

Upper Georgia Avenue Parking Study

Draft Final Report



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for:
District Department of Transportation
District of Columbia

February 2005

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EXECUTIVE SUMMARY

In response to the concerns of the residents of Colonial Village, North Portal Estates and Shepherd Park, the District of Columbia Department of Transportation (DDOT) conducted a study that evaluated parking needs in the upper Georgia Avenue corridor.

STUDY AREA

The study area is located in northwest Washington, DC and is shown in Figure ES-1.

Figure ES-1 – Study Area Map



STUDY GOALS

The main goals of the study were the following:

1. Assess the existing and future (2009) parking supply and parking demand and determine the extent of the parking deficit or surplus.
2. Evaluate the potential for providing additional parking.
3. Assess the adequacy of new parking facilities
4. Assess the feasibility of providing additional parking for the Juanita E. Thornton/Shepherd Park Public Library.
5. Provide recommendations to address parking deficiencies in the study area.

STUDY PROCESS

The Study Team conducted extensive field evaluations to assess parking issues, quantify existing parking and inventory parking restrictions throughout the study area. Additionally, the Study Team conducted a survey of businesses within the study area to get information on land uses and parking infrastructure. The Study Team also collected information on future development levels to forecast future parking requirements.

After the data was collected, the Study Team calculated the existing parking deficit, prepared an assessment of study area parking issues and prepared preliminary recommendations. The Study presented preliminary findings and recommendations to the public in a public meeting held on November 10, 2004. Comments received from the public were addressed in the preparation of this draft final report.

PARKING DEFICIT

As noted above, one of the goals of the study was to calculate the parking deficiency in the study area. The Study Team utilized information on existing land uses to calculate the existing parking demand. The supply of parking was calculated on the basis of available on-street and off-street parking spaces. The parking deficit was calculated by subtracting the parking supply from the parking demand. The Study Team found that the existing parking deficit for the entire study area is approximately 20 spaces. However, the Study Team found that the deficit is greater, almost 70 spaces when the parking analysis is focused on an area within an 800 foot radius of the Georgia Avenue Block between Hemlock Street and Juniper Street.

Additional developments in Silver Spring, MD will generate additional parking demands in the study area. The Study Team estimated that the parking deficit for the entire study area is going to increase from 20 to 69 spaces by 2009 with the construction of new developments in Silver Spring, MD.

PARKING ISSUES AND RECOMMENDED IMPROVEMENTS

Table ES-1 summarizes the parking issues identified by the Study Team with the assistance of residents and business owners and presents recommended improvements.

**Table ES-1
Parking Issues and Recommended Improvements**

Issue	Recommended Improvement
1) Parking Deficit	<p>Make modifications to existing Parking Sign to increase the number of on-street parking spaces (Figures 8 and 9 of the report provide locations for the recommended improvements).</p> <p>Coordinate with a developer to design and build a parking facility on Georgia Avenue between Hemlock (or Geranium Street) and Juniper Street in conjunction with a new redevelopment project or new redevelopment projects. Negotiate tax incentives for the developer.</p>
2) Lack of Consistency between Parking Signs and Meters	<p>Increase metered parking on Georgia Avenue and Eastern Avenue</p> <p>Modify meter and signs to eliminate the deficiencies (Figures 8 and 9 of the report provide locations for the recommended improvements).</p>
3) Broken Meters	<p>Show telephone number to report broken meters more prominently.</p>
4) Inconsistent RPP Regulations	<p>Add RPP regulations to a few blocks on 14th Street that do not have RPP regulations.</p>
5) Inadequate Employee Parking	<p>Coordinate with a developer to design and build a parking facility on Georgia Avenue between Hemlock (or Geranium Street) and Juniper Street in conjunction with a new redevelopment project or new redevelopment projects. Negotiate tax incentives for the developer.</p>
6) Poor Parking Enforcement	<p>Improve parking enforcement primarily during peak periods and increase enforcement of non-metered parking.</p>
7) Inadequate Information about Parking Facilities	<p>Organize a publicity campaign to increase public awareness of parking related services.</p>
8) Inadequate Parking for Juanita E. Thornton/Shepherd Park Public Library	<p>Coordinate with a developer to design and build a parking facility on Georgia Avenue between Hemlock (or Geranium Street) and Juniper Street in conjunction with a new redevelopment project or new redevelopment projects. Negotiate no-charge clause for library patrons.</p>
9) Lack of Parking Meters in Commercial Areas	<p>Add parking meters to Eastern Avenue (Figures 8 and 9 of the report provide locations for the recommended improvements).</p>
10) Walter Reed Army Medical Center Parking Deficiency	<p>Assess adequacy of Transportation Demand Management Plan to address parking deficiency. If not adequate allow Walter Reed to build more parking facilities.</p> <p>Convert both sides of Alaska Avenue from 14th Street to Geranium Street, and the south side of Aspen Street between Luzon Avenue and 13th Street to RPP.</p>
	<p>Coordinate with a developer to design and build a parking facility on Georgia Avenue between Hemlock (or Geranium Street) and Juniper Street in conjunction with a new redevelopment project or new redevelopment projects.</p>

I. INTRODUCTION

In response to the concerns of residents and business owners/operators, the District of Columbia Department of Transportation (DDOT) conducted a study that evaluated parking needs in the Upper Georgia Avenue corridor. The consulting firm DMJM+HARRIS, Inc. (Consultant) conducted the study with assistance from DDOT staff. In this report the team of Consultant and DDOT staff is referred to as the “Study Team.”

As detailed in the Scope of Work presented in Appendix A, the goals of this parking study are as follows:

6. Assess the existing and future (2009) parking supply and parking demand and determine the extent of the parking deficit or surplus.
7. Evaluate the potential for providing additional parking.
8. Assess the adequacy of new parking facilities
9. Assess the feasibility of providing additional parking for the Juanita E. Thornton/Shepherd Park Public Library.
10. Provide recommendations to address parking deficiencies in the study area.

The study area, shown in Figure 1, focuses on Georgia Avenue and is bounded by the following roadways:

- Eastern Avenue to the north
- Aspen Street to the south
- 14th Street to the west
- Georgia Avenue to the east

The study was conducted with assistance from area residents, ANC members and representatives of local area organizations. The Washington, DC Office of Planning provided additional information to the Study Team. The Study Team held one meeting with area residents to discuss parking issues and potential improvement options. Area residents provided additional input via e-mail and regular correspondence. Business owners/operators provided input by completing a survey form that was distributed to all businesses in the study area. Input from residents and business owners/operators was helpful in the identification of key issues noted in this report and in the development of mitigation measures with respect to these issues.

This report describes the methodology used to conduct the study, and presents the finding and recommendations of the Study Team. The Study Team found that under existing conditions there is a deficit of approximately 20 parking spaces in the study area. Future land use developments, including projects that will be built in neighboring Silver Spring, will increase



Legend

-  Shepherd Elementary School
-  Juanita E. Thornton Library

Scale: 1" = 800'
February 2005



Upper Georgia Avenue
Parking Study

Study Area

FIGURE
1

Page
2

the parking deficit. The Study Team recommends that a parking facility be constructed in the future to address the parking deficit in the study area. The Study Team also found that there are commercial streets in the study area that do not have parking meters and would operate better with parking meters. Detailed descriptions of study findings and recommendations are presented in the last section of this report.

DRAFT

II. EXISTING CONDITIONS

EXISTING TRANSPORTATION FEATURES

The Study Team conducted an extensive data collection effort to gain an understanding of existing parking conditions in the study area. In addition to collecting data for the quantitative assessment of existing parking conditions, the Study Team conducted field evaluations throughout the study area during peak and off-peak hours to further assist in the assessment of existing parking conditions. This section of the report summarizes the data collected for the study and addresses issues and parking deficiencies within the study area.

The study area is located in Northwest Washington, DC and is shown in Figure 1. Georgia Avenue and Eastern Avenues are the major roadways in the study area.

Georgia Avenue

Georgia Avenue¹ is a two way principal arterial² running north-south through the study area. Georgia Avenue has a six-lane cross-section throughout the study area, and the posted speed limit is 30 mph³. Between Aspen and Fern Street land uses on Georgia Avenue, shown in Figure 2, consist of low and moderate density residential properties. The Walter Reed Army Medical Center is located along the west side of Georgia Avenue between Aspen and Fern Streets. Between Fern Street and Eastern Avenue, land uses consist of low density commercial and residential development. The Juanita E. Thornton / Shepherd Park Branch Library is located on the west side of Georgia Avenue between Geranium and Hemlock Streets.

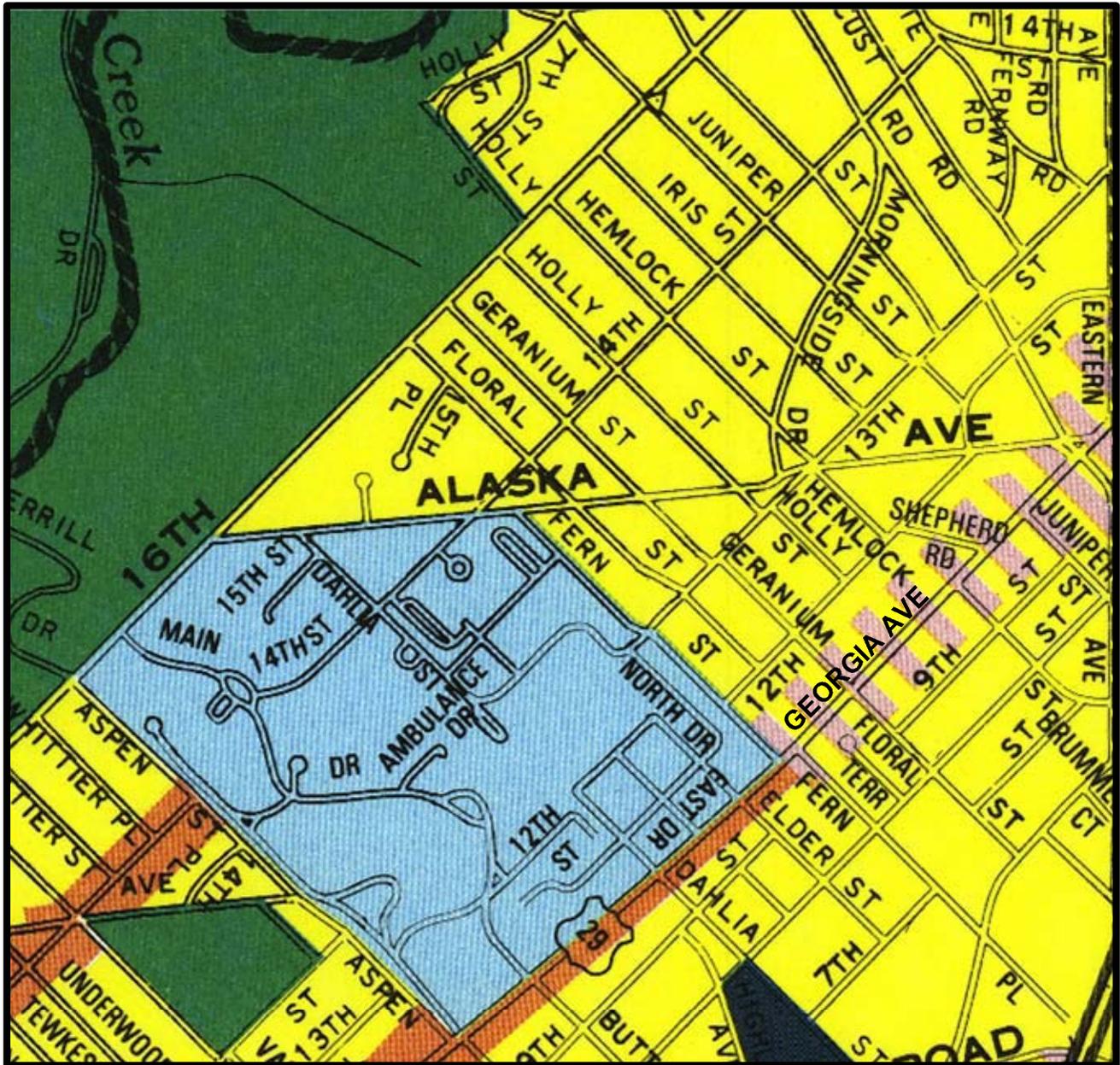
Eastern Avenue

Eastern Avenue is a two-way collector running northwest-southeast through the study area. Eastern Avenue has a six-lane cross-section throughout the study area. Eastern Avenue serves as the boundary between Washington, DC and Montgomery County, Maryland. Land uses along Eastern Avenue consist of low to moderate density commercial development and low density residential properties. Within the District, commercial properties can be found on Eastern Avenue between 12th Street and Georgia Avenue. On the north side of the street, the developments are part of Montgomery County and consist of low to moderate density commercial and residential properties.

¹ All streets in the study area are located in the northwest quadrant of the District. Therefore, throughout this report where the NW designation is omitted, it should be understood that the street is located in the northwest quadrant of the District.

² All roadway classifications were taken from the District of Columbia Functional Classification Map, January 1, 2002.

³ Appendix B shows the intersection traffic controls for Georgia Avenue and for all the streets in the study area.



Legend:

	Low density residential		Federal
	Moderate density residential		Parks, recreation and open space
	Low density commercial		Local public facilities

Source:
 District of Columbia Office of Planning
 801 North Capitol Street N.E., Suite 4000, Washington, D.C. 20002
 February 2001



PARKING INVENTORY

The study team performed a comprehensive parking inventory for the entire study area, noting the number of available parking spaces, parking restrictions and location of parking meters. A detailed parking sign inventory was conducted along Georgia Avenue and Eastern Avenue.

