

City of Alexandria, Virginia

Traffic and Parking Board

DATE: February 23, 2026
DOCKET ITEM: 8
ISSUE: Overnight Parking District – Beverley Hills

REQUESTED BY: Residents of Beverley Hills Neighborhood

LOCATION: Beverley Hills Neighborhood
400-600 blocks of Tennessee Avenue
3300-3600 blocks of Old Dominion Boulevard
300-500 blocks of Kentucky Avenue
3500-3600 blocks of Norris Place
3500 block of Halcyon Drive
500 block of North Overlook Drive

STAFF RECOMMENDATION: That the Board recommend the City Manager approve the creation of a Restricted Overnight Parking District in the Beverley Hills neighborhood.

BACKGROUND: For several years, residents of the Beverley Hills neighborhood expressed interest in being part of a Residential Permit Parking (RPP) district due to the reported increase in the number of vehicles—particularly larger commercial-looking vehicles—being parked on the streets of the neighborhood for long periods of time. Staff worked with the residents of Beverley Hills for the last four years to employ other solutions to address their concerns, including an increase in parking enforcement. However, resident concerns persist.

Staff worked with the residents to develop a proposed boundary for a new RPP district, however, residents relayed that long-term on-street parking occurred primarily overnight and the City typically reserves RPP restrictions lasting until 2 a.m. for blocks adjacent to commercial areas with nightlife, of which Beverley Hills has none. As a result, Beverley Hills residents opted to petition for creating a Restricted Overnight Parking District (ROPD) instead to mitigate the number of vehicles unregistered with the City from being able to park on ten of the neighborhood’s blocks closest to West Glebe Road (Attachment 1).

In a ROPD, overnight parking is prohibited from midnight to 6 a.m. nightly on blocks with posted overnight parking restrictions, unless the vehicle is either registered with the City or displays a Guest or Visitor permit. Section 5-8-82 of the City Code details the necessary steps for petitioning for and establishing a new ROPD, which includes that all property within the district

must be zoned for residential use, no property should be included in an existing RPP district, and the proposed district must include a minimum of 200 on-street parking spaces.

DISCUSSION: Staff measured the parking lanes on each of the ten blocks to determine the number of legal on-street parking spaces per block—which excludes ‘No Parking’ zones, parking within 15 feet of fire hydrants, parking within 20 feet of the intersections of curb lines, and parking in front of driveways—and found that the proposed district would encompass 417 total on-street spaces on public right-of-way, which far exceeds the minimum requirement of 200 spaces.

Residents of Beverley Hills submitted the completed petition on November 18, 2025 (Attachment 2). To comply with the petitioning requirements for creating this district, residents were required to collect signatures of support from at least two-thirds—or 93—households included in the proposed district. Residents of ten blocks in Beverley Hills worked together to collect 95 signatures of support for the creation of a new ROPD covering ten blocks in the neighborhood home to 139 households (Attachment 3).

To be eligible for creating a new ROPD, at least one survey would need to confirm that on each block within the proposed district at least 25% of the parked vehicles are not registered with the City. The parking survey was conducted on Wednesday, January 14, from 12 a.m. to 2 a.m., per the requirements stipulated by City Code.

The lowest percentage of unregistered vehicles on a given block was 36%, with the average being 60%. Parking occupancy is not an eligibility requirement for creating a new ROPD, however, to provide additional context for the on-street parking conditions on these ten blocks, the survey found that the lowest occupancy on a given block was 26%, with the average occupancy being 59%.

Block	# of Vehicles	Parking Spaces	Parking Occupancy	# of Vehicles Registered w/City	% Unregistered Vehicles
600 b/o Tennessee	18	34	53%	6	67%
500 b/o Tennessee	23	29	79%	9	61%
400 b/o Tennessee	24	43	56%	12	50%
3600 b/o Old Dominion	18	19	95%	8	56%
3300-3500 b/o Old Dominion	60	87	69%	22	63%
500 b/o Kentucky	15	29	52%	8	47%
300 b/o Kentucky	16	56	29%	7	56%
3500-3600 b/o Norris	24	40	60%	6	75%
3500 b/o Halcyon	11	42	26%	7	36%
500 b/o N Overlook	29	38	76%	3	90%

The City Code stipulates that the Board and the City Manager consider the following factors in making their decision about the creation of a new overnight parking district:

- the availability of off-street parking in the district,

- the degree of congestion or utilization of on-street parking typical in the district during the restricted hours, such as geographic features of the area as may impact access to, or availability of, parking during the restricted hours,
- the likely effect of the establishment of the district on surrounding areas within the city, and
- such additional factors as the board or city manager reasonably determine are relevant to its consideration of the matter.

Given that each of the ten blocks meets the eligibility requirements for creating a new ROPD and the overall conditions of the on-street parking within the proposed district on a Tuesday night/Wednesday morning in January, staff recommends that the Board support the creation of this new district. While most of the homes in the proposed district do have off-street parking, the establishment of this district will ensure vehicles that are not registered in Alexandria are not using the public streets to store their vehicles. If approved for a new district, staff will add signage with overnight parking restrictions to all of the blocks within the new district.

OUTREACH: In addition to the door-to-door canvassing conducted by the neighborhood residents, City staff posted one public notice about the proposal on each of the ten blocks in the proposed district and also notified the North Ridge Civic Association about the proposal via email on January 20 and February 12, 2026. As of the posting of this docket, staff had not heard back.

ATTACHMENT 1: LOCATION, PROPOSED DISTRICT BOUNDARY



ATTACHMENT 2: PETITION

Our neighborhood has been significantly impacted by the influx of out-of-state and non-Alexandria-resident vehicles parked on our streets, including a high number of observed commercial construction and Lyft/Uber vehicles. In a recently filed police incident, one such Lyft driver offered money to a six-year-old girl.

This situation has not only led to inconvenience but also posed a potential danger to our children and others in our community. The presence of numerous parked cars around corners makes it difficult for children, including those walking to St. Rita's, Grace Episcopal, Charles Barrett, and Beverley Hills Church Preschool, to see approaching traffic, increasing the risk of accidents. Additionally, fire engines and other vehicles, including garbage trucks, may not be able to navigate between the parked vehicles on the narrow streets.

Apart from safety concerns, many non-resident drivers frequently leave behind litter on our streets and in our yards, diminishing the cleanliness and aesthetic value of our community environment. As residents who care deeply about our neighborhood, it is disheartening to witness the degradation of what used to be a pristine and safe environment.

The higher volume of cars and impeded sight lines has been a suspected cause of several accidents and damaged cars at the intersection Old Dominion/N. Overlook/Tennessee, which tends to fill up first.

Residents have spoken to the authorities about these problems. There is little, however, that the police can do. With the exception of vehicles with commercial signage, anyone is free to park vehicles in any legal space on city streets. And the police do not have the resources, on a regular basis, to monitor late-night partying, littering, or vehicles sometimes parked in illegal spaces.

Implementing an overnight parking system would be a practical solution to these challenges. By restricting parking to residents, both in our neighborhood and nearby neighborhoods, we can ensure that our children and vehicles can safely navigate our streets, reduce litter, and maintain the quality of life we have come to cherish.

This petition seeks to convince the City of Alexandria of the urgent need for a parking system in our neighborhood. Such a system would not only protect our residents but also enhance the overall well-being of our community and neighboring communities.