



MEMORANDUM

TO: Charles Struse Miller DC

FROM: Nicole White, P.E., PTOE
Robert Howard

DATE: October 13, 2020

RE: **2419 25th Street, SE – Parking Study**

Introduction

The following parking study outlines on-street parking conditions in proximity to the proposed 2419 25th Street SE senior residential project in Washington, DC. The parking study was prepared in response to the September 24, 2020 Zoning Commission’s request to examine on-street parking conditions adjacent to the site.

The 2419 25th Street project is planned to include 67 senior affordable residential units. The site has frontage along Wagner Street SE to the north and 25th Street SE to the east. Site access is proposed via Wagner Street SE. The project will provide 5 physical vehicle parking spaces, including 1 carshare space¹. The project will meet zoning requirements² for parking and is consistent with District Department of Transportation’s (DDOT’s) preferred minimum parking ratio.

The development is located close to several bus stops within quarter-mile distance, that provide access to at least 7 lines including the 30S, 32, 92, W2, W4, W6, and W8. The bus routes provide access to Metrorail stations such as Anacostia, Benning Road, Deanwood, and Minnesota Avenue.

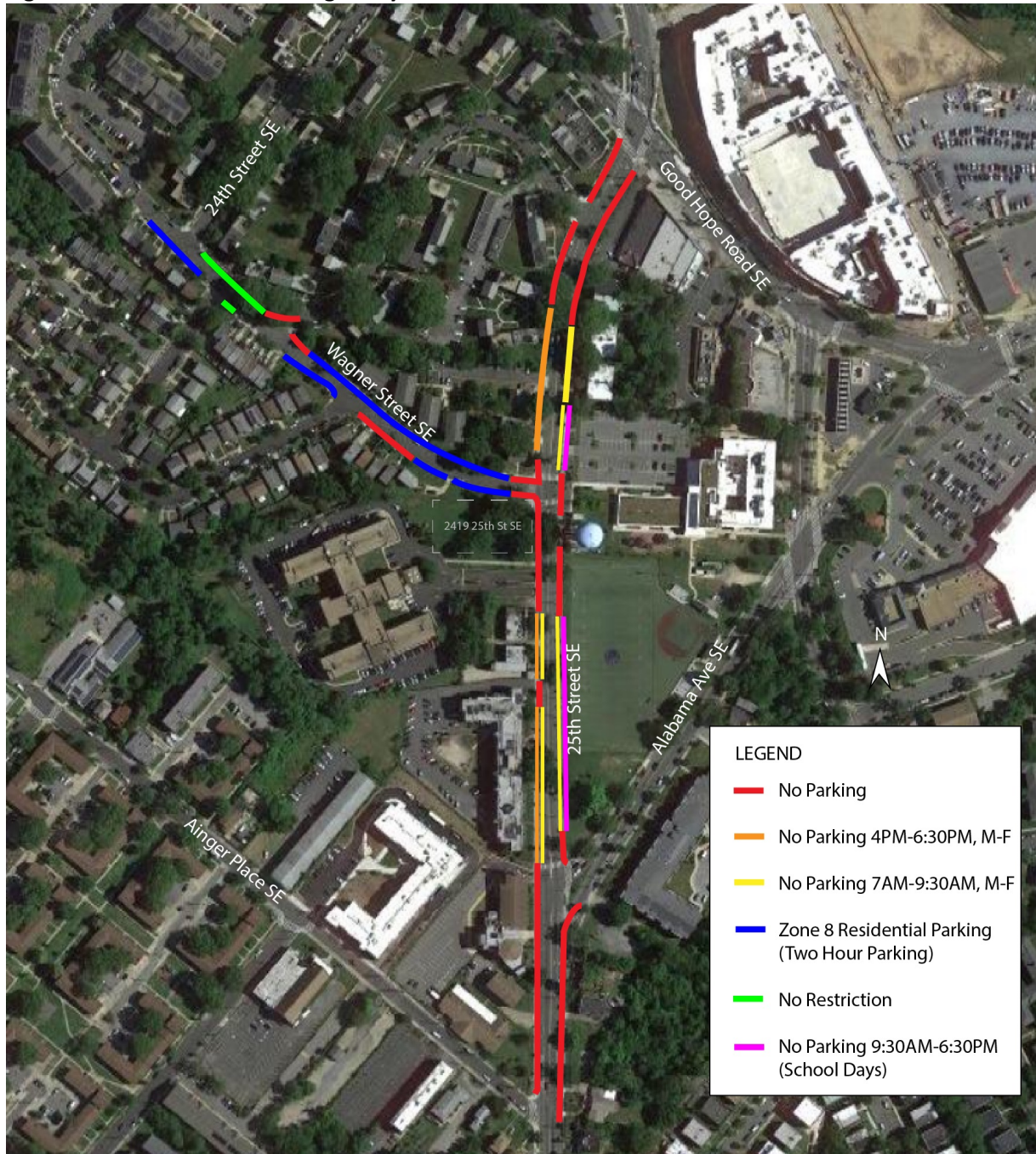
On-Street Parking Supply

An on-street parking study was conducted to determine the existing on-street parking supply and occupancy within a two-block radius of the site. The two-block parking study area is consistent with guidance set forth in DDOT’s Comprehensive Transportation Review Scoping Form. The parking study area and parking restrictions are illustrated in Figure 1.

