



To: Tyler Merkeley, President, TMASSHLDG, LLC

From: Jami L. Milanovich, P.E.
Jason J. Shetler, E.I.T

Date: January 20, 2016

Re: ZC Case No. 16-01
1542 1st Street, SW
Washington, DC

OVERVIEW

Based on our understanding, the property at 1542 1st Street, SW Washington, DC will be redeveloped to include eight residential units. Since no parking is proposed in conjunction with the redevelopment, relief from the parking requirements will be sought. According to the District of Columbia Municipal Regulations (DCMR) in the CR district, one parking space is required for every three residential dwelling units. The development would require a minimum of three parking spaces. Therefore, the Applicant is seeking relief from DCMR §2101.1.

The subject site is located on the east side of 1st Street SW, approximately midblock between P Street, SW and Q Street SW, as shown on Figure 1.

As requested, Wells + Associates has completed an on-street parking inventory and peak occupancy count in the vicinity of the site. The scope of the parking evaluation was provided by the District Department of Transportation (DDOT) to the Applicant in this case on November 6, 2015.

PARKING ASSESSMENT

Off-Street Parking Assessment

According to the Applicant, no public off-street parking facilities are located within the study area, which is approximately two blocks surrounding the subject site, as defined by DDOT.

On-Street Parking Inventory

To assess the availability of on-street parking in the neighborhood, Wells + Associates performed a detailed parking inventory for all streets within approximately two blocks of the subject site, as requested by DDOT. Figure 2 shows the on-street parking restrictions on each block and the number of on-street parking spaces on each road segment. There are approximately 601 on-street parking spaces in the neighborhood prior to 6:30 PM. After 6:30 PM, there are three additional on-street parking spaces in the neighborhood for a total of 604 spaces.

On-Street Parking Occupancy

In order to determine the existing parking demand in the neighborhood, parking occupancy counts were conducted on Thursday, December 10, 2015, at hourly intervals from 5:00 PM to 8:00 PM. Parking occupancy counts are included in Attachment A.

As shown in Table 1, the weekday peak parking demand for the study area occurred at 8:00 PM when 182 of the 604 neighborhood street parking spaces were occupied, resulting in a 30 percent parking occupancy. The roadway segment labels presented in Table 1 correspond to the roadway segments identified on Figure 3. A graph showing parking occupancy by time of day for the study area is shown in Exhibit 1.

Table 1
On-Street Parking Occupancy Summary

STREET SEGMENT	PARKED VEHICLES THURSDAY, DECEMBER 10, 2015		
	8:00 PM		
	OCCUPIED SPACES	AVAILABLE SPACES	PERCENT OCCUPIED [#]
A	1	12	8%
B	9	14	64%
C	7	19	37%
D	10	19	53%
E	9	10	90%

* No parking is provided on road Segments denoted with '-'.
[#] It should be noted that there are a few locations where over parking was observed at locations with no capacity during certain hours of the day. This is due to drivers parking illegally outside of the specified parking zones.

Table 1 (Continued)
On-Street Parking Occupancy Summary

STREET SEGMENT	PARKED VEHICLES THURSDAY, DECEMBER 10, 2015		
	8:00 PM		
	OCCUPIED SPACES	AVAILABLE SPACES	PERCENT OCCUPIED [#]
F	5	13	38%
G	5	13	38%
H	6	14	43%
I	2	17	12%
J	5	18	28%
K	6	7	86%
L	8	12	67%
M	0	0	-
N	0	0	-
O	4	17	24%
P	7	16	44%
Q	10	15	67%
R	0	0	-
S	12	19	63%
T	0	0	-
U	2	7	29%
V	4	5	80%
W	5	23	22%
X	11	22	50%
Y	9	23	39%
Z	7	18	39%
AA	8	11	73%
AB	4	15	27%
AC	0	0	-
AD	0	0	-
AE	4	9	44%
AF [#]	1	0	-

