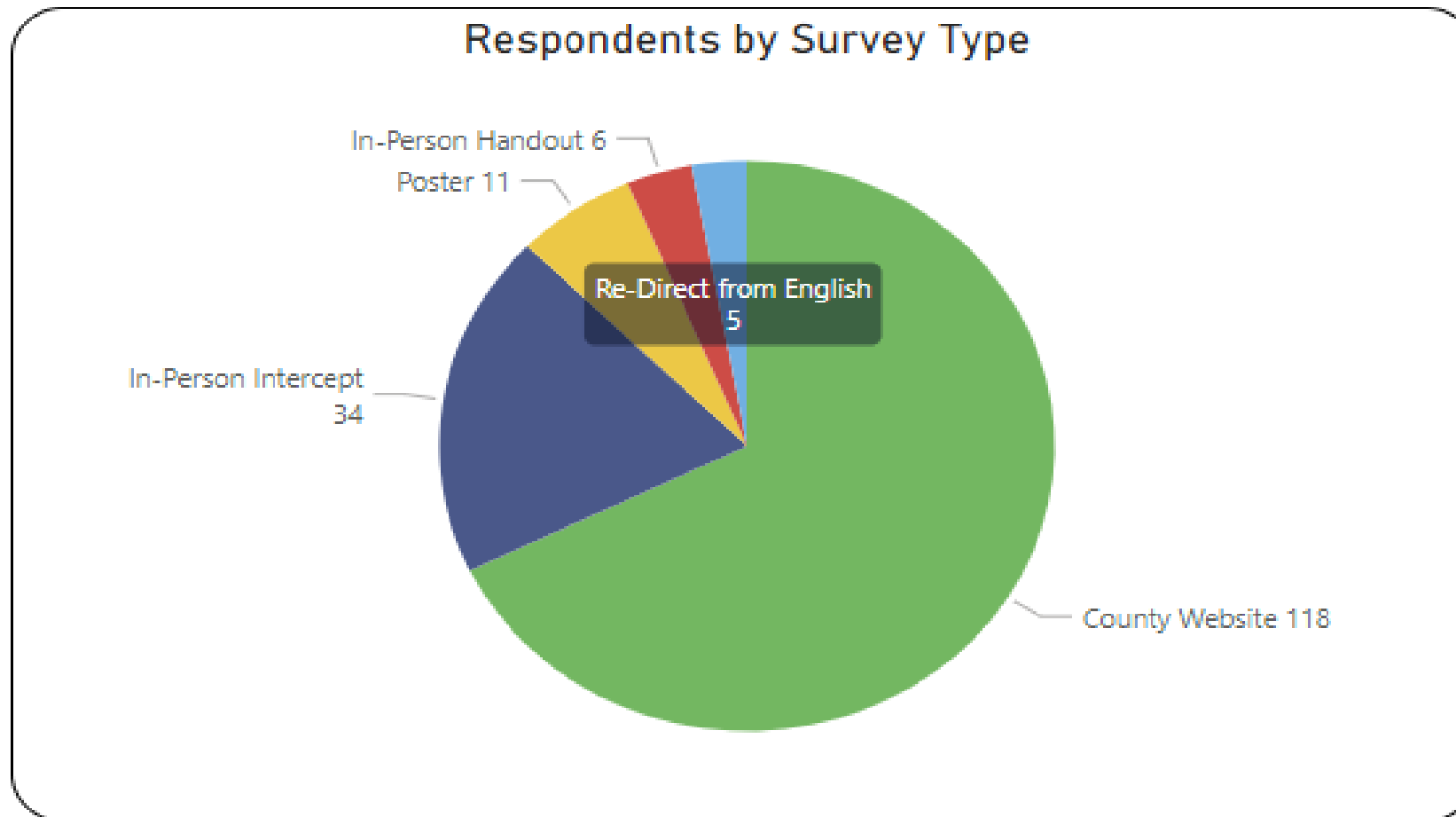
- **Summary of Occupancy & Dwell Time Results**
  - **Facilities on 23<sup>rd</sup> Street South**, and the **RPP-restricted facility on South Fern Street**, were at or near **full capacity during high-demand periods**
  - **Notably lower occupancy on 22<sup>nd</sup> Street South**
    - North facility average peaked between 70% to 80% during midday peak on weekdays, 88% on Friday/Saturday evenings; south facility average did not exceed 80% at any time
  - **Even lower occupancy for South Eads Street surface lot**
    - Maximum recorded average was 66%, occurring on Saturday evenings
  - **Daily average dwell times ranged from 22 to 48 minutes on metered facilities** with 2-hour time limitations (23<sup>rd</sup> Street South and the south side of 22<sup>nd</sup> Street South)
  - **On the north facility of 22<sup>nd</sup> Street South (12-hour limit), daily average dwell times ranged from 87 to 121 minutes**, while on the **surface lot (4-hour limit), dwell times ranged from 114 to 147 minutes**