¹ In accordance with zoning regulations, 1 carshare space is equivalent to 3 parking spaces.

² 1 parking space for every 6 residential units; 50% reduction due to proximity to transit

Figure 1: 2419 25th St SE Parking Study Area



As shown in Figure 1, the parking study area includes a variety of parking restrictions. Zone 8 Residential Parking Permit (RPP) spaces are located adjacent to the site. Parking on 25th Street is restricted at various times during weekdays. Parking is permitted during evenings and weekends when residential parking demand would be greatest. The parking supply was 105 spaces during the survey time periods. On-street parking supply is summarized in Table 1.

Table 1: Summary of On-Street Parking Supply

	Location	Parking Supply
Wagner Street	Zone 8 Residential Parking (2-hour parking)	43
	No Restriction	10
25 th Street	Rush hour and/or School Day Restrictions (M – F)	52
Total		105

On-Street Parking Occupancy

The parking occupancy survey was conducted during weekday and weekend peak³ periods for residential parking as follows:

- Wednesday, September 30, 2020 (7pm and 8pm)
- Sunday, October 4, 2020 (1pm and 2pm)

The peak weekday and weekend parking periods occurred at 8pm on Wednesday and 1pm on Sunday. Parking occupancy and availability during the peak weekday and weekend periods are summarized in Table 2 below.

Table 2: Parking Occupancy & Availability (Weekday and Weekend Peak)