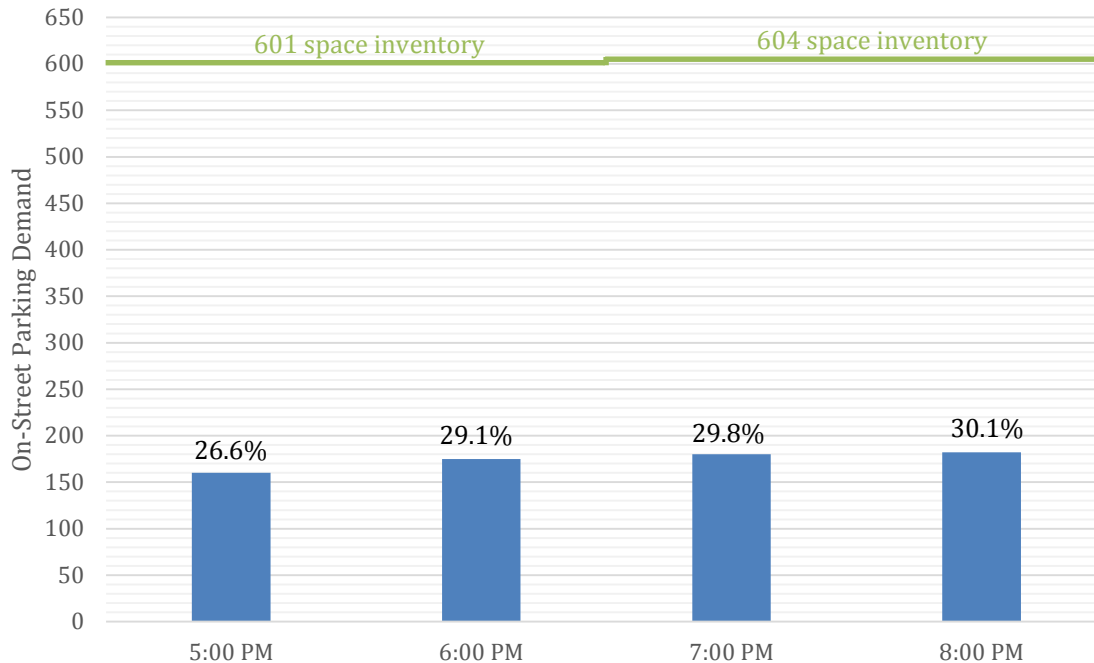
* No parking is provided on road Segments denoted with '-'.
It should be noted that there are a few locations where over parking was observed at locations with no capacity during certain hours of the day. This is due to drivers parking illegally outside of the specified parking zones.

Table 1 (Continued)
On-Street Parking Occupancy Summary

STREET SEGMENT	PARKED VEHICLES THURSDAY, DECEMBER 10, 2015		
	8:00 PM		
	OCCUPIED SPACES	AVAILABLE SPACES	PERCENT OCCUPIED [#]
AG	6	13	46%
AH	3	9	33%
AI [#]	3	0	-
AJ	0	0	-
AK	0	10	0%
AL	1	13	8%
AM	0	17	0%
AN	0	0	-
AO	0	0	-
AP	0	0	-
AQ	0	0	-
AR	0	16	0%
AS	0	0	-
AT	0	0	-
AU	0	12	0%
AV	0	10	0%
AW	0	6	0%
AX	0	7	0%
AY	0	0	-
AZ	0	15	0%
BA	0	19	0%
BB	0	19	0%
BC	4	16	25%
BD	0	18	0%
BE	2	18	11%
BF	2	18	11%
Total	182	604	30%
* No parking is provided on road Segments denoted with '-'. # It should be noted that there are a few locations where over parking was observed at locations with no capacity during certain hours of the day. This is due to drivers parking illegally outside of the specified parking zones.			



Exhibit 1
Parking Occupancy per Hour



CONCLUSIONS

In the event that parking does occur on-street, the analyses presented herein indicate that 422 on-street parking spaces are available during the peak period. Therefore, the requested parking variance (relief for three spaces) is not anticipated to have a negative impact on the surrounding neighborhood.