ON-STREET PARKING SUPPLY

Figures 3A and 3B present a block-by-block summary of the on-street parking supply in the study area. During the AM peak period (7:00 – 9:30 AM), there are 173 spaces available on Georgia Avenue between Aspen Street and Eastern Avenue. Of these spaces, 36 are metered, and they are primarily located on the east side of the street. Eastern Avenue has a total of 65 spaces during this time period, including 17 metered. During the PM peak period (4:00 – 6:30 PM), there are 174 spaces available on Georgia Avenue, including 38 metered, with these located primarily on the west side of the street. Eastern Avenue has 71 spaces available during this time, including 10 metered. Between 9:30 AM and 4:00 PM (off-peak), there are 199 spaces available on Georgia Avenue, including 62 metered. Eastern Avenue has 73 spaces available during this time period, including 17 metered.

The interior¹ of the study area has 2,781 on-street parking spaces available during the AM and PM peak periods, including three metered spaces on Hemlock Street. During the off-peak period, there are 2,814 parking spaces available throughout the interior, including three metered spaces on Hemlock Street east of Georgia Avenue and five metered spaces on Kalmia Road west of Alaska Avenue.

When the number of available parking spaces on Georgia Avenue, Eastern Avenue and the interior of the study area are combined, there are 3,019 on-street parking spaces (including 56 metered) available during the AM peak period; 3,026 on-street parking spaces (including 58 metered) available during the PM peak period; and 3,086 on-street parking spaces (including 87 metered) available during the off-peak period.

INTERIOR PARKING RESTRICTIONS

As shown in Figure 4, parking throughout the interior of the study area consists mainly of two-hour Residential Permit Parking (RPP). The majority of the RPP is in effect from 7:00 AM to 8:30 PM. Zone 4 permit holders may park longer than two hours. Other RPP hours can be found along Alaska Avenue and 13th Street.

¹ The streets in the Study Area that are primarily residential are designated throughout this report as the “Interior Streets.” The Interior Streets are all of the streets in the study area except Georgia Avenue and Eastern Avenue.

FIGURE 3A

**Georgia Avenue
On-Street Parking Supply**

Not to Scale

Upper Georgia Avenue Parking Study

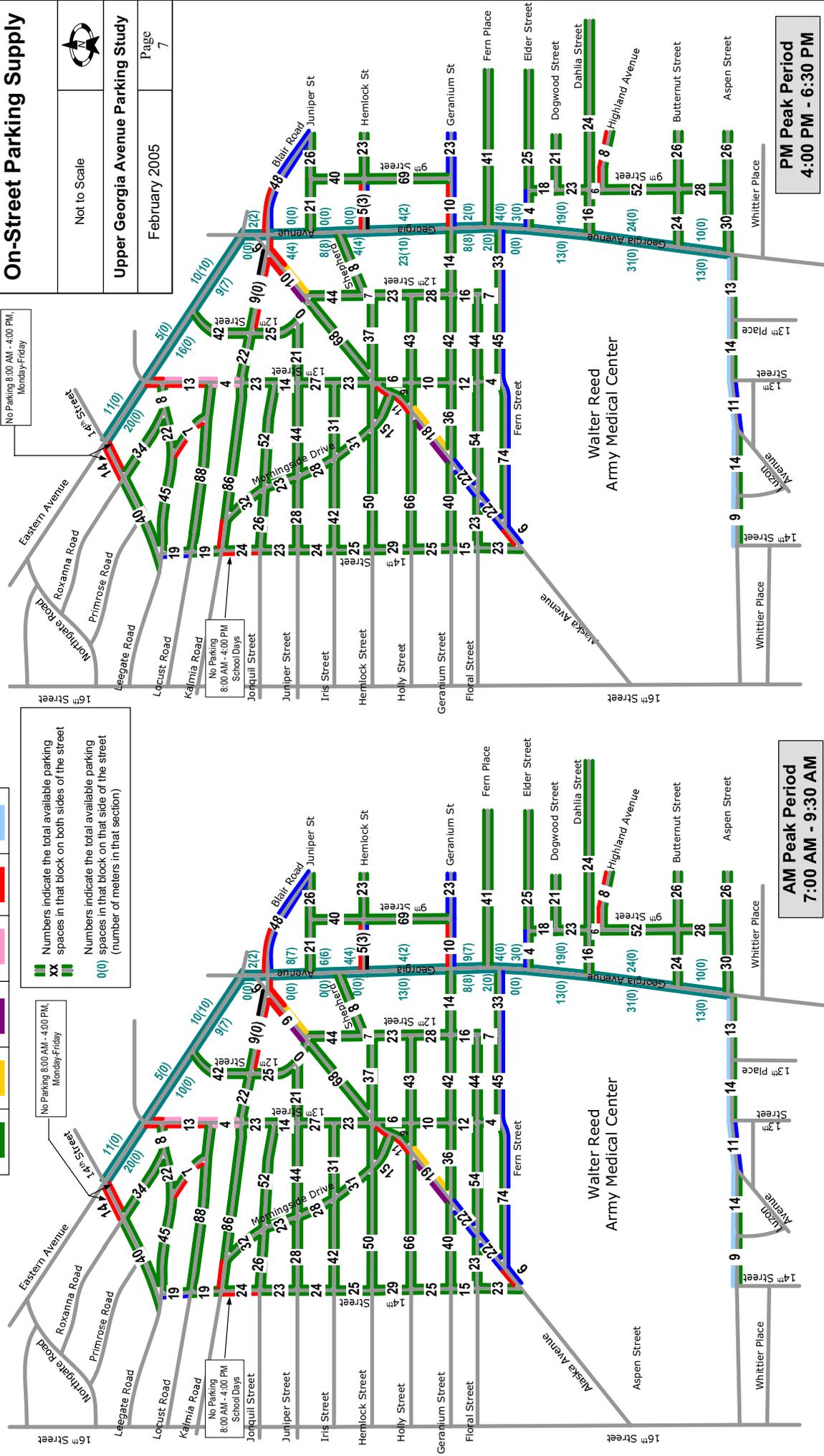
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	Mixed Parking Restrictions
	No Parking Restrictions
	Metered Parking
	Study Area Boundary

	NO PARKING ANYTIME
	NO STANDING OR PARKING ANYTIME
	TWO HOUR PARKING (LIT IN ZONE 1 MONDAY-FRIDAY)
	TWO HOUR PARKING (LIT IN ZONE 2 MONDAY-FRIDAY)
	TWO HOUR PARKING (LIT IN ZONE 3 MONDAY-FRIDAY)
	TWO HOUR PARKING (LIT IN ZONE 4 MONDAY-FRIDAY)

Numbers indicate the total available parking spaces in that block on both sides of the street (number of meters in that section)

XX spaces in that block on that side of the street (number of meters in that section)



