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June 11, 2024

RE: Proposed Hoffman Eisenhower East Coordinated Development District (CDD #2)

Dear Mr. Mayor, Madam Vice Mayor, and members of City Council,

The Alexandria Environmental Policy Commission (EPC) is writing this letter in support of eliminating the minimum parking requirements for the proposed Hoffman Eisenhower East Coordinated Development District (CDD #2 zone).

As outlined in the Alexandria Mobility Plan adopted by City Council in 2021, one of Alexandria's strategic approaches to mobility is to reconsider parking in new developments and build upon recent efforts to "right-size" parking for residential and commercial development.<sup>1</sup> Resetting parking minimums and maximums is also included in the Department of Transportation's National Blueprint for Transportation Decarbonization as a potential strategy for decarbonizing transportation.<sup>2</sup>

In general, reducing or eliminating parking minimums supports sustainability efforts in Alexandria and would incentivize increased reliance on public transit, walking, and other modes of transportation. Research has shown that current parking policies, including parking minimums, can increase traffic congestion, reduce air quality, increase housing costs, and reduce walkability.<sup>3</sup>

The EPC recommends that the Planning Commission and City Council approve the text amendment to Section 5-602(A) of the Zoning Ordinance to eliminate minimum parking requirements for the CDD #2 zone.

Sincerely,

Marta Schantz  
EPC Vice-Chair

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<sup>1</sup> [Alexandria Mobility Plan](#)

<sup>2</sup> [Department of Transportation: Blueprint for Transportation Decarbonization](#)

<sup>3</sup> [Urban Land Institute: Parking Policy Innovations in the United States](#)