We trust that this memorandum is satisfactory. Please do not hesitate to contact us at 703-917-6620 or email jlmlanovich@mjwells.com or jjshetler@mjwells.com with any questions or comments.



FIGURES

1542 1st Street SW
Washington, DC
January 20, 2016

Transportation Consultants
INNOVATION + SOLUTIONS

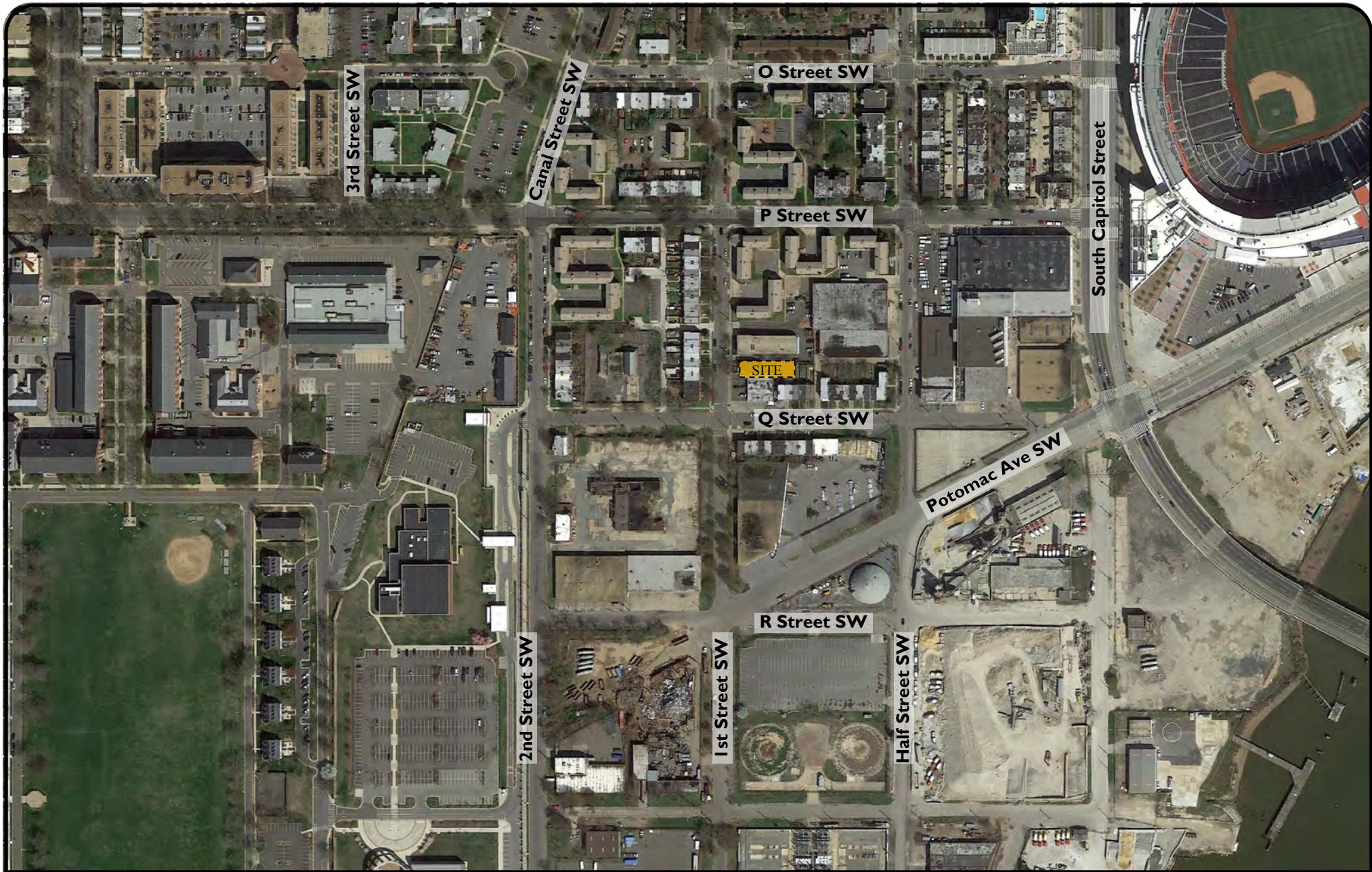


Figure I
Site Location



1542 1st Street, SW
Washington, DC

A - Zone 6 Resident Permit Parking Only
7AM - 9:30PM Mon-Sat

B - Two Hour Parking Limit in Zone 6
7AM - 12AM Mon - Sun

C - No Standing or Parking