**AM Peak Period
7:00 AM - 9:30 AM**

**PM Peak Period
4:00 PM - 6:30 PM**

Midday Period
9:30 AM - 4:00 PM

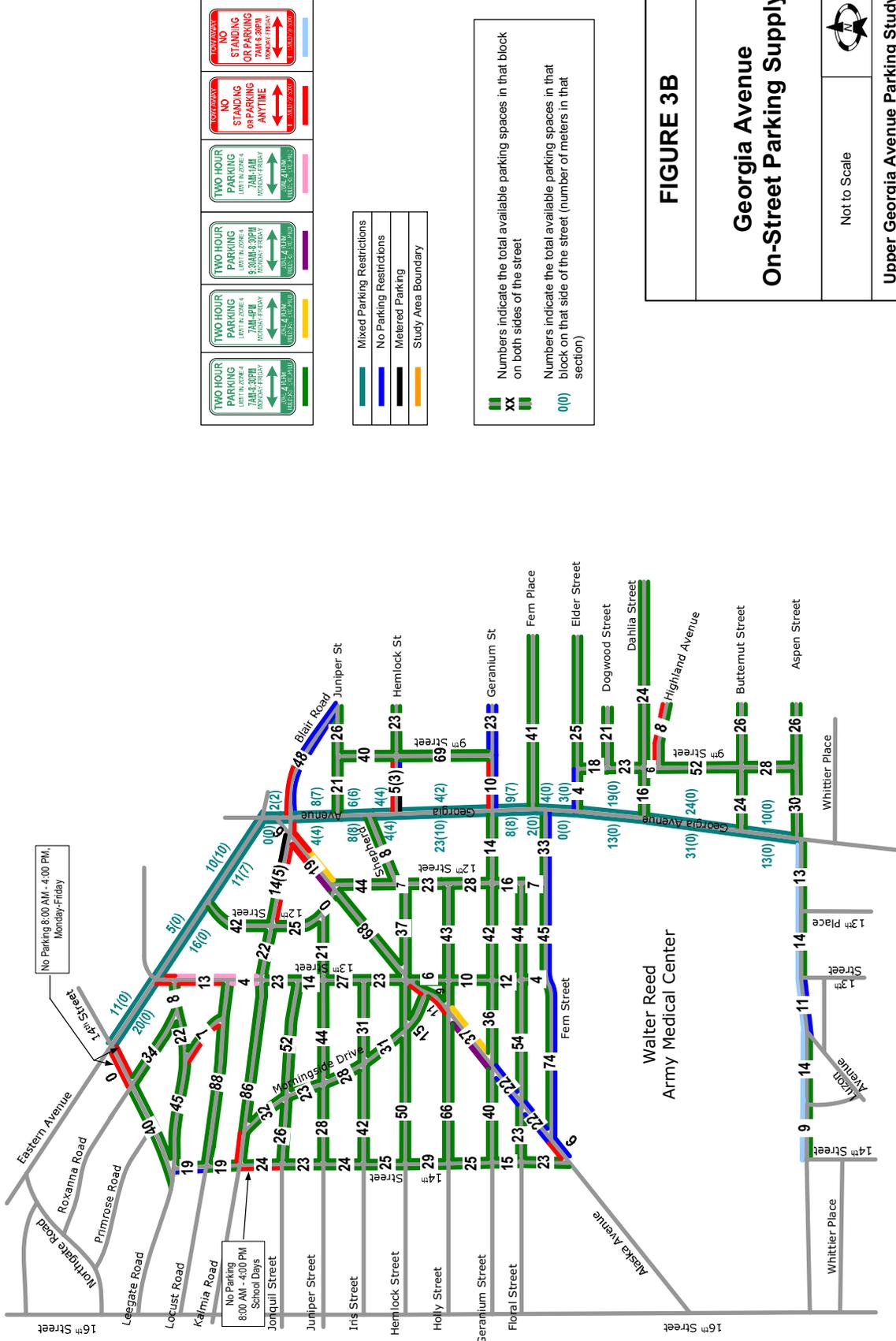


FIGURE 3B

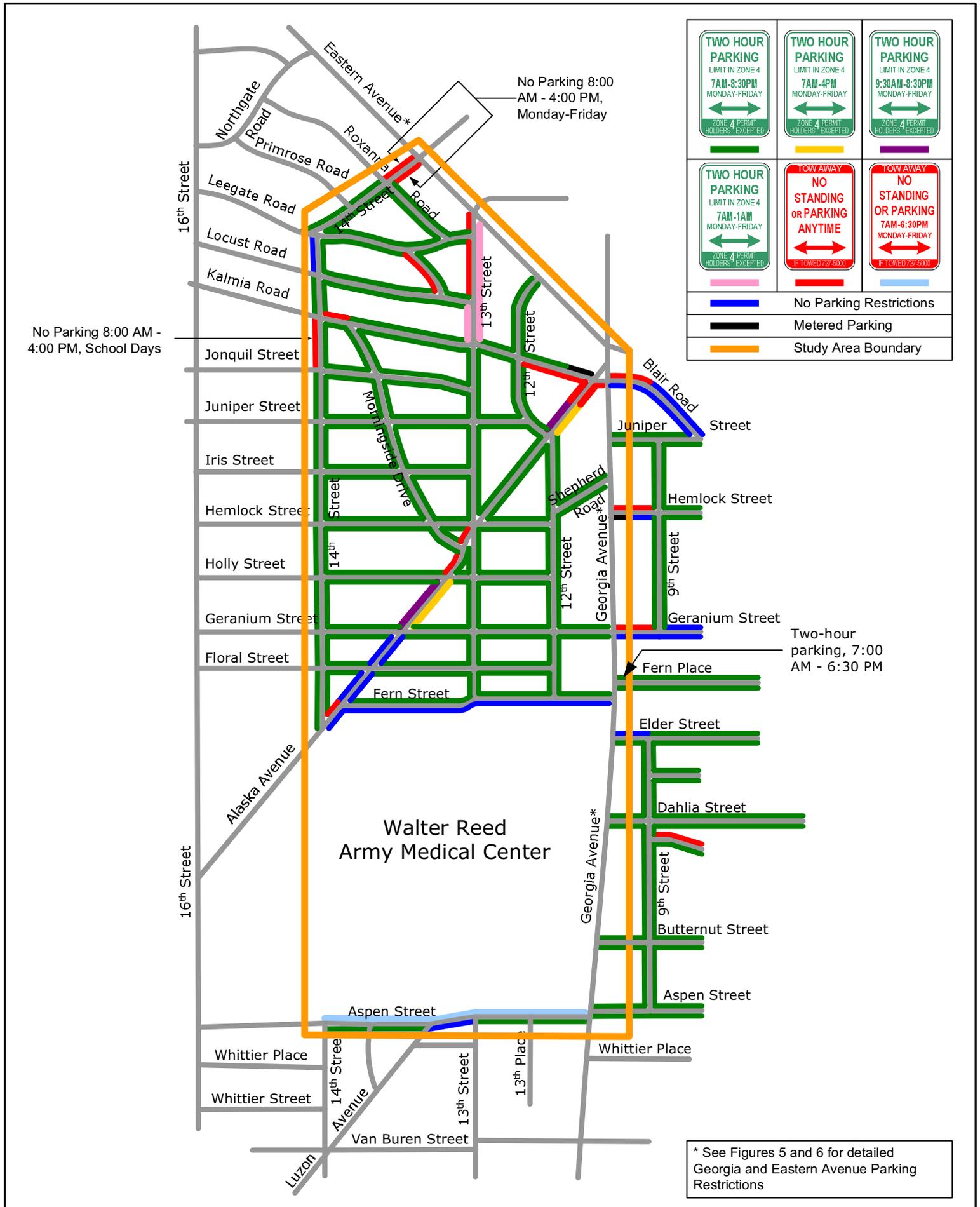
Georgia Avenue On-Street Parking Supply

Not to Scale

Upper Georgia Avenue Parking Study

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<p>TWO HOUR PARKING LIMIT IN ZONE 4 7AM-3:30PM MONDAY-FRIDAY</p> <p>←→</p> <p>ZONE 4 PERMIT HOLDERS' EXCEPTED</p>	<p>TWO HOUR PARKING LIMIT IN ZONE 4 7AM-4PM MONDAY-FRIDAY</p> <p>←→</p> <p>ZONE 4 PERMIT HOLDERS' EXCEPTED</p>	<p>TWO HOUR PARKING LIMIT IN ZONE 4 9:30AM-3:30PM MONDAY-FRIDAY</p> <p>←→</p> <p>ZONE 4 PERMIT HOLDERS' EXCEPTED</p>
<p>TWO HOUR PARKING LIMIT IN ZONE 4 7AM-1AM MONDAY-FRIDAY</p> <p>←→</p> <p>ZONE 4 PERMIT HOLDERS' EXCEPTED</p>	<p>TOW AWAY NO STANDING OR PARKING ANYTIME</p> <p>←→</p> <p>IF TOWED 727-5000</p>	<p>TOW AWAY NO STANDING OR PARKING 7AM-6:30PM MONDAY-FRIDAY</p> <p>←→</p> <p>IF TOWED 727-5000</p>
<p>— No Parking Restrictions</p> <p>— Metered Parking</p> <p>— Study Area Boundary</p>		

* See Figures 5 and 6 for detailed Georgia and Eastern Avenue Parking Restrictions



Several streets near the Walter Reed Army Medical Center have blocks with unrestricted parking. Unrestricted parking near Walter Reed can be found on the south side of Fern Street from Alaska Avenue to Georgia Avenue; both sides of Alaska Avenue from 14th Street to Geranium Street; and the south side of Aspen Street between Luzon Avenue and 13th Street. There are several other locations throughout the study area with unrestricted parking. They include:

- the west side of 14th Street between Leegate and Locust Roads
- the north side of Elder Street between Georgia Avenue and 9th Street
- the south side of Geranium Street between Georgia Avenue and 9th Street
- both sides of Geranium Street between 9th Street and 8th Street
- both sides of Blair Road between Georgia Avenue and 8th Street / Juniper Street (part of the north side near Georgia Avenue is no parking)

Other parking restrictions throughout the interior of the study area include: no parking on several blocks of some of the northern streets; no stopping or standing on the north side of Aspen Street from 7:00 AM to 6:30 PM; no parking from 8:00 AM to 4:00 PM on 14th Street near Eastern Avenue; and no parking from 8:00 AM to 4:00 PM on school days in front of Shepherd Elementary School on 14th Street.

GEORGIA AVENUE PARKING

As shown in the detailed parking sign inventory presented in Figure 5 (Figures 5A through 5G) parking on Georgia Avenue between Aspen Street and Fern Street consists of two-hour RPP on the east side and unrestricted parking on the west side. The unrestricted parking on the west side of Georgia Avenue is consistent with other study area streets that are adjacent to Walter Reed. However, on the west side of Georgia Avenue between Dahlia and Elder Streets, parking is not permitted throughout most of the block. The RPP on the east side is in effect from 7:00 AM to 8:30 PM.

North of Fern Street, parking on Georgia Avenue primarily consists of metered spaces on both sides of the street, generally with a two-hour parking limit. Between Fern Place and Geranium Street there are a number of loading zones and 15-minute parking spaces to accommodate the retail uses adjacent to the street. In the vicinity of Shepherd Street and Hemlock Street there are several one-hour parking spaces. There is no parking on the west side of Georgia Avenue between Kalmia Road and Eastern Avenue.

EASTERN AVENUE PARKING

While properties on the north side of Eastern Avenue are located in Montgomery County, parking along both sides of Eastern Avenue is controlled by the District of Columbia. Metered parking can be found on both sides of Eastern Avenue between Georgia Avenue and 12th Street. As shown in Figure 6 (Figures 6A, 6B and 6C), most of the parking spaces on Eastern Avenue are designated as two-hour parking spaces with a few 30-minute parking spaces on the southwest side of Eastern Avenue. West of 12th Street, two-hour RPP can be found on the south side of Eastern Avenue.

Butternut Street



Aspen Street



Georgia Avenue

Georgia Avenue

Butternut Street



Aspen Street

* Scale only applies to distances between signs and to corner(s).

FIGURE 5A

Georgia Avenue Sign Inventory

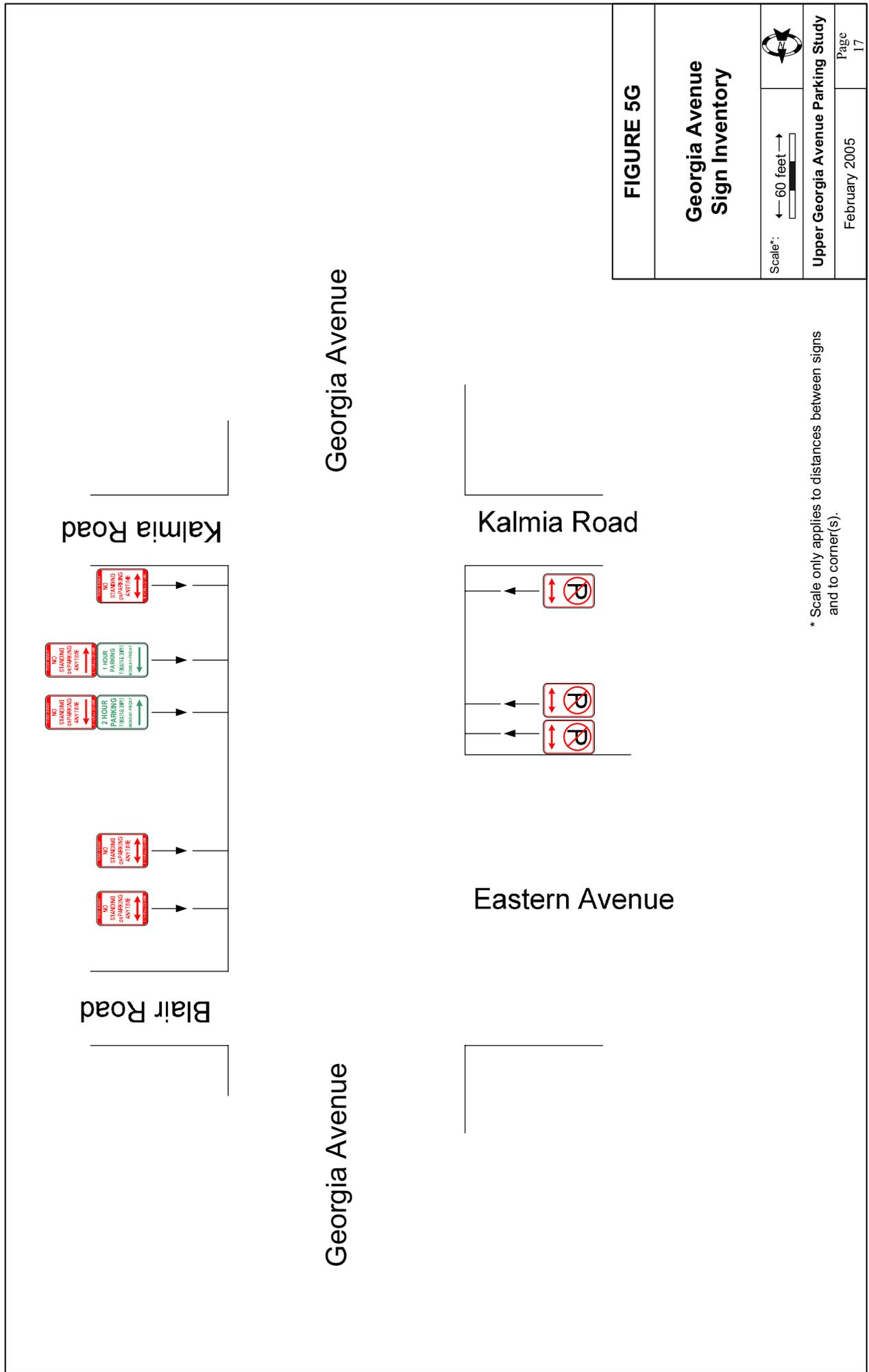
Scale*: ← 60 feet →



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Georgia Avenue

Georgia Avenue

Kalmia Road

Kalmia Road

Eastern Avenue

FIGURE 5G

Georgia Avenue Sign Inventory

Scale*: ← 60 feet →

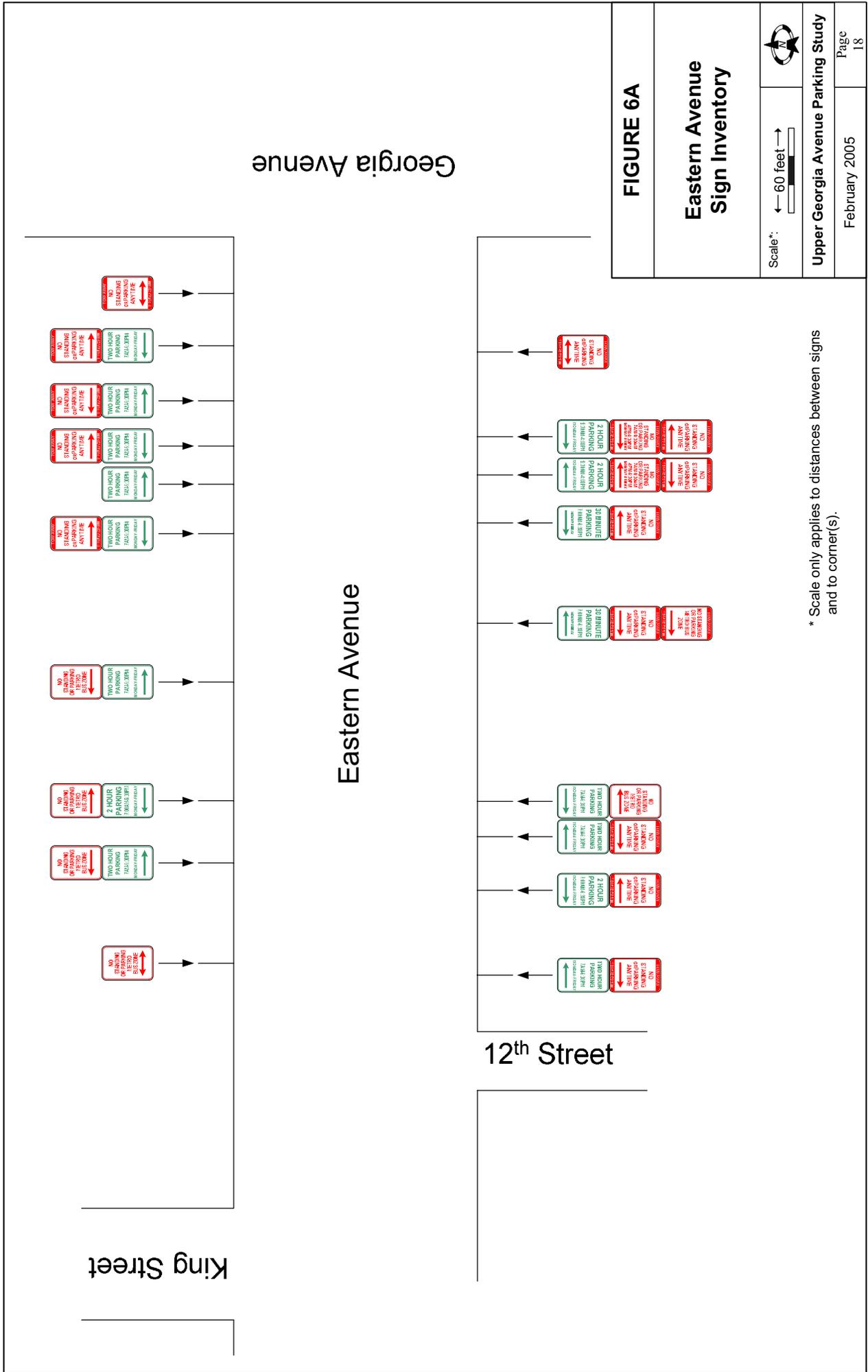


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* Scale only applies to distances between signs and to corner(s).