# Findings

- **Business Survey Responses (Interviewed 19 Owners/Managers)**
- **11 of 15 respondents shared concerns regarding the availability of parking in the area, while 4 of 15 had no concerns. Notable remarks included:**
  - Customers regularly complain/report going elsewhere due to **lack of parking** for these businesses (4 respondents)
  - Designated parking spaces are often **occupied by employees/patrons of other businesses** (4 respondents)
  - The neighborhood (RPP-restricted) **parking to the west is underutilized/has plenty of parking spaces**, should be available to employees and customers (2 respondents)
  - Existing metered surface lot is the **only reliable parking area for customers**; removing it will significantly hurt business/force some to close (2 respondents)
  - Parking garages are **too far away** to be a viable option (1 respondent)
  - Future residents of new Crystal House development will create **additional demand** at the expense of business access (1 respondent)

# Findings

## Employee/Patron Survey Responses (174 respondents)

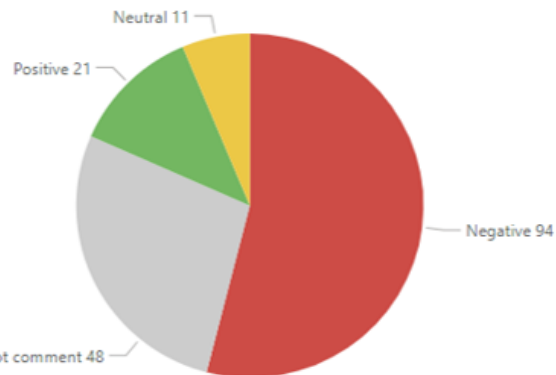




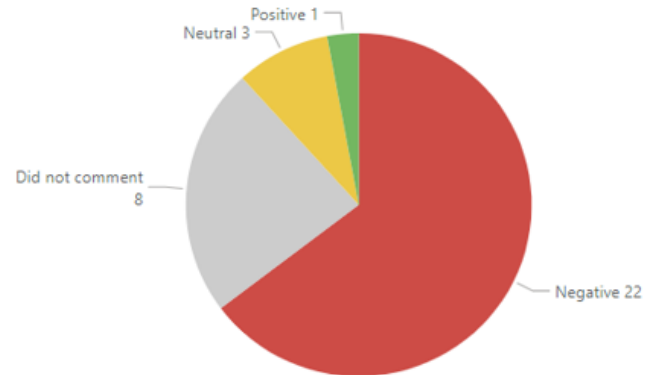
# Findings

## Parking Sentiment – by Visit Purpose

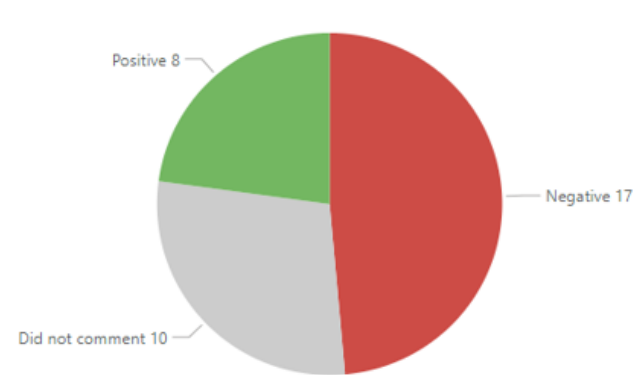
Parking Sentiment (All)



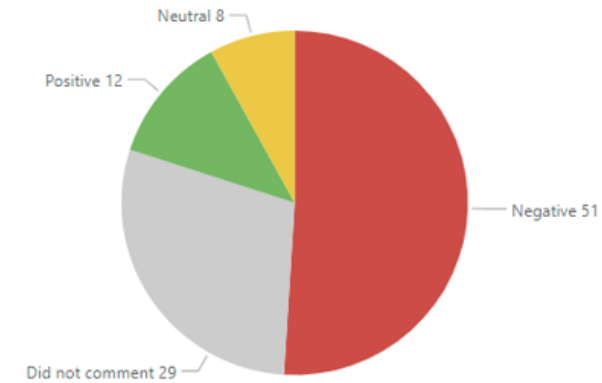
Parking Sentiment (Business Employees)