7AM - 9:30 AM Mon - Fri
4PM - 6:30 PM Mon - Fri

D - 4 Hour Parking
7AM - 6:30PM Mon - Fri

E - (Metered) 12 Hour Parking
6:30AM - 6:30PM Mon - Fri
7AM - 6PM Sat

F - No Parking or Standing Anytime

G - Unrestricted Parking

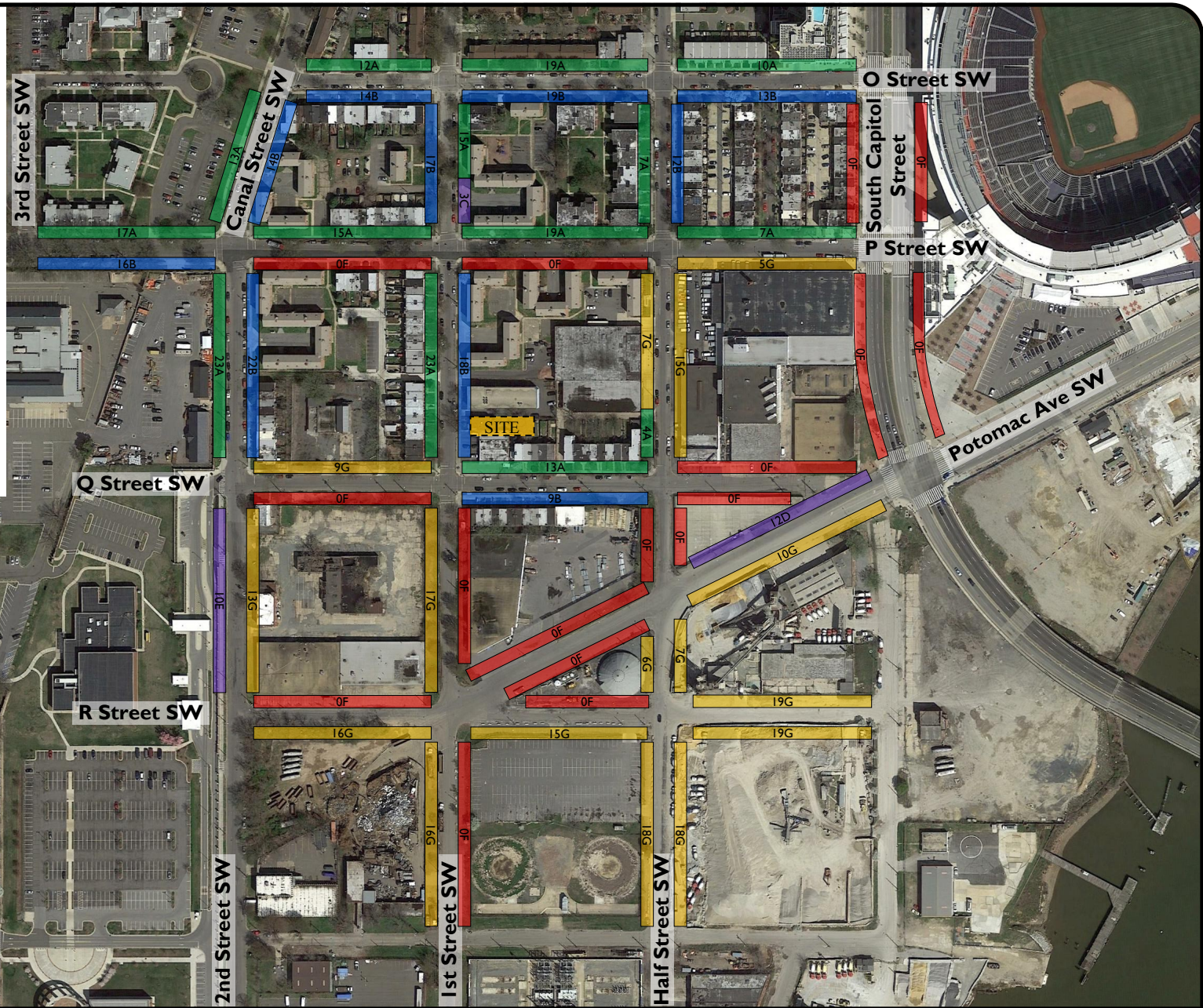


Figure 2
Parking Inventory and Restrictions



1542 1st Street, SW
Washington, DC

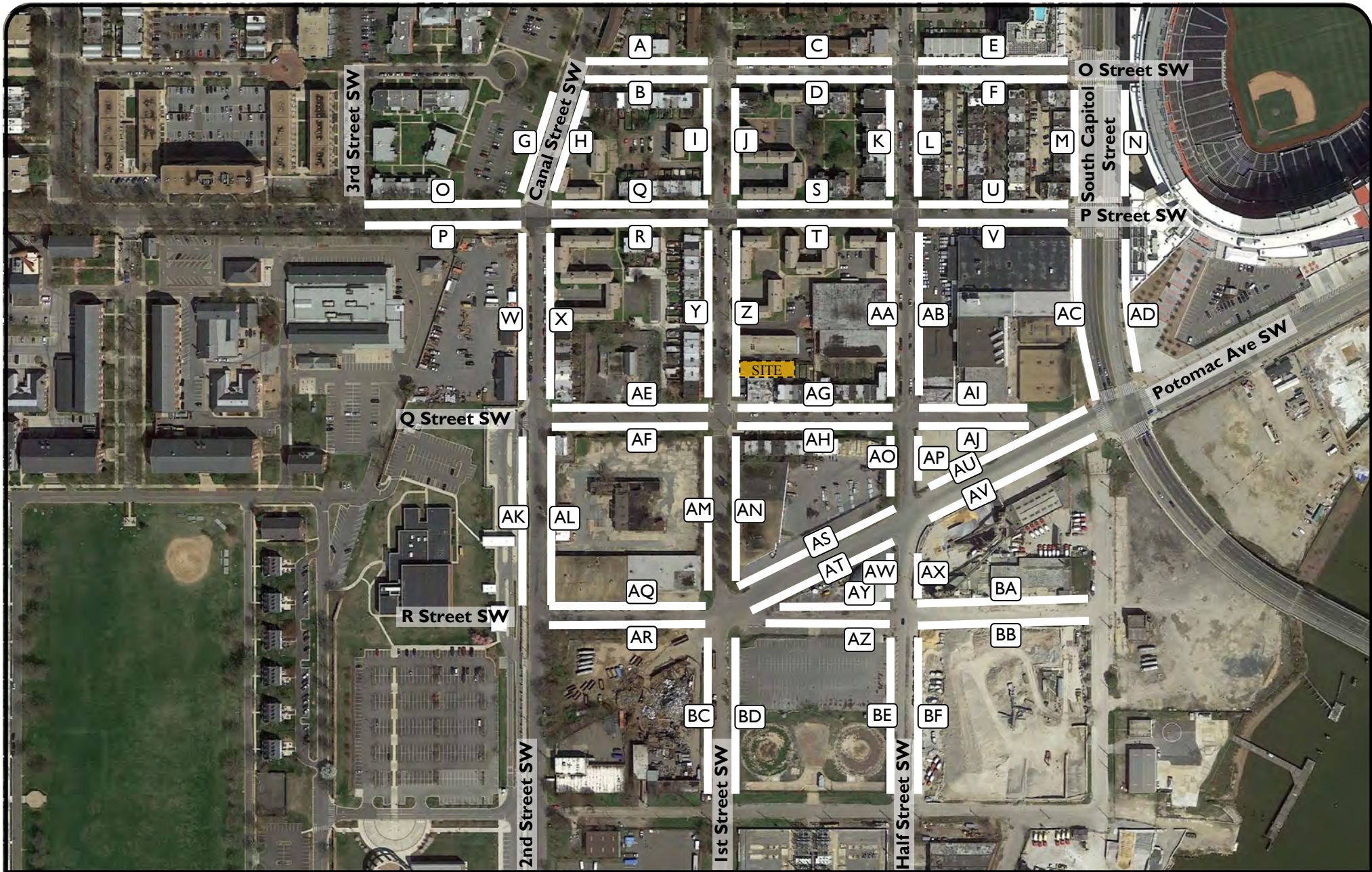


Figure 3
On-Street Parking Segments



1542 1st Street, SW
Washington, DC

1542 1st Street SW
Washington, DC

ATTACHMENT A
NEIGHBORHOOD ON-STREET VEHICULAR
PARKING OCCUPANCY DATA