Georgia Avenue

Eastern Avenue

12th Street

FIGURE 6A

Eastern Avenue Sign Inventory

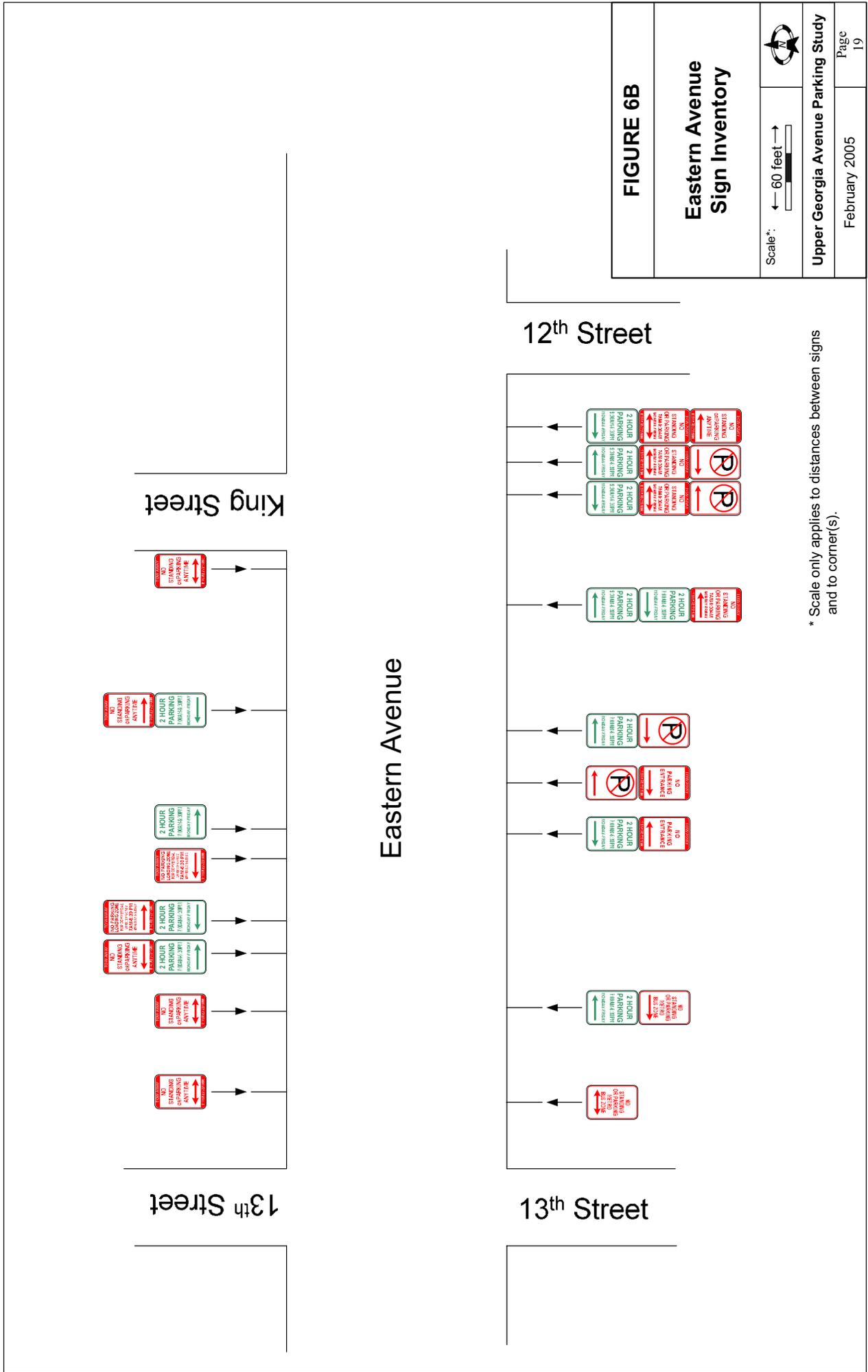
Scale*: ← 60 feet →

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* Scale only applies to distances between signs and to corner(s).



PARKING UTILIZATION

The Consultant conducted detailed block-by-block parking surveys during the month of April, 2004 on all study area streets. The number of cars parked in each block was counted during the AM peak period (7:00 – 9:30 AM), PM peak period (4:00 – 6:30 PM) and off-peak period (cars were counted as close to noon as possible).

Table 1 shows that, in general, parking utilization of the interior streets of the study area ranges between 28 and 34 percent, with the PM peak period having the lowest utilization and the AM peak period having the highest.¹ These utilization percentages are most likely due to residents who had not yet left for work when the AM survey was conducted and who had not yet returned home when the PM survey was conducted.

Streets surrounding Walter Reed show a considerably high utilization percentage. The table shows utilization of over 80 percent in the unrestricted blocks of Alaska Avenue and Fern Street near the medical center. Other streets near Walter Reed, such as Elder and Dahlia Streets, have utilization percentages that, while lower than Alaska Avenue and Fern Street, are higher than the overall study area percentages. These utilization rates indicate a shortage of parking at the medical center. Appendix C presents block-by-block parking utilization tables for all interior streets in the study area. It can be seen from these tables that, as expected, parking utilization rates are highest in the blocks closest to Georgia Avenue and Walter Reed. Utilization rates decrease as the streets extend away from these sources of parking generation.

Table 2 shows that parking utilization on Georgia Avenue is high throughout the corridor and throughout the day.² Overall, observed Georgia Avenue parking utilization percentages were found to be 66 percent during the AM peak period, 54 percent during the PM peak period and 78 percent during the off-peak period. Consistent with other blocks near Walter Reed, the blocks of Georgia Avenue south of Fern Street were among those with the highest utilization. The table also indicates numerous occurrences of illegally parked cars.

Parking utilization varies along Eastern Avenue. Parking utilization in each direction between Georgia Avenue and 12th Street ranged from 70 to almost 90 percent, a reflection of the commercial land uses of this block as well as its proximity to Georgia Avenue. Overall utilization on Eastern Avenue was found to be in the 40 to 50 percent range.

The combined parking utilization of Georgia and Eastern Avenues was determined to be 60 percent during the AM peak period, 51 percent during the PM peak period and 70 percent during the off-peak period.

¹ Appendix C presents detailed parking utilization information for all interior streets in the study area.

² Appendix D presents detailed parking utilization information for Georgia and Eastern Avenues.

Table 1
Interior Streets Parking Utilization

	AM Peak Period		Off Peak Period		PM Peak Period		
	Parking Supply	Total Spaces Used	Parking Utilization ¹	Total Spaces Used	Parking Utilization ¹	Total Spaces Used	Parking Utilization ¹
North - South Streets							
12th St	192	65	33.9%	66	34.4%	74	38.5%
13th St	136	35	25.7%	31	22.8%	29	21.3%
14th St	280	56	20.0%	47	16.8%	46	16.4%
Morningside Dr	129	35	27.1%	31	24.0%	32	24.8%
Alaska Ave	191*	74	45.4%	74	38.7%	38	23.3%
<i>Fern St - Geranium St (unrestricted parking)</i>	50	43	86.0%	40	80.0%	8	16.0%
9th St	236	95	40.3%	86	36.4%	87	36.9%
N-S TOTAL	1164	403	35.5%	375	32.2%	314	27.6%
East - West Streets							
Aspen St	117	37	31.6%	31	26.5%	30	25.6%
Butternut St	50	23	46.0%	15	30.0%	12	24.0%
Highland Ave	8	2	25.0%	3	37.5%	2	25.0%
Dahlia St	40	27	67.5%	26	65.0%	14	35.0%
Dogwood St	21	5	23.8%	6	28.6%	4	19.0%
Elder St	29	13	44.8%	14	48.3%	12	41.4%
Fern Pl	41	12	29.3%	14	34.1%	14	34.1%
Fern St	152	87	57.2%	83	54.6%	60	39.5%
<i>South side: 14th to GAve (unrestricted parking)</i>	76	71	93.4%	69	90.8%	45	59.2%
Floral St	121	28	23.1%	21	17.4%	26	21.5%
Geranium St	165	49	29.7%	53	32.1%	47	28.5%
Holly St	118	30	25.4%	19	16.1%	21	17.8%
Hemlock St	115	42	36.5%	30	26.1%	35	30.4%
Shepherd Rd	8	13	162.5%	10	125.0%	15	187.5%
Iris St	73	17	23.3%	19	26.0%	18	24.7%
Juniper St	140	43	30.7%	40	28.6%	42	30.0%
Jonquil St	78	22	28.2%	17	21.8%	19	24.4%
Kalmia Rd	122**	15	12.8%	19	15.6%	16	13.7%
Blair Rd	48	29	60.4%	32	66.7%	34	70.8%
Locust Rd	88	32	36.4%	31	35.2%	31	35.2%
Leegate Rd	75	10	13.3%	8	10.7%	12	16.0%
Fernway Rd	7	4	57.1%	3	42.9%	3	42.9%
Roxanna Rd	34	8	23.5%	9	26.5%	10	29.4%
E-W TOTAL	1650	548	33.3%	503	30.5%	477	29.0%
TOTAL	2814	951	33.9%	878	31.3%	791	28.2%

¹ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

* There are only 163 spaces available for parking during AM and PM Peak Periods

** There are only 117 spaces available for parking during AM and PM Peak Periods

Table 2
Georgia and Eastern Avenues Parking Utilization

	AM Peak Period				Off-Peak Period				PM Peak Period			
	Number of metered spaces	Total Spaces	Total Spaces used	Percent Utilization	Number of metered spaces	Total Spaces	Total Spaces used	Percent Utilization	Number of metered spaces	Total Spaces	Total Spaces used	Percent Utilization
Northbound Georgia Avenue												
Aspen St to Butternut St		10	3	30.0%		10	4	40.0%		10	4	40.0%
Butternut St to Dahlia St		24	13	54.2%		24	19	79.2%		24	11	45.8%
Dahlia St to Elder St		19	8	42.1%		19	16	84.2%		19	10	52.6%
Elder St to Fern St (west side)		3	1	33.3%		3	2	66.7%		3	2	66.7%
Fern St (west side) to Fern Pl		4	2	50.0%		4	3	75.0%		4	4	100.0%
Fern Pl to Geranium St	7	9	7	77.8%	7	9	8	88.9%		2	8	400.0%
Geranium St to Hemlock St	2	4	2	50.0%	2	4	2	50.0%	2	4	1	25.0%
Hemlock St to Shepherd Rd	4	4	2	50.0%	4	4	3	75.0%		0	1	N/A
Shepherd Rd to Juniper St	6	6	0	0.0%	6	6	1	16.7%		0	0	N/A
Juniper St to Kalmia Rd	7	8	1	12.5%	7	8	3	37.5%		0	0	N/A
Kalmia Rd to Blair Rd	2	2	0	0.0%	2	2	0	0.0%	2	2	0	0.0%
TOTAL	28	93	39	41.9%	28	93	61	65.6%	4	68	41	60.3%
Southbound Georgia Avenue												
Eastern Ave to Alaska Ave		0	0	N/A		0	1	N/A		0	0	N/A
Alaska Ave to Kalmia Rd		0	0	N/A		0	0	N/A		0	0	N/A
Kalmia Rd to Juniper St (east side)		0	2	N/A	4	4	4	100.0%	4	4	5	125.0%
Juniper St (east side) to Shepherd Rd		0	1	N/A	8	8	7	87.5%	8	8	4	50.0%
Shepherd Rd to Hemlock St (east side)		0	1	N/A	4	4	3	75.0%	4	4	3	75.0%
Hemlock St (east side) to Geranium St		13	14	107.7%	10	23	18	78.3%	10	23	5	21.7%
Geranium St to Fern Pl (east side)	8	8	3	37.5%	8	8	6	75.0%	8	8	3	37.5%
Fern Pl (east side) to Fern St		2	3	150.0%		2	3	150.0%		2	1	50.0%
Fern St to Elder St		0	0	N/A		0	0	N/A		0	0	N/A
Elder St to Dahlia St		13	9	69.2%		13	11	84.6%		13	7	53.8%
Dahlia St to Butternut St		31	31	100.0%		31	30	96.8%		31	17	54.8%
Butternut St to Aspen St		13	12	92.3%		13	12	92.3%		13	8	61.5%
TOTAL	8	80	76	95.0%	34	106	95	89.6%	34	106	53	50.0%
GEORGIA AVENUE TOTAL	36	173	115	66.5%	62	199	156	78.4%	38	174	94	54.0%
Eastbound Eastern Avenue												
14th St to 13th St		20	2	10.0%		20	6	30.0%		20	9	45.0%
13th St to King St (north side)		10	0	0.0%		14	3	21.4%		14	2	14.3%
King St (north side) to 12th St		0	1	N/A		2	1	50.0%		2	1	50.0%
12th St to Georgia Ave	7	9	7	77.8%	7	11	9	81.8%	7	9	8	88.9%
TOTAL	7	39	10	25.6%	7	47	19	40.4%	7	45	20	44.4%
Westbound Eastern Avenue												
Georgia Ave to 12th St	10	10	8	80.0%	10	10	8	80.0%	10	10	7	70.0%
12th St to King St		0	0	N/A		0	0	N/A		0	0	N/A
King St to 13th St		5	0	0.0%		5	0	0.0%		5	0	0.0%
13th St to 14th St		11	9	81.8%		11	8	72.7%		11	5	45.5%
TOTAL	10	26	17	65.4%	10	26	16	61.5%	10	26	12	46.2%
EASTERN AVENUE TOTAL	17	65	27	41.5%	17	73	35	47.9%	17	71	32	45.1%
COMBINED TOTAL	53	238	142	59.7%	79	272	191	70.2%	55	245	126	51.4%

Notes:

1. Parking utilization data was collected for Georgia and Eastern Avenues once during the AM peak period, twice during the PM peak period, and three times during the off-peak period. As a result, utilization data was averaged where necessary.
2. Percent utilization greater than 100% indicates blocks with illegally parked vehicles.
3. Parking figures do not include loading zones or taxi stands.