Parking Sentiment (Residents)

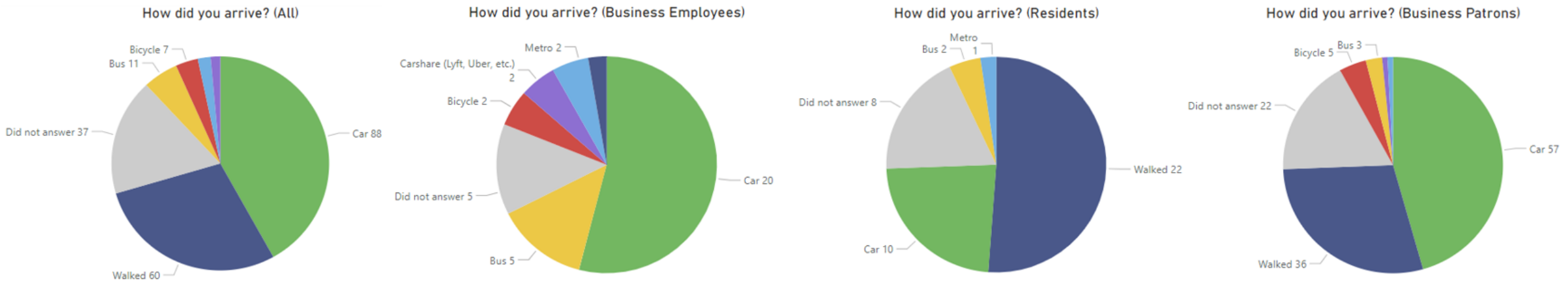


Parking Sentiment (Business Patrons)



# Findings

## Travel Mode\* – by Visit Purpose

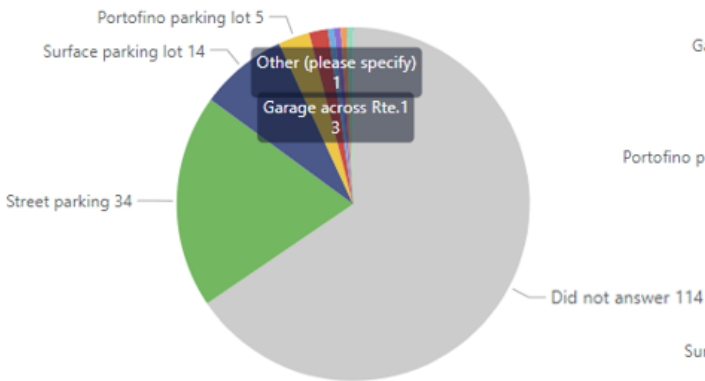


\* Multiple responses were possible; this represents overall mentions of each travel mode

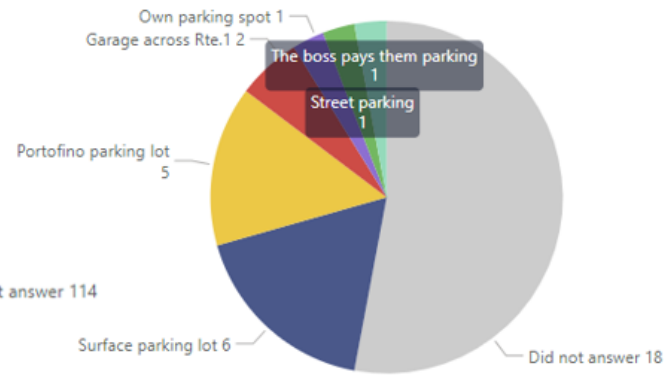
# Findings

## Parking Location – by Visit Purpose

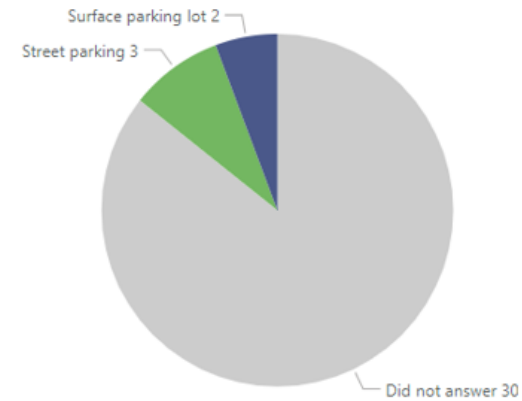
Where did you park? (All)



