



MEMO

To: Board of Zoning Adjustment

From: 2222 Q Street Owner LLC

Date: July 15, 2026

Re: BZA #21453 – 2222 Q Street NW – Parking Management Plan

Parking Management Plan

- Existing Conditions and Neighborhood Transportation Context
 - The building was constructed in 1922 prior to the adoption of parking requirements. No parking is required under zoning, and none is currently provided. There is no opportunity to add parking to the site due to the footprint of the existing historic structure, which occupies most of the lot.
 - The property is located 2 ½ blocks (0.3 miles) from the Dupont Circle Metro Station, and bus stops located on the 2200 block of Q Street NW (the same block as the property) and less than 1 block away on Massachusetts Avenue NW provide direct access to multiple Metrobus Routes serving Downtown, Foggy Bottom, Georgetown and other neighborhoods throughout the District.
 - Given the property's centralized location, immediate access to transit, and surrounding highly-walkable Sheridan-Kalorama/Dupont Circle area, and based on the Applicant's extensive experience managing residential properties throughout DC, the Applicant anticipates demand for parking from new tenants will be very low.
- Tenant Notice and Coordination
 - Prospective tenants will be clearly informed that the building does not include private on-site parking, including being notified via advertising, clearly stated during leasing tours, and further documented in the lease and reiterated at signing.
 - Tenants who choose to have vehicles will be clearly informed that on-street parking along Q Street NW is restricted to Resident Parking Permit holders only. Information regarding available nearby private parking garages and facilities will be included in tenant Welcome Packets to ensure any vehicle owners are aware of all available options and alternatives to street parking.
 - Prospective and incoming tenants will be fully notified regarding on-street parking restrictions and required procedures for relocating vehicles on regular street cleaning days.

- Troubleshooting and Enforcement
 - Building management will issue regular reminders and notices to tenants to ensure any tenant vehicles are appropriately relocated, as required, to enable regular street cleanings. Any recurring issues that may arise regarding illegal parking or failure to comply with vehicle relocation procedures and requirements for regular street cleaning days will be promptly addressed by building management directly with the offending tenant. Repeated failure to comply with parking requirements, restrictions, or street cleaning procedures may result in lease termination.