III. COMMERCIAL PARKING DEFICIENCY

Key goals of this study were to assess whether or not there is a parking deficit in the study area and to quantify the extent of the deficit. The Study Team undertook a detailed analysis of the parking supply and the parking demand to quantify the parking supply as well as the parking demand to be able to quantify the parking deficit.

METHODOLOGY

Existing parking demand along Georgia and Eastern Avenues was determined by applying off-street parking requirements, based on Washington, DC zoning code, to associated land uses on Georgia and Eastern Avenues. By using the zoning ordinance, off-street parking requirements were used as the determinant for parking demand. Table 3 shows base Washington, DC parking requirements for land uses found in the study area.

The Washington, DC Office of Planning assisted the Study Team by providing the gross floor area (GFA) of commercial buildings on Georgia and Eastern Avenues. Field visits of the area were conducted to help with the application of specific requirements which are not based solely upon the total square footage of the land use, such as for hotels, schools and religious institutions. Existing parking was also inventoried for on-street locations (Georgia and Eastern Avenues, as well as parking within 800 feet¹ of these streets) and off-street parking lots.

Parking deficiencies were calculated by subtracting the existing inventory from the required parking. During this assessment, if there was a surplus in parking for a particular land use, an assessment was done to determine if this parking could be used by patrons from other businesses. If the location did not restrict parking (via gate or other enclosing mechanism), the surplus was incorporated into the demand calculation. The formula used for parking calculations is as follows:

Parking Deficit = Parking Requirement – Available Off-Street Parking – Available On-Street Parking – Available Side Street Parking

The Study Team made the following assumptions in the calculation of parking deficit:

- Where appropriate, small businesses were combined with other businesses within a block prior to applying the parking requirement rates.
- Washington DC zoning regulations calculate parking for churches and funeral homes based on their number of seats. Where the number of seats was not available, the required parking was calculated based on square footage.
- For businesses with self contained parking that may not be used by adjacent businesses, the surplus value is removed from the calculation of parking deficits.

¹ 800 feet walking distance chosen per maximum guideline for short-term, per *Parking*, Robert A. Weant and Herbert S. Levinson, Eno Foundation for Transportation, 1990, p. 211.

**Table 3
Base Parking Requirements**

Zoning/Land Use	Parking Space Requirements
Art Gallery	In excess of 3,000 sq. ft., 1 for each 300 sq. ft. of gross floor area and cellar floor area
Sit-Down Restaurant	In excess of 3,000 sq. ft., 1 for each additional 300 sq. ft. of gross floor area and cellar floor area
Fast Food Restaurant	In excess of 1,500 sq. ft., 1 for each additional 100 sq. ft. of gross floor area and cellar floor area
Hotel or Inn	1 for each 2 rooms usable for sleeping, plus 1 for each 150 sq. ft. of floor area in either the largest function room or the largest exhibit space, whichever is greater
Office-General	C-1, C-2-A, C-3-A In excess of 2,000 sq. ft., 1 for each additional 600 sq. ft. of gross floor area and cellar floor area
Office-Medical, Dental, Veterinary	If the space devoted to medical or dental use is 25% or more of the gross floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental offices, twice the number of spaces required for general office for district in which located, otherwise same as required for general office for district in which located
Gasoline Service Station	All districts 1 for each 300 sq. ft. of gross floor area, excluding any pump island canopy and any kiosk adjacent to the pumps used exclusively as an attendant's shelter
Repair Garage	4 plus 1 for each 200 sq. ft. of gross floor area
Other Retail or Service Establishment	In excess of 3,000 sq. ft., 1 for each additional 300 sq. ft. of gross floor area and cellar floor area
Assembly Hall, Auditorium, Community Center, Convention Hall, Dance Hall, Funeral Parlor or Public Hall	1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided, that where such seats are not fixed, each seven square feet 7 sq. ft. usable for seating shall be considered 1 seat
Church, Synagogue or Mosque	1 for each 10 seats of occupancy capacity in the main sanctuary; provided, that where the seats are not fixed, each 7 sq. ft. usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat
Recreational Building or Use	1 for each 2,000 sq. ft. devoted to the building or use
Elementary/Junior High School	2 for each 3 teachers and other employees
Warehouse	1 for each 3,000 sq. ft. of gross floor area

- Based on field observations, side street parking available for commercial usage was estimated to be fifteen percent of the available spaces on the following streets:

- West of Georgia Avenue between Georgia Avenue and 12th Street: Fern, Geranium, Shepherd Streets; Alaska Avenue; Kalmia Road
- East of Georgia Avenue between Georgia Avenue and 8th Street : Fern Place, Geranium, Hemlock, Juniper Streets; Blair Road
- South of Eastern Avenue between Eastern Avenue and Kalmia Road: 12th, 13th, 14th Streets

PARKING SURVEY

The Study Team created a business survey form to be distributed to commercial establishments on Georgia and Eastern Avenues in the study area. A blank survey form is presented in Appendix E. The survey was designed so that businesses could answer questions related to their type of business, building size, number of available off-street parking spaces, number of cars typically parked at or around the business, and other information needed for the Study Team to assess existing and future parking needs. Space was also provided for open-ended comments as to how parking needs could be improved.

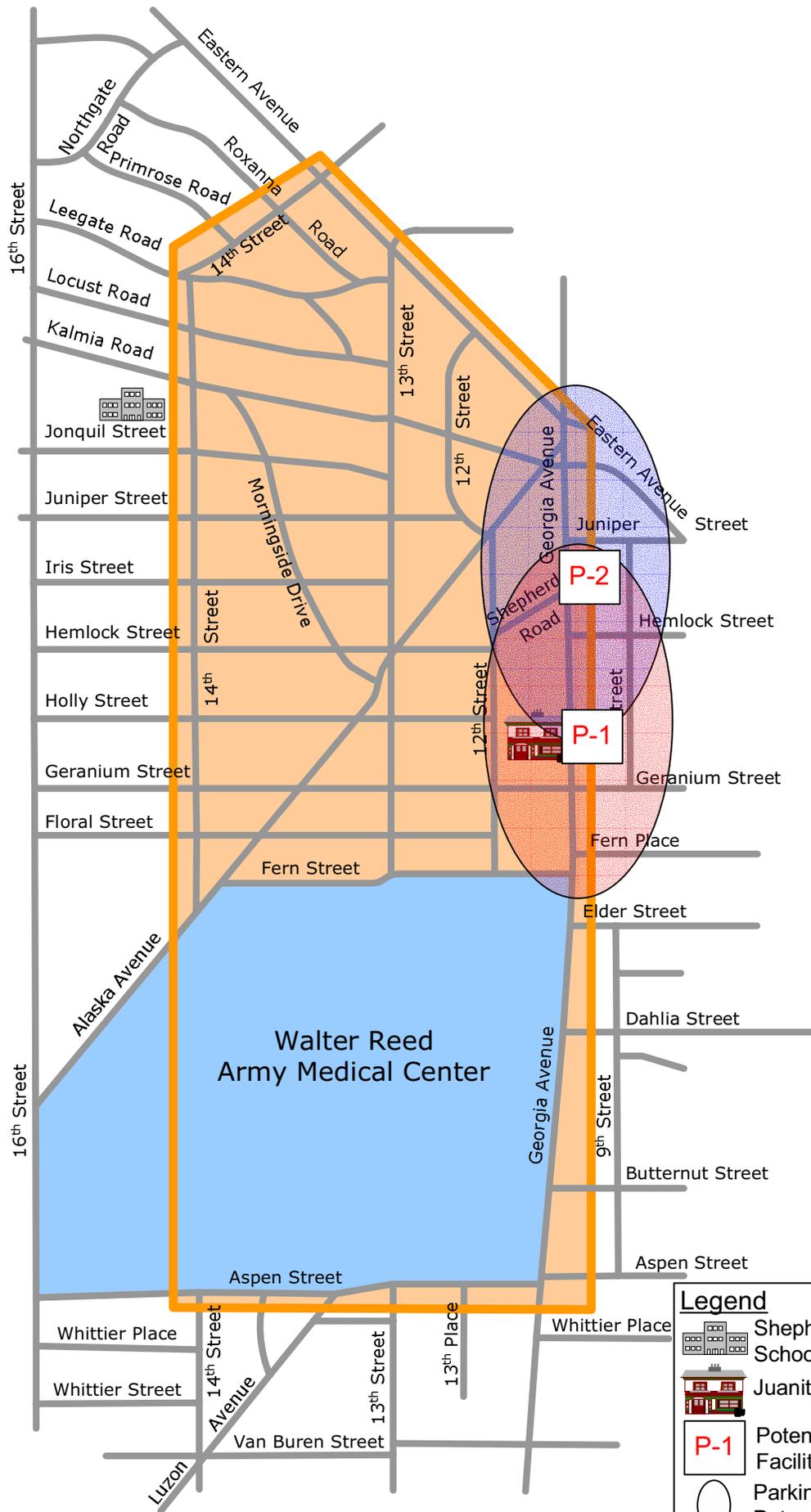
The consultant conducted extensive field visits to the study area business community. Each business was visited at least once. Businesses were encouraged to complete the survey while a member of the Study Team was present, so that a dialogue could be established and questions, if any, could be answered. A second visit was made to those businesses which were closed at the time of the survey, or those which were unable to complete the form at that time. In those cases where the second visit did not yield a completed survey, a form postage-paid was dropped off at the business, along with a letter explaining the intention of the survey and instructions for completing and mailing it.

Of the 203 businesses surveyed in the study area, the Study Team received completed forms from 72, a 35.5 percent response rate. Of those 72 responses, 57 businesses provided additional comments on improving their parking needs. The comments, summarized in Table 4, indicate that the need for more general parking is the greatest concern of the study area business community. The business community also expressed concern with the District's ticketing policy, a need for more customer / client and employee parking, better enforcement of parking regulations and a desire for the construction of a parking lot or garage.

EXISTING PARKING DEFICIENCY

The Study Team utilized the data on available parking supply and the calculated parking demand to calculate the parking deficit for the entire study area. As shown in Table 5, there is currently a shortage of parking in the commercial/institutional sections of the study area equaling approximately 20 spaces. Appendix F provides the detailed parking deficit calculations. However, because business patrons are not likely to walk from one end of the study area to the other end¹, the Study Team selected two locations where parking facilities may be constructed in the future, and calculated the deficit/surplus around these two locations. The two selected locations, shown on Figure 7, are on Georgia Avenue between

¹ Business users (patrons, employees, etc.) are generally willing to walk no more than 800 to 1,000 from the parking location to their desired destination.



Geranium and Hemlock Streets, and Georgia Avenue between Hemlock Street and Juniper Street.

Table 4
Study Area Business Community Parking Issues

Issue	Number of Responses	Percentage of Respondents who Provided Comments	Percentage of Total Respondents	
Want More	General Parking	23	40.4%	31.9%
	Employee Parking	10	17.5%	13.9%
	Customer / Client Parking	11	19.3%	15.3%
	Longer Parking	5	8.8%	6.9%
	Improve Safety	3	5.3%	4.2%
	Better Parking Enforcement	11	19.3%	15.3%
	Provide Employee Permits / Stickers	6	10.5%	8.3%
	Ticketing is too Strict	12	21.1%	16.7%
	Build Parking Lot / Garage	10	17.5%	13.9%
Meter Issues	Broken Meters	4	7.0%	5.6%
	Want More Meters	3	5.3%	4.2%
	Want Fewer Meters	1	1.8%	1.4%
	Want Longer Meters	2	3.5%	2.8%
	There are no Parking Problems	7	12.3%	9.7%
Other Concerns include:				
1. Walter Reed parking 2. Public use of private parking 3. Expanded library parking 4. Improved coordination / consistency 5. Parking for new developments		13	22.8%	18.1%

Notes:

1. 203 businesses surveyed in the study area.
2. 72 survey forms received by the Study Team. (35.5% response rate)
3. 57 of the 72 forms received by the Study Team included comments regarding parking issues in the study area.
4. A comprehensive table, providing an itemized list of business comments, is presented in Appendix G.

**Table 5
Existing Parking Deficit**

	Parking Spaces Required (Demand)	Available Off-Street Parking	Available Georgia Avenue/ Eastern Avenue Parking	Available Side Street Parking	Parking Deficit	Parking Surplus
Study Area	893	694	120	59	20	-
Area Around Parking Facility Between Geranium Street and Hemlock Street ¹	318	290	50	30	-	52
Area Around Parking Facility Between Hemlock Street and Juniper Street ²	568	419	51	31	67	-

Note: Appendix F provides the detailed parking deficit calculations for existing conditions.

¹ Location P1 in Figure 6

² Location P2 in Figure 6

As Table 5 shows, under existing conditions, there is a deficit of 69 parking spaces in the northern section of the study area. This existing conditions deficit is significantly greater than the estimated deficit for the entire study area. Also, as shown in Table 5, availability of parking within the study area is more restricted in the northern section of Georgia Avenue (area around parking facility between Hemlock Street and Juniper Street) than in the mid-section of Georgia Avenue (area around parking facility between Geranium Street and Hemlock Street).