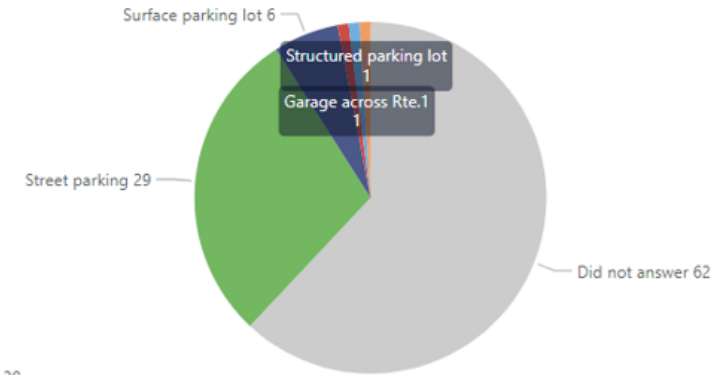
Where did you park? (Business Employees)



Where did you park? (Residents)



Where did you park? (Business Patrons)



# Findings

- **Business Survey Responses (Interviewed 19 Owners/Managers)**
- **11 of 15 respondents shared concerns regarding the availability of parking in the area, while 4 of 15 had no concerns. Notable remarks included:**
  - Customers regularly complain/report going elsewhere due to **lack of parking** for these businesses (4 respondents)
  - Designated parking spaces are often **occupied by employees/patrons of other businesses** (4 respondents)
  - The neighborhood (RPP-restricted) **parking to the west is underutilized/has plenty of parking spaces**, should be available to employees and customers (2 respondents)
  - Existing metered surface lot is the **only reliable parking area for customers**; removing it will significantly hurt business/force some to close (2 respondents)
  - Parking garages are **too far away** to be a viable option (1 respondent)
  - Future residents of new Crystal House development will create **additional demand** at the expense of business access (1 respondent)

# Summary

---

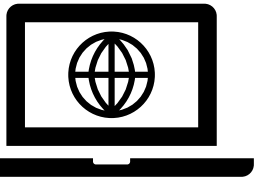
- Business owners along Restaurant Row have longstanding **concerns about parking availability for their employees and patrons**. The redevelopment of Crystal House Apartments may exacerbate those concerns.
- During the peak periods, this study found that **parking occupancy on 23<sup>rd</sup> St S and S Fern St is very near to or exceeding capacity**, but that the nearby **facilities along 22<sup>nd</sup> St S and in the S Eads St surface lot were not at capacity**.
- Most of the surveyed business owners, employees, and patrons felt **negatively about parking availability**.
- The study team developed **parking and curbspace management recommendations to address availability concerns** for both the current and post-redevelopment conditions.



# Recommendations

- **Time Limitations:**
  - Reduce time limitation on north side of 22<sup>nd</sup> Street South to 2 or 4 hours (currently 12 hours)
  - Reduce time limitation on both sides of 23<sup>rd</sup> Street South to 1 hour (currently 2 hours)
- **Management Type/Hours:**
  - Consider outreach to adjacent communities for concurrence on changes to the existing RPP hours of restriction (e.g., to allow metered two-hour parking during midday peak on weekdays)
  - On 23<sup>rd</sup> Street South, extend metered hours to cover 8:00pm through midnight or later on Friday and Saturday nights)
- **Metered Rates**
  - Increase rates on 23<sup>rd</sup> Street South, reduce rates for 22<sup>nd</sup> Street South
- **Other:**
  - Coordinate with property owners to encourage leasing of private parking spaces used for businesses that are no longer operating (align with Arlington County's [Commercial Market Resiliency Initiative](#) (CMRI 2.0))
  - Enhance guide signage, publication and promotion of wayfinding apps (e.g., ParkMobile) to assist drivers in locating metered parking spaces and off-site parking garage locations, as well as alternative transportation options

# Questions



## WEBSITE:

<https://www.arlingtonva.us/Government/Programs/Transportation/Parking/23rd-Street-South-Parking-Study>



## CONTACTS:

- **Project Manager**

- Mosi London: [mlondon@arlingtonva.us](mailto:mlondon@arlingtonva.us), 703-228-4450

- **Media Inquiries**

- Katie O'Brien: [kobrien@arlingtonva.us](mailto:kobrien@arlingtonva.us), 703-228-4952

- **Public Engagement**

- Nate Graham: [nsgraham@arlingtonva.us](mailto:nsgraham@arlingtonva.us), 703-228-3112

For project updates, scan  
QR or check out website  
link above

