

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Meredith Soniat
Acting Associate Director *MS*

DATE: November 3, 2025

SUBJECT: ZC Case No. 24-11 – New City PUD
DDOT Supplemental Report

OVERVIEW

This memorandum is intended to serve as a supplement to the District Department of Transportation's (DDOT) October 6, 2025, report to the Zoning Commission (ZC) regarding the proposed Planned Unit Development (PUD) application submitted by Jemal's Schaeffer LLC & Jemal's Bumper George LLC (jointly, the "Applicant").

At the October 20, 2025 hearing, the Zoning Commission requested additional information regarding DDOT's assessment of the required level of vehicle parking at the site.

SUPPLEMENTAL ANALYSIS

In their Statement in Support, the Applicant described the proposed project as a "warehouse building". Therefore, DDOT assessed the site's level of parking against the Zoning requirements for warehouses. Per Title 11 of the *District of Columbia Municipal Regulations (DCMR)* Subtitle C §701.5, for a warehouse, one (1) parking space is required per 3,000 square feet of gross floor area. Using this requirement, DDOT calculated the required vehicle parking for the project to be 62 spaces.

DDOT's preferred maximum parking rate in the 2024 *Guidance for Comprehensive Transportation Review* for a site more than one (1) mile from the nearest Metrorail station is 150% of the minimum number of spaces required in §701.5. DDOT sets maximum preferred parking rates since providing excess vehicle parking has the potential to induce more driving. For a warehouse project of this size, DDOT's maximum preferred amount of vehicle parking is 93 spaces.

During the hearing, the Applicant testified that the building would not be used as a warehouse; rather, it would be a "warehouse-style building" that would serve a general production, distribution, and repair

(PDR) function. For a non-warehouse PDR use, one (1) parking space is required per 1,000 square feet in excess of 3,000 square feet of gross floor area. Therefore, a general PDR use of this size would be required to provide 183 parking spaces, and DDOT’s preferred maximum would be 274 spaces.

The applicant proposes 198 parking spaces, which satisfies both the minimum Zoning requirement and DDOT’s guidelines for a general PDR use. A summary of the parking requirements and proposed maximums by use type are shown in Table 1 below.

Table 1 – Parking Requirements and DDOT Maximums by Use Type

Use Type	General Parking Requirement	Required Parking for 185,692 SF of Use	DDOT Preferred Maximum Parking for sites >1 mile from Metrorail (150% of Zoning Requirement)	Proposed Parking
Warehouse	1 space per 3,000 SF	62 spaces	93 spaces	198 spaces
General production, distribution, and repair (PDR)	1 space per 1,000 SF in excess of 3,000 SF	183 spaces	274 spaces	

DDOT RECOMMENDATION

DDOT’s October 6, 2025, report assessed the proposed building as a warehouse use that was providing significantly more parking than preferred. However, given the Applicant’s stated plans for the building to contain a general PDR use instead, DDOT concurs that the level of parking is adequate given the project’s size and distance from transit. Should the ZC have additional questions following the October 20, 2025, hearing and this supplemental information on the required and preferred parking levels on site, please contact DDOT Case Manager Noah Hagen at noah.hagen@dc.gov.

MS:nh