FUTURE PARKING NEEDS

The Study Team used the forecast future development levels to estimate future commercial parking needs for the study area for the year 2009. The Study Team requested information on planned and approved developments in the Study Area from the District of Columbia Office of Planning. Office of Planning representatives indicated that at this time there are no applications for new developments in the study area. Therefore, the Study Team did not include new developments in the District of Columbia in the calculation of future parking deficits.

The Study Team also contacted representatives of the Maryland National Park and Planning Commission (MNCPPC) to get information on planned and approved developments in Silver Spring, MD, which may have an effect on the parking conditions within the study area.

Table 6 summarizes the planned and approved developments in Silver Spring, MD in the

vicinity of the study area that may impact parking conditions in the study area. Some of these developments will be constructed with waivers that allow the developers to provide less parking than required by the Montgomery County code¹. Table 6 shows the extent of the deficit for the future Silver Spring developments in the vicinity of the study area.

Table 6
Future Development Projects in Silver Spring, MD in the Vicinity of the Study Area and Parking Deficit Calculations

Development	Location	Office (sf)	Retail (sf)	Grocery Store (sf)	Residential units
Silver Spring Metro Center	East-West Hwy. & Blair Mill Rd				223
Silver Spring Square	Blair Mill Rd & East-West Hwy.				220
Newell Condo	8045 Newell Street				120
Eastern Village	Newell Street & Eastern Ave.				55
Silver Spring Gateway	Blair Mill Rd & Georgia Ave.	20,000	2,000	45,000	471
Gramax	Georgia Ave. North of Eastern Ave.				180

Development	Required Spaces	Provided Spaces
Silver Spring Metro Center	237	257
Silver Spring Square	246	284
Newell Condo	136	90
Eastern Village	58	8
Silver Spring Gateway	657	608
Gramax	191	78
	1525	1325
Total Number of Silver Spring Required Spaces:		1525
Total Number of Silver Spring Available Spaces:		1325
Silver Spring Parking Deficit:		200

For the calculation of future year deficit in the study area, the Study Team included only future developments in Silver Spring with a commercial component. The Study Team concluded that parking operations in Washington, DC will not be impacted by the residential parking component of future Silver Spring development. Due to RPP, meters and ticketing of

¹ These parking reductions have been approved by MNCPPC.

non-District vehicles which habitually park overnight on District streets, it would be difficult for Silver Spring residents to use District streets for residential parking on a consistent long-term basis. Illegal parking by residents of Silver Spring residential developments should be curtailed through strong and continuous enforcement of parking regulations in the District of Columbia residential areas.

As Table 7 indicates, the future year, 2009, parking deficit for the entire study area is expected to be 69 spaces. The Study Team understands that there are vision plans to redevelop the Georgia Avenue corridor. The parking demand in the corridor will increase significantly with redevelopment of the corridor. Therefore, plans for new developments in the area should include adequate parking not only to satisfy the demand for the new site but also to help address the existing and projected future parking deficits.

Table 7
Estimated 2009 Parking Need for the Entire Study Area

	Parking Spaces Required	Parking Spaces Provided	Available Eastern Avenue Street Parking	Available Side Street Parking
Silver Spring ¹	657	608	0	0
Washington DC ²	893	694	120	59
Combined Washington DC and Silver Spring	1,550	1,302	120	59

Total Number of Required Spaces	1,550
Total Number of Available Spaces	1,481
Future Parking Deficit:	69

¹ For the calculation of future year deficit in the study area, the Study Team included only future developments in Silver Spring with a commercial component. The Study Team concluded that parking operations in Washington, DC will not be impacted by the residential parking component of future Silver Spring development. Due to RPP, meters and ticketing of non-District vehicles which habitually park overnight on District streets, it would be difficult for Silver Spring residents to use District streets for residential parking on a consistent long-term basis.

² Because there are no new planned and approved developments in the Study Area, the number of required and provided spaces for future conditions is the same as the estimated number for existing conditions (shown in Table 5)

IV. PARKING ISSUES AND RECOMMENDATIONS

In addition to assessing the extent of existing and future parking deficiencies in the study area, the Study Team evaluated other parking issues including the following:

- Lack of consistency between signs and meters
- Broken meters
- Inconsistent RPP regulations
- Inadequate employee parking
- Poor parking enforcement
- Inadequate information about parking facilities
- Inadequate parking for the public library
- Lack of parking meters in commercial areas
- Walter Reed parking deficiency

This section of the report describes the parking issues listed above and presents recommendations to address the parking issues.

1. PARKING DEFICIT

ISSUE

As described in the previous section of this report, there is a parking deficit in the study area. The estimated deficit for the entire study area was calculated to be approximately 20 spaces. Some sections of the study area show more severe parking deficits when analyzed as separate sub-areas. The sub-area along Georgia Avenue in the vicinity of Hemlock and Juniper Streets has a deficit of 67 parking spaces.

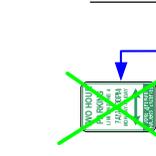
The parking deficit is going to increase in the future. There are a number of new developments in Silver Spring, MD being constructed or planned to be constructed that will increase the demand for parking within the study area. Even though there are no applications for new developments in the study area (District of Columbia), vision plans for the area envision significant redevelopment that will generate significant parking demand. Redevelopment under current zoning will generate additional parking needs in the study area.

RECOMMENDATION

The Study Team recommends several measures to increase the general supply of parking in the study area:

1. Make modifications to the existing parking signs. As shown in Figures 8 and 9, through modifications to the existing parking signs, eight new on-street parking spaces can be created. These modifications can be implemented on a short-term basis.

Butternut Street



Aspen Street



Georgia Avenue

Georgia Avenue

Butternut Street



Aspen Street



FIGURE 8A

Parking Sign and Parking Meter Improvements along Georgia Avenue

Scale*: ← 60 feet →



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* Scale only applies to distances between signs and to corner(s).

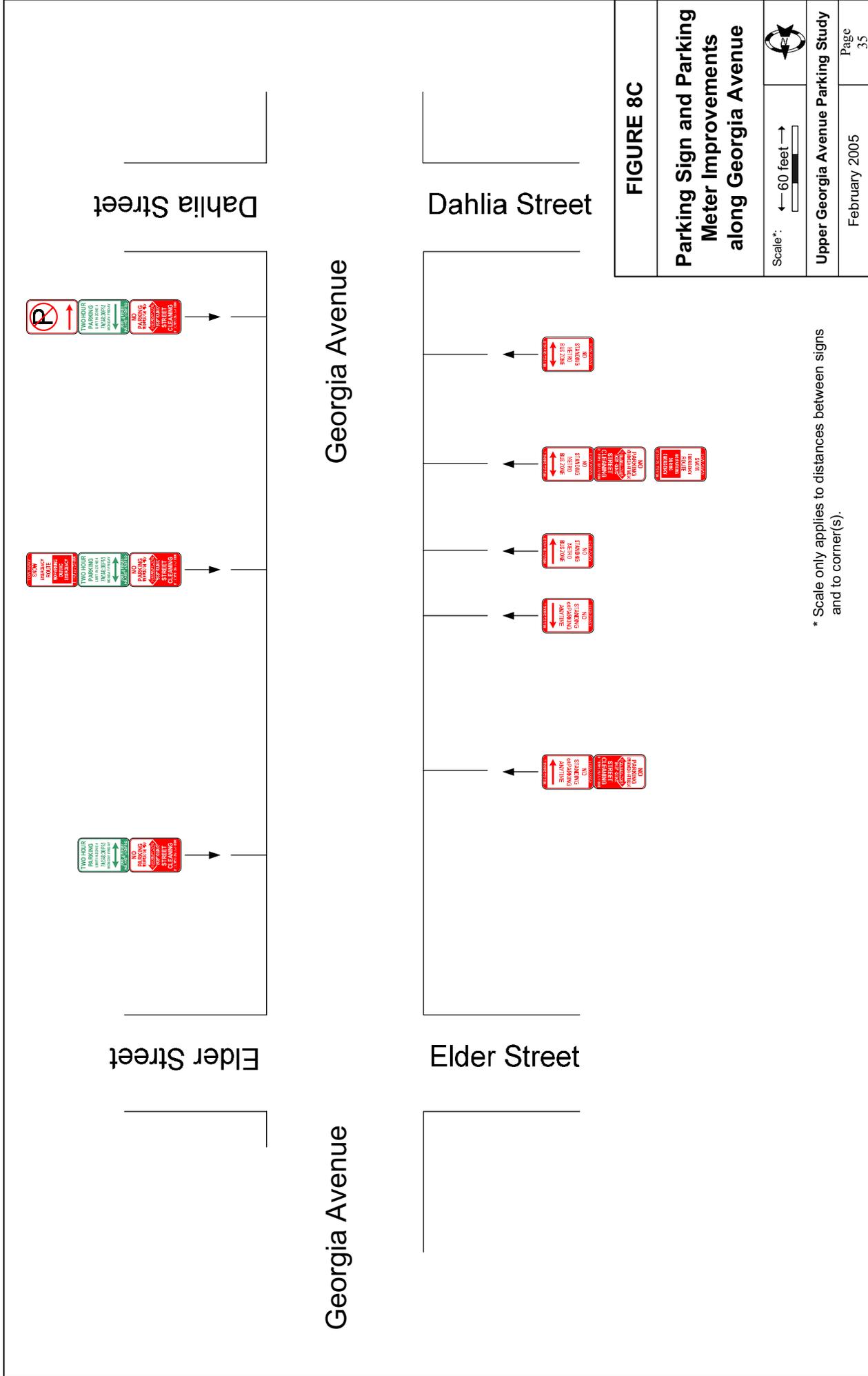
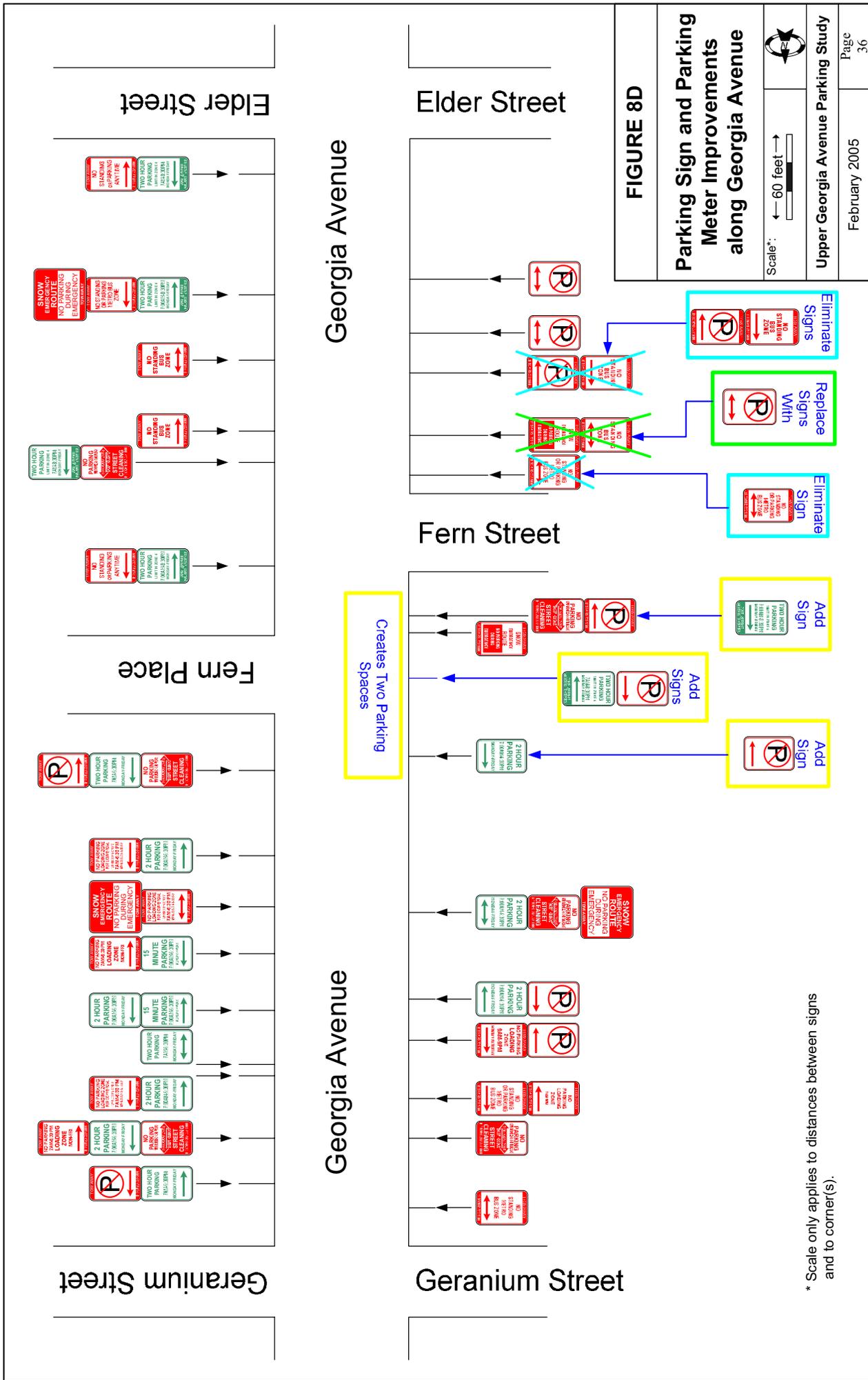