1542 1st Street, SW Surrounding Neighborhood - Thursday, December 10, 2015

Segment	Inventory	Occupancy				
		5:00 PM	6:00 PM	7:00 PM	8:00 PM	8:00 PM %
A	12	2	0	0	1	8%
B	14	7	5	6	9	64%
C	19	3	4	4	7	37%
D	19	8	6	6	10	53%
E	10	7	7	7	9	90%
F	13	4	6	5	5	38%
G	13	4	5	4	5	38%
H	14	6	6	5	6	43%
I	17	2	2	1	2	12%
J	18	2	2	6	5	28%
K	7	6	5	8	6	86%
L	12	8	8	11	8	67%
M	0	0	0	0	0	-
N	0	0	0	0	0	-
O	17	0	3	3	4	24%
P	16	6	7	6	7	44%
Q	15	12	10	10	10	67%
R	0	0	0	0	0	-
S	19	9	10	9	12	63%
T	0	0	0	0	0	-
U	7	1	1	3	2	29%
V	5	5	4	4	4	80%
W	23	7	7	7	5	22%
X	22	9	10	11	11	50%
Y	23	6	9	10	9	39%
Z	18	4	9	8	7	39%
AA	11	9	6	11	8	73%
AB	15	12	12	8	4	27%
AC	0	0	0	0	0	-
AD	0	0	0	0	0	-
AE	9	5	5	5	4	44%
AF	0	0	0	0	1	-
AG	13	6	7	7	6	46%
AH	9	1	3	3	3	33%
AI	0	0	1	3	3	-
AJ	0	0	2	0	0	-
AK	10	0	0	0	0	0%
AL	13	0	1	1	1	8%
AM	17	0	1	0	0	0%
AN	0	0	0	0	0	-
AO	0	0	0	0	0	-
AP	0	0	0	0	0	-
AQ	0	0	0	0	0	-
AR	16	0	0	0	0	0%
AS	0	0	0	0	0	-
AT	0	0	0	0	0	-
AU	12	0	1	0	0	0%
AV	10	0	0	0	0	0%
AW	6	0	0	0	0	0%
AX	7	0	0	0	0	0%
AY	0	0	0	0	0	-
AZ	15	2	2	0	0	0%
BA	19	0	0	0	0	0%
BB	19	1	0	0	0	0%
BC	16	4	4	4	4	25%
BD	18	0	0	0	0	0%
BE	18	1	2	2	2	11%
BF	18	1	2	2	2	11%
Total	604	160	175	180	182	30%