

MEMORANDUM

To: Andrea Gourdine
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Douglas Development Corporation
Holland & Knight

From: Jim Watson, PTP
Erwin Andres, P.E.

Date: February 25, 2015

Subject: 501 H Street PUD – Summary of Parking Adequacy

This memorandum summarizes the parking adequacy of the 501 H Street site in support of the PUD application. The project will provide six (6) compact parking spaces on-site which will be intended to serve the retail portion of the development. According to the current zoning regulations and based upon the existing zoning of the site location, the development is required to provide one parking space for each three dwelling units. Per zoning requirements, retail parking should provide one space per 750 sf of retail space above 3,000 sf. Based on these requirements the site would be required to provide 26 parking spaces (9 residential spaces and 17 retail spaces).

Although the development does not meet current zoning requirements, the development will realize much less parking demand than required under zoning. As such, the six parking spaces are projected to be adequate to serve the demands of the site due to the following various considerations:

- The site is served by 10 Metrobus and MetroExpress routes within a quarter-mile walking distance.
- The H Street/Benning Road Streetcar line is currently under testing adjacent to the development and will allow for quick and efficient transportation between the site and Union Station. The site's location in relation to the Streetcar line also contributes to the site's fulfillment of the proposed zoning requirements which would require half the number of parking spaces than those required by the existing zoning regulations.
- Capital Bikeshare has three existing bike share locations near the site. One is approximately one block east of the site at the southeast corner of H Street and 6th Street and another location is approximately two blocks west of the site at the northeast corner of H Street and 3rd Street.
- The applicant will incorporate bicycle parking into the site. The design of these spaces will reflect similar dimensions as currently incorporated in other development throughout the District. The number of long-term spaces provided will exceed the bicycle parking requirements as stated within the DC zoning ordinance.
- The site area has a walkability score of 94 as calculated by WalkScore.com. This categorizes the site and the surrounding areas as a "walker's paradise."
- Numerous neighborhood amenities exist and are planned within a short walk of the site. This includes grocers, banks, restaurants, and other retailers, thereby reducing the need for vehicular travel for day-to-day trips.

Given the site's excellent access to numerous modes of transportation, minimal vehicular parking is anticipated to be necessary and the site will adequately serve the vehicular needs of the development.

RPP Eligibility

The site is located on a block that is eligible for Residential Permit Parking (RPP). The 400 and 500 blocks of H Street are the only H Street blocks currently eligible for RPP within the vicinity of the site and are eligible on both sides of the street. Similarly, the 700 block of 5th Street is eligible for RPP on both sides of the street. Building tenants will be restricted from applying for RPP for their vehicle as a part of a Memorandum of Understanding (MOU). The numerous transportation options available in the neighborhood will allow residents to adequately access the site without the need for a private vehicle.