FIGURE 8C
Parking Sign and Parking Meter Improvements along Georgia Avenue

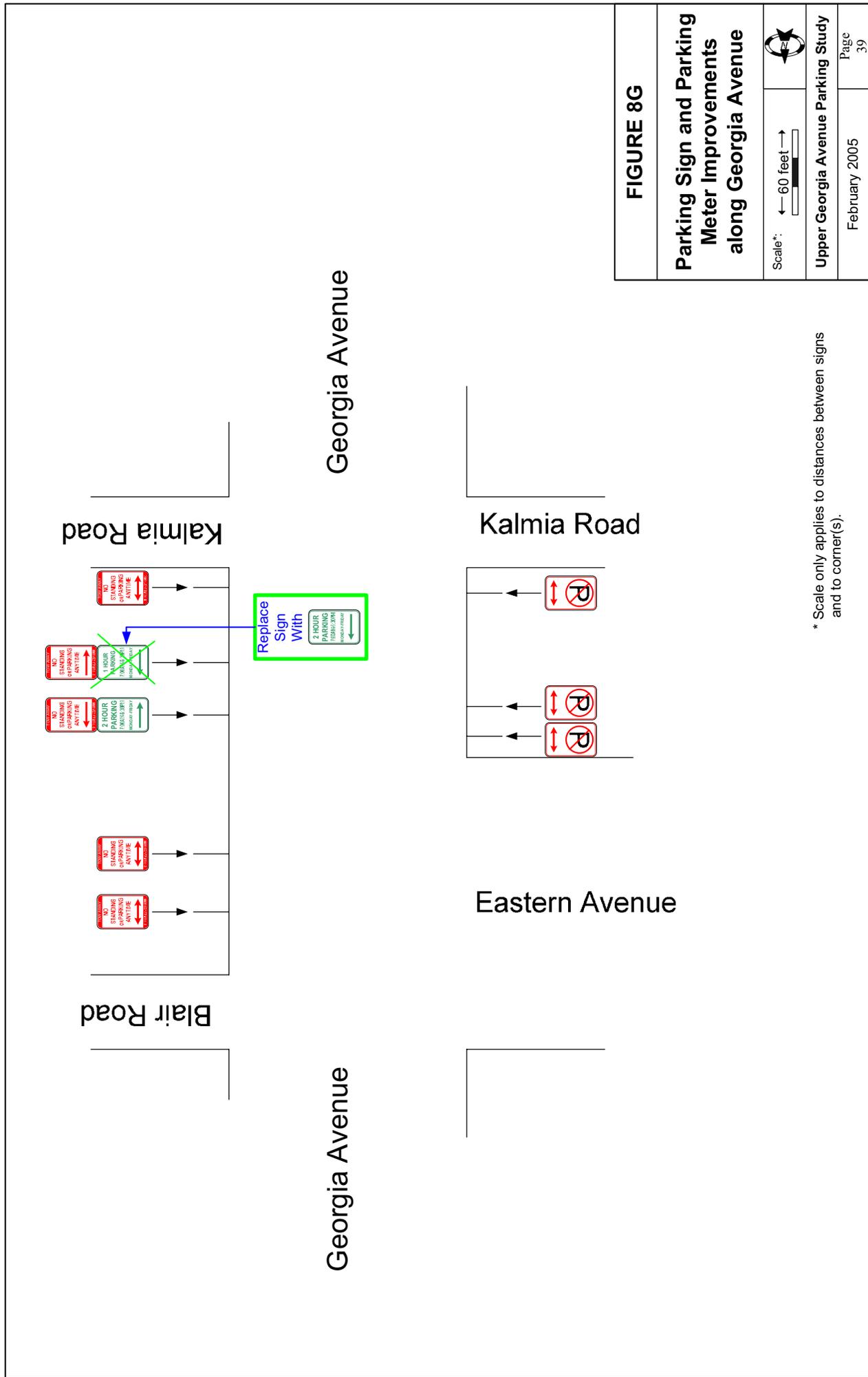
Scale*: ← 60 feet →

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* Scale only applies to distances between signs and to corner(s).



* Scale only applies to distances between signs and to corner(s).



Georgia Avenue

Kalmia Road

Kalmia Road

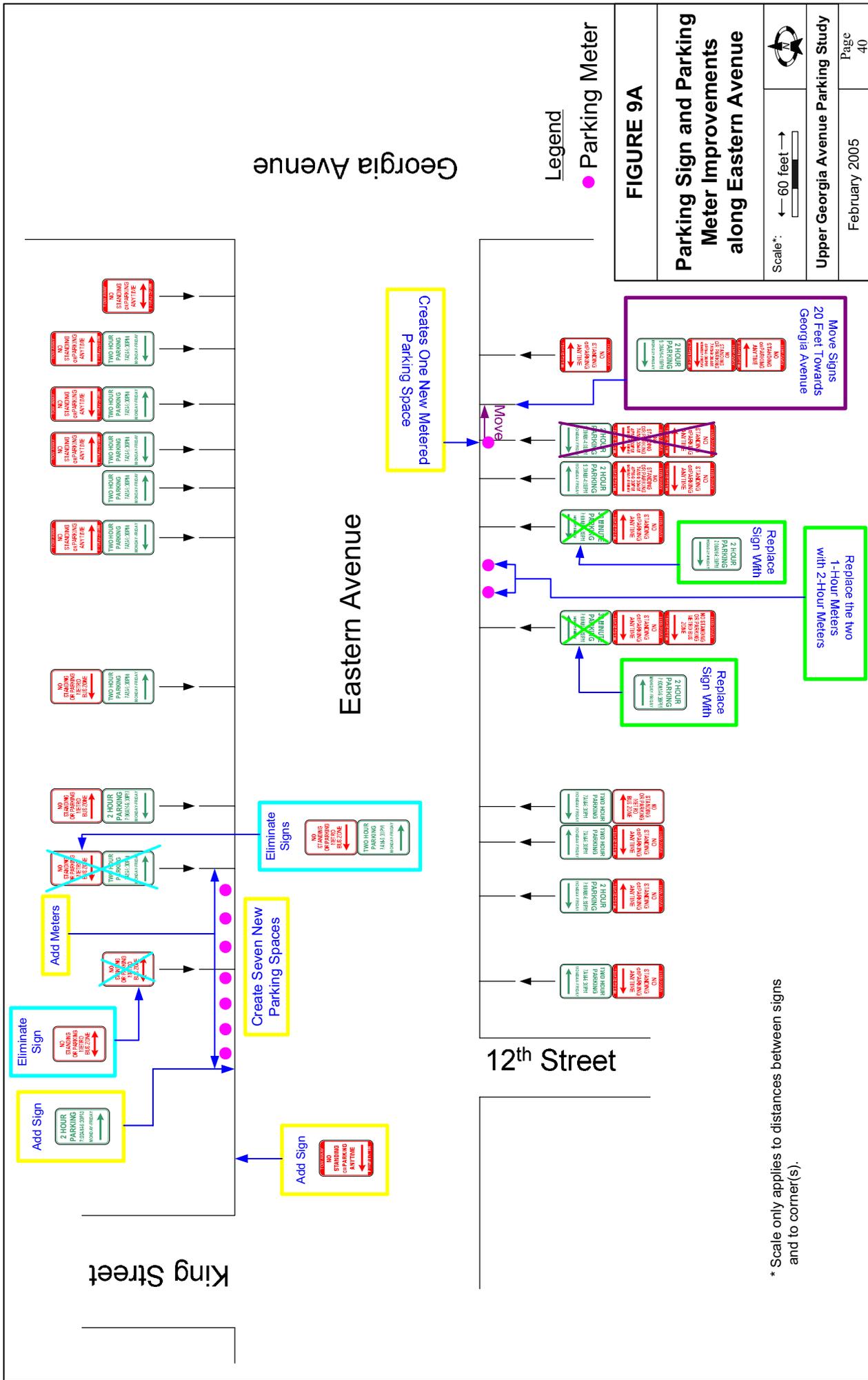
Eastern Avenue

Blair Road

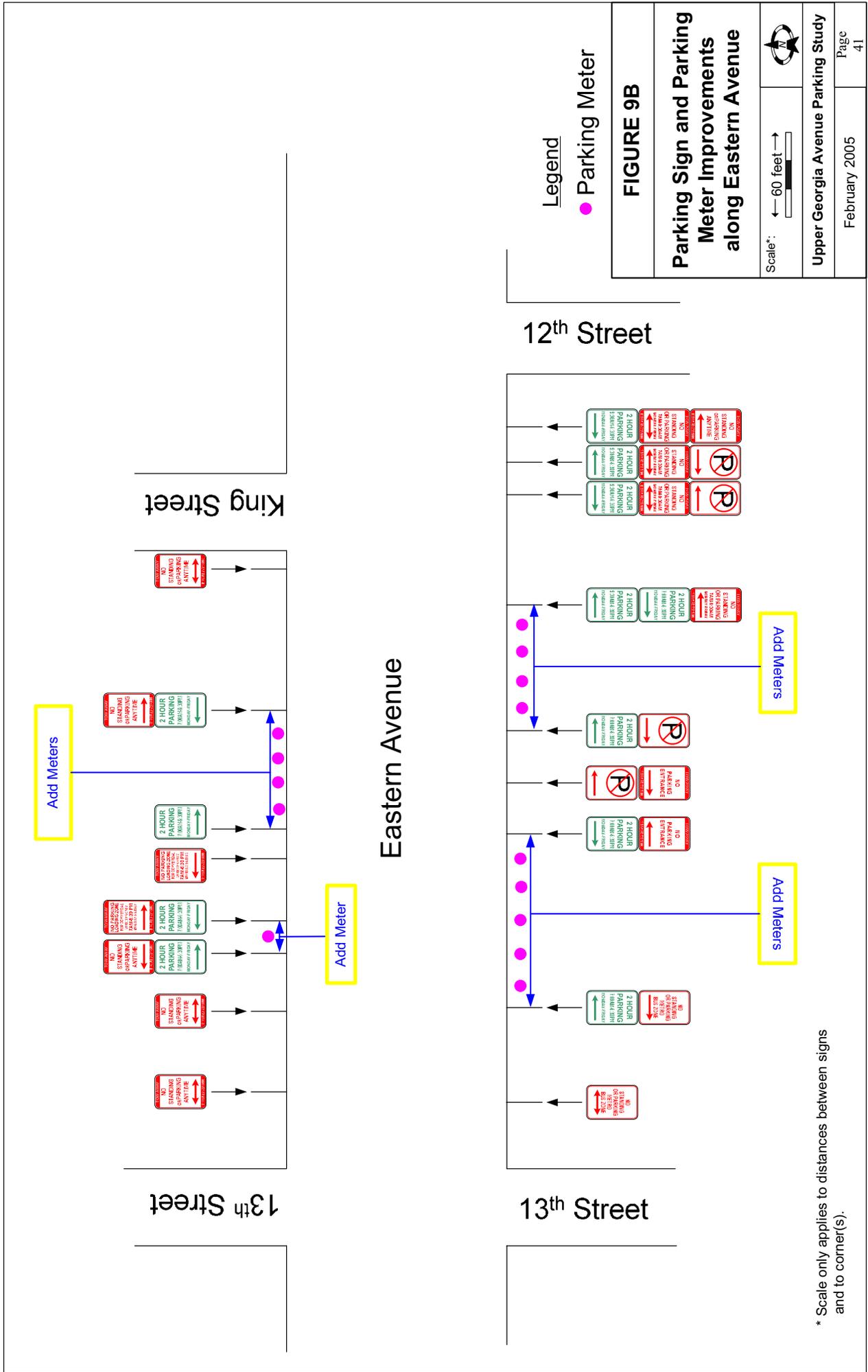
Georgia Avenue

FIGURE 8G
Parking Sign and Parking Meter Improvements along Georgia Avenue
 Scale*: ← 60 feet →
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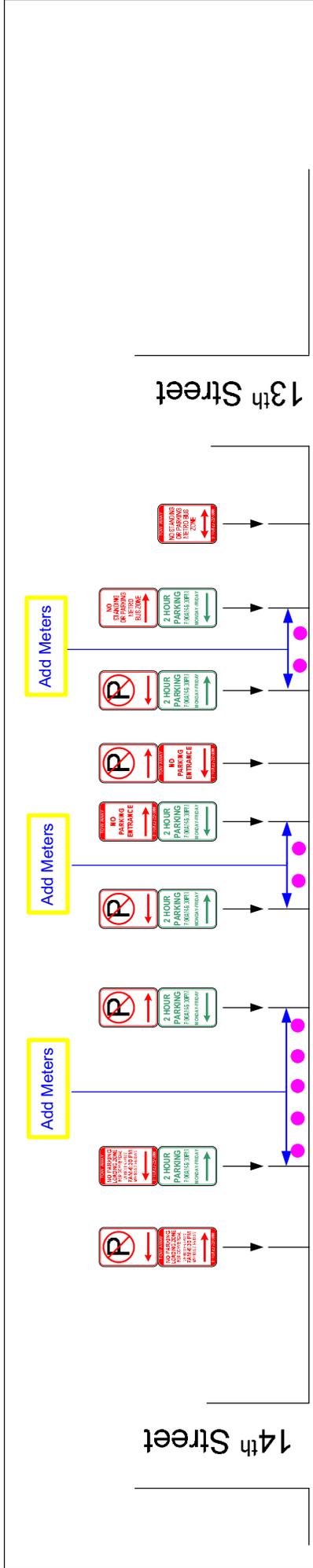
* Scale only applies to distances between signs and to corner(s).



* Scale only applies to distances between signs and to corner(s).



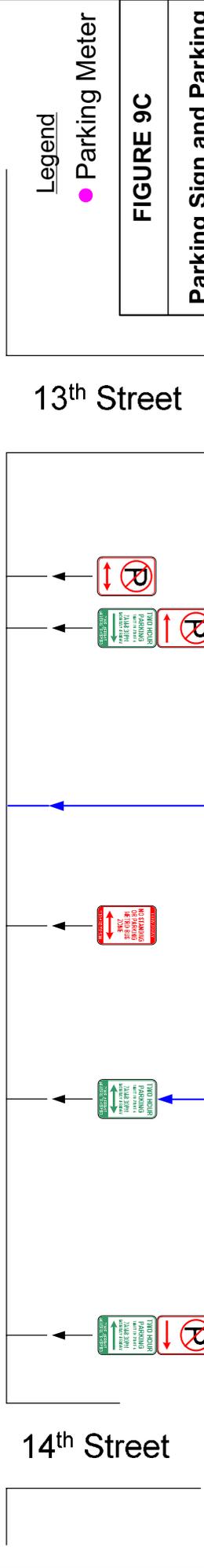
* Scale only applies to distances between signs and to corner(s).



14th Street

13th Street

Eastern Avenue



14th Street

13th Street

Legend

● Parking Meter

FIGURE 9C

Parking Sign and Parking Meter Improvements along Eastern Avenue

Scale*: ← 60 feet →

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* Scale only applies to distances between signs and to corner(s).

2. Coordinate for a developer to design and build a parking facility on Georgia Avenue between Hemlock Street (or Geranium Street) and Juniper Street in conjunction with new redevelopment project or projects. The Study Team recommends that tax incentives be provided for new developments along Georgia Avenue that provide parking facilities that accommodate more parking than required by code. A section of the parking facility constructed within the new development would be dedicated to provide fee parking for patrons of surrounding businesses. Based on the assessment of parking deficit, the new development should provide 60 to 100 additional parking spaces above and beyond the spaces needed to satisfy the parking needs of the new development. A recommendation to address the parking deficit at Walter Reed Army Medical Center is described in a section below.

2. LACK OF CONSISTENCY BETWEEN PARKING SIGNS AND METERS

ISSUE

The Study Team found a number of locations in the study area where the existing meters are inconsistent with the parking regulations noted by the parking signs.

RECOMMENDATION

The Study Team recommends that modifications be made to meters and signs to eliminate inconsistencies. The recommended improvements with respect to this issue are shown in Figures 8 and 9 above.

3. BROKEN METERS

ISSUE

Parking meters often break. The telephone number to notify the District of Columbia about the malfunctioning parking meters cannot be easily found on the parking meter.

RECOMMENDATION

Display more prominently the telephone number to report broken meters.

4. INCONSISTENT RPP REGULATIONS

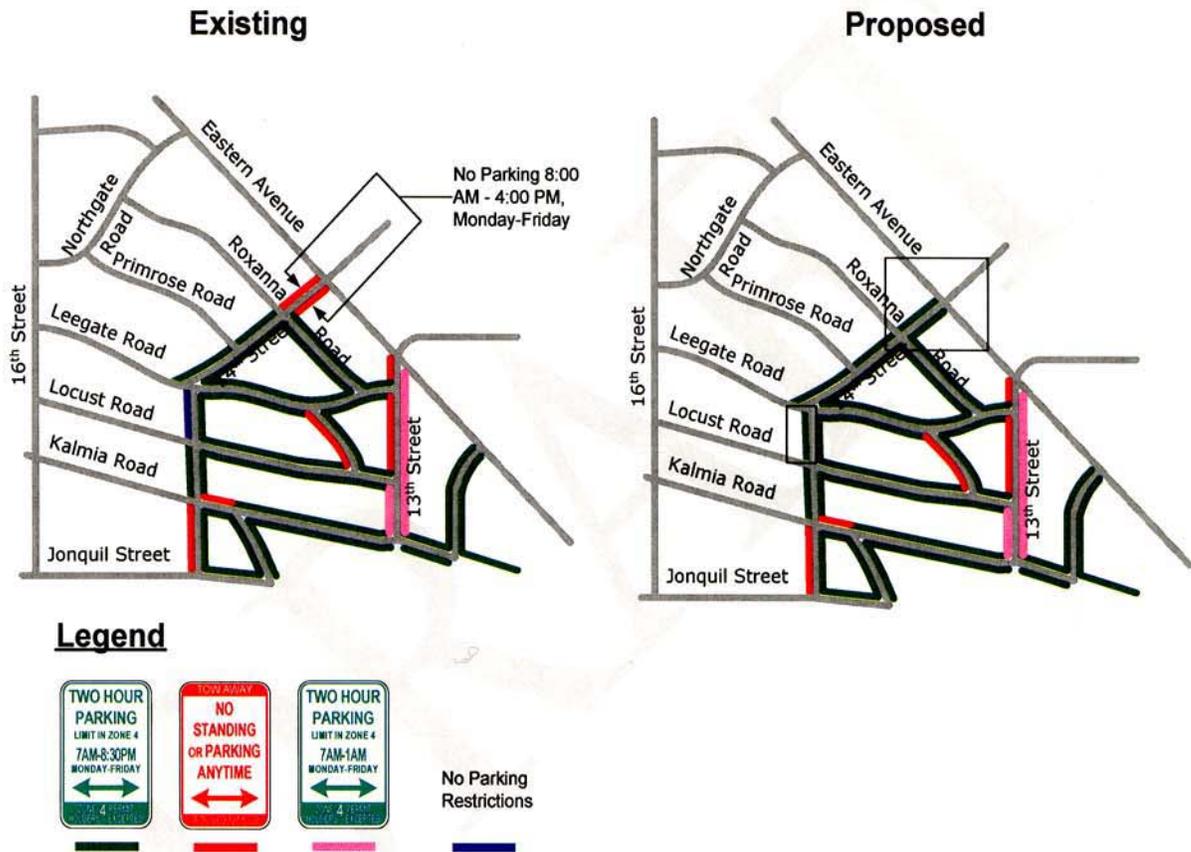
ISSUE

There are a few blocks of 14th Street with RPP regulations inconsistent with the RPP regulations in the surroundings.

RECOMMENDATION

Eliminate the inconsistent RPP regulations on 14th Street by implementing the changes shown in Figure 10. The Study Team does not recommend the elimination or change to any other street in the study area governed by RPP regulations.

*Figure 10
Proposed Changes to RPP Regulations on 14th Street*



5. INADEQUATE EMPLOYEE PARKING

ISSUE

Approximately 14 percent of the survey respondents indicated that their employees cannot find all day parking easily. Employees often have to move their cars during the day to comply with the limited number of hours on the meters.

RECOMMENDATION

One of the participants during the public meeting suggested that special identification tags could be provided to employees of the study area, to be placed behind the rearview mirror, to allow employees to park in the RPP zones. Many of the residents expressed outrage with this potential measure. Therefore, the Study Team does not recommend the provision of the special tags. Additional employee parking could be provided in the future through redevelopment with adequate levels of parking for employees and through the construction of the parking facility described above in issue # 1.

6. INADEQUATE PARKING ENFORCEMENT

ISSUE

Over 15 percent of survey respondents expressed their concern about inadequate parking enforcement. During field evaluations, the Study Team members saw a large number of parking violators including cars parked at expired parking meters and cars parked at no parking locations.

RECOMMENDATION

Improve parking enforcements primarily during peak periods. Increase enforcement of non-metered parking.

7. INADEQUATE INFORMATION ABOUT PARKING FACILITIES

ISSUE

The business users could benefit from better information on the location of public facilities in and around the study area.

RECOMMENDATION

Organize a publicity campaign to increase public awareness of parking related services (public-private) partnership. This would become critical if upon future redevelopment, a parking facility for public use is constructed in the study area (see recommendation for issue # 1 above).

8. INADEQUATE PARKING FOR JUANITA E. THORNTON/SHEPHERD PARK PUBLIC LIBRARY

ISSUE

The Juanita E. Thornton/Shepherd Park public library has only 12 off-street parking spaces. Often patrons have a hard time finding a parking space near the library.

RECOMMENDATION

In the short-term, there are no sites that could be easily acquired to expand the parking facility for the library. However, for the long-term, the Study Team recommends that parking spaces in the parking facility to be built for public use, described above in issue # 1, be provided for library users free of charge. Library users parking costs could be waived through validation at the library.

9. LACK OF PARKING METERS IN COMMERCIAL AREAS

ISSUE

The land uses adjacent to Eastern Avenue within the study area are commercial and institutional. Large sections of Eastern Avenue do not have parking meters. Enforcement of parking regulations is more difficult in areas without meters. The commercial establishments could benefit from metered parking because they help increase parking turnover. Patrons of Silver Spring businesses often park on Eastern Avenue to avoid having to pay for metered parking in Silver Spring.

RECOMMENDATION

Add parking meters to Eastern Avenue. The locations of the proposed Eastern Avenue parking meters are shown in Figure 9 above.

10. WALTER REED ARMY MEDICAL CENTER PARKING DEFICIENCY

ISSUE

The Walter Reed Army Medical Center is located along the west side of Georgia Avenue between Aspen and Fern Streets. The Walter Reed Army Medical Center (Walter Reed) does not currently provide adequate parking for its users which include doctors, nurses, army personnel and visitors. Walter Reed provides parking for approximately one-third of its staff. Some of the personnel that cannot find parking within the Walter Reed campus find parking along the streets surrounding Walter Reed. Parking utilization rates are high in the blocks close to Walter Reed. Utilization rates decrease as the streets extend away from the Walter Reed campus. The high utilization rates indicate a shortage of parking at the medical center.

Several streets near the Walter Reed Army Medical Center have blocks with unrestricted parking. Unrestricted parking near Walter Reed can be found on the south side of Fern Street from Alaska Avenue to Georgia Avenue; both sides of Alaska Avenue from 14th Street to Geranium Street; and the south side of Aspen Street between Luzon Avenue and 13th Street.

Walter Reed is trying to address the parking deficiency by developing transportation demand management measures to encourage employees to use means of transportation other than the single driver automobile. These measures will increase the number of employees that use

transit and carpool to work. One measure that will help increase transit usage is to allow WMATA buses to serve the Walter Reed campus. Beginning Monday, March 28, 2005, the new K Metro bus will begin service between the Takoma Metrorail Station and the Walter Reed Army Medical Center Main campus. There will be five stops within the Walter Reed Army Medical Center campus. Successful implementation of transportation demand management measures will help reduce the demand for parking.

RECOMMENDATION

The Study Team recommends the implementation of the following measures to address the parking deficiencies in and around the Walter Reed Army Medical Center:

1. Coordinate with Walter Reed the calculations of the potential impacts of the transportation demand management program to assess whether or not the proposed measures will provide the necessary relief to parking demand to avoid increased parking pressures on the neighborhoods surrounding the Walter Reed campus.
2. If the transportation demand management measures are insufficient to address the parking deficit, allow Walter Reed to provide additional parking facilities within the campus increasing the personnel to parking ratios currently in place.
3. Convert both sides of Alaska Avenue from 14th Street to Geranium Street; and the south side of Aspen Street between Luzon Avenue and 13th Street to RPP.
4. Walter Reed users will benefit from the proposed parking facility described above in issue #.

APPENDIX A

SCOPE OF WORK

DRAFT



UPPER GEORGIA AVENUE PARKING DEMAND MODEL SCOPE OF WORK

Purpose and Goals

The District Department of Transportation (DDOT) proposes a nine-week study to analyze existing parking conditions and perform a parking demand assessment along the upper Georgia Avenue corridor. The goals of this Parking Demand Assessment are as follows:

1. Provide additional residential and commercial parking opportunities within study area and consider implementing angled parking where appropriate.
2. Determine if off street surface lot parking, either publicly or privately owned, is a viable solution to commercial parking problems within the study area.
3. Attempt to provide additional parking spaces for the Juanita E. Thornton-Shepard Park Public Library

Study Area

The study area for the upper Georgia Avenue Parking Needs Assessment is as follows:

1. **Northern Boundary:** Eastern Avenue, NW
2. **Southern Boundary:** Aspen Street, NW
3. **Eastern Boundary:** Georgia Avenue NW
4. **Western Boundary:** 14th Street NW

Definition of Work

The DDOT Transportation Policy and Planning Administration (TPPA) will hire and work with a consultant to conduct research examining existing commercial and residential parking needs within the study area. After accumulation of this 'baseline' data the consultant will be charged with developing a Parking Demand Model. This model must perform the following functions:

1. Determine the approximate demand for short-term parking along the upper Georgia Avenue corridor
2. Provide recommended locations along the corridor for increased short-term parking

This comprehensive investigation will generate a list of recommended potential short-term parking solutions while improving transportation safety and maintaining the residential nature of the communities surrounding the upper Georgia Avenue commercial corridor. The Parking Demand Model will consider all proposed development schemes, relevant transportation management plans and community input from stakeholders.

Task 1: Public Meeting

DDOT shall develop a Scope of Work outlining the specific tasks that the Department shall perform in the study area through the Parking Demand Model. DDOT will host one public meeting during the nine-week study.

During this meeting DDOT will provide stakeholders with an existing conditions summary, discuss proposed parking solutions and gather community input. Participants will have an opportunity to critique the Department's work product and suggest additional analysis that should take place before DDOT generates a final Parking Demand Model.

Task #1 to be completed by Week 2

Task 2: Collect and Evaluate Data

1. DDOT, and its consultant, will collect information from existing parking and/or transportation studies completed within the past three years. This data may include mapping, aerial photography, and other materials available through the Department's various administrations.
2. DDOT, and its consultant, will conduct field investigations to collect relevant information on existing parking, traffic control devices, parking regulations, traffic control signals