BZA Case #: 17255

Study of Available Street Parking near 3313 11th Street, NW

Introduction

In order to clearly state the effects of the proposed variance for 3313 11th Street, we attempted, through this study, to determine the current parking capacity of the area directly surrounding the site. We wanted to determine if the addition of one vehicle would create undue demand for parking and limit the ability of current residents to park on the street.

Abstract

In order to attempt to determine the effects of the proposed variance, we examined the street parking condition along streets within a defined study area and recorded the number of available street parking spaces. In order to account for varying levels of demand due to the time of the day, we took data between 9-11 AM to determine daytime usage, and between 7:30-9 PM to determine usage after commuters return home from work. We used the same time periods to examine parking during the week and on the weekend.

We performed the survey during the week of 10/25/04 - 10/31/04, partly due to the time constraints of our application and partly because we wanted to observe the effects of a holiday weekend on parking to gain a full picture of the capacity of the area. We then compiled our results in order to determine the average number of parking spots available during the week and on weekends.

Study Area

We limited the area of study to a 1-2 block radius surrounding the property. We considered this to be both the maximum distance one could reasonably be expected to park from a residential unit and also the area that would be primarily affected should our proposal to add one more vehicle to the street-parking population.

Practically speaking, this means our area of study will be limited to the following streets:

- the 1000 and 1100/1200 blocks of Lamont Street,
- the 1000 and 1100/1200 blocks of Kenyon Street,
- the 1000 and 1100/1200 blocks of Park Road,
- the 3100, 3200, and 3300 blocks of 11th Street,
- the 3200 and 3300 blocks of 13th Street, and
- the 3200 and 3300 blocks of Sherman Avenue.

These are the blocks nearest to the property and, as such, are mostly likely to be affected by the proposed variance. We chose not to include the 3400 block of 11th Street, as the parking is primarily commercial and does not provide space for residential parking.

Results

Please consult the attached spreadsheet for a detailed breakdown of spaces per street per day and overall averages per block.

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Overall, the results suggest that an additional street-parking vehicle would not impair current residents' ability to find suitable parking both during the day and at night. The average number of parking spots between 9-11 AM was 63.2 spaces and between 7:30-9 PM was 42.3 spaces.

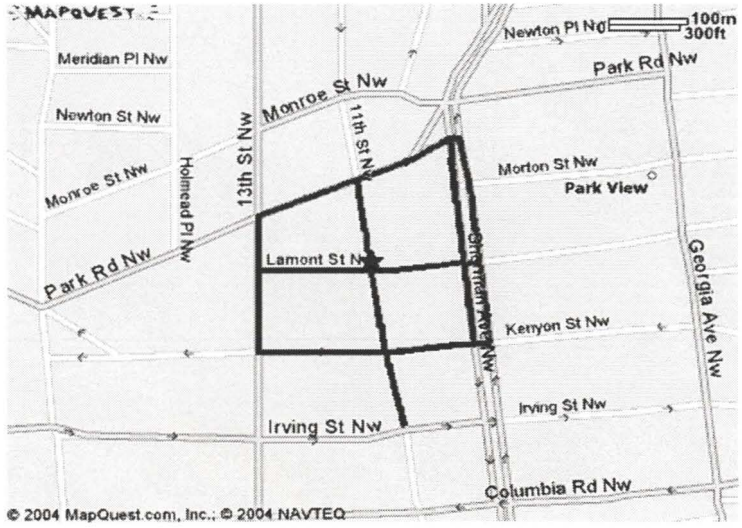
The inclusion of one additional vehicle in the street parking population near 3313 11th Street, NW would therefore have practically negligible impact on the ability of residents to park in the area, less than a two percent reduction in the number of available spaces.

Available Street Parking near 3313 11th Street for the Week of 10/25/04 to 10/31/04

Block/Street	10/25/2004		10/26/2004		10/27/2004		10/28/2004		10/29/2004		10/30/2004		10/31/2004		Avg.	Avg.
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1100/1200 Block of Lamont	15	6	4	12	1	9	16	7	10	7	8	5	7	3	8.7	7.0
1100/1200 Block of Kenyon	3	2	0	14	0	20	8	10	16	14	12	1	16	14	7.9	10.7
1100/1200 Block of Park	5	4	8	3	7	7	8	3	6	6	3	1	2	0	5.6	3.4
1000 Block of Lamont	12	1	4	1	6	3	2	3	10	3	3	2	6	3	6.1	2.3
1000 Block of Kenyon	6	2	5	2	11	7	6	8	11	10	4	1	7	5	7.1	5.0
1000 Block of Park	10	4	6	2	8	6	11	5	9	0	5	4	3	2	7.4	3.3
3300 Block of 11th	4	2	1	0	1	6	6	6	10	2	3	4	12	4	5.3	3.4
3200 Block of 11th	5	0	2	1	2	1	3	0	3	0	2	0	0	1	2.4	0.4
3100 Block of 11th	5	1	0	2	1	2	4	0	3	0	2	3	7	2	3.1	1.4
3300 Block of 13th	6	1	2	3	2	3	5	2	7	0	3	2	3	2	4.0	1.9
3200 Block of 13th	4	4	1	9	0	0	3	2	7	0	1	1	10	2	3.7	2.6
3300 Block of Sherman Ave.	11	2	13	2	3	0	1	3	10	3	5	3	5	2	6.9	2.1
3200 Block of Sherman Ave.	6	1	6	4	1	9	0	6	11	4	2	3	1	6	3.9	4.7
Total	92	30	52	55	43	73	73	55	113	49	53	30	79	46	72.1	48.3

*Gray Shading indicates that street cleaning prevented parking on one side of the street

Average Weekday AM Spaces	74.6
Average Weekday PM Spaces	52.4
Average Weekend AM Spaces	66.0
Average Weekend PM Spaces	38.0
Average AM Spaces	63.1
Average PM Spaces	42.3



Star indicates Property Site