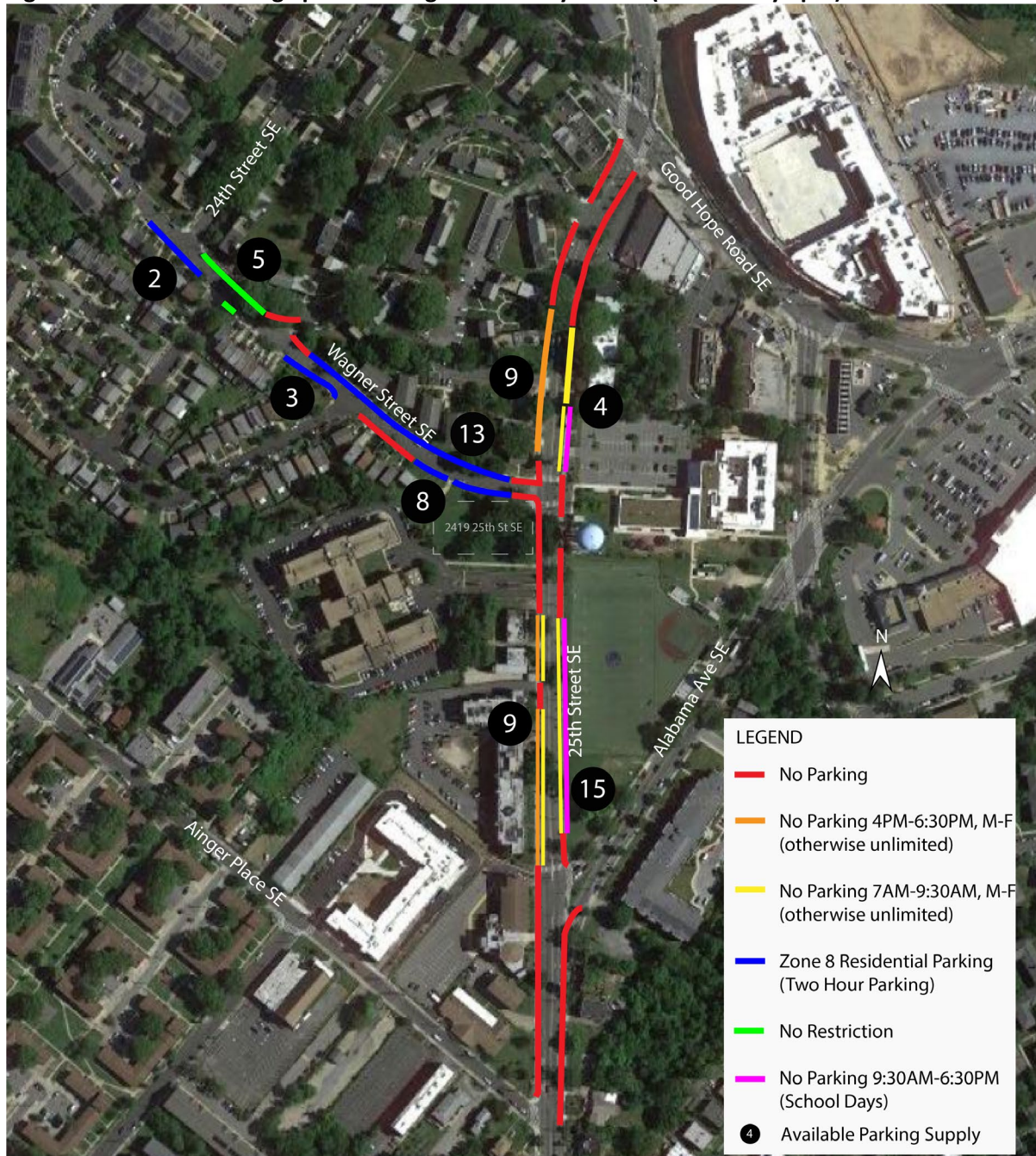
	Location	Parking Supply	Wednesday (8pm)		Sunday (1pm)	
			Occupied	Available	Occupied	Available
Wagner Street	Zone 8 Residential Parking (2-hour parking)	43	17	26	11	32
	No Restriction	10	5	5	5	5
25 th Street	Rush hour and/or School Day Restrictions (M – F)	52	15	37	19	33
Total		105	37 (35%)	68 (65%)	35 (33%)	70 (67%)

³ A parking occupancy survey was conducted on a Sunday considering previous community feedback that senior residents may receive visitors on a Sunday afternoon.

The parking survey was conducted during the Covid-19 pandemic; however, evening/weekend parking occupancy in residential/non-commercial areas is expected to be comparable to pre-Covid-19 parking conditions.

As Table 2 indicates, there were 68 on-street spaces available during the peak survey period (Wednesday at 8pm), including 5 unrestricted spaces and 26 RPP spaces. The survey indicates that the majority (i.e., 65% and 67%) of the available on-street parking spaces are open and available during the peak times of the study. Figure 2 below illustrates the location of available parking spaces during the peak survey period.

Figure 2: Available Parking Spaces During Peak Survey Period (Wednesday 8pm)



Conclusions

- The project will provide 5 physical vehicle parking spaces, including 4 standard spaces and 1 carshare space. Per the zoning regulations, a car share space is equivalent to 3 zoning parking spaces. Thus, the project will provide an equivalent of 7 zoning spaces and will meet zoning requirements for parking. The proposed parking supply is also consistent with District Department of Transportation's (DDOT's) preferred minimum parking ratio.
- The development is located close to several bus stops within quarter-mile distance, that provide access to at least 7 lines including the 30S, 32, 92, W2, W4, W6, and W8. The bus routes provide access to Metrorail stations such as Anacostia, Benning Road, Deanwood, and Minnesota Avenue.
- There are 105 total on-street spaces in the area. During the peak survey weekday and weekend periods, 68 spaces (65%) and 70 spaces (67%) were available respectively.
- The proposed 2419 25th Street development will not have any adverse impact on existing on-street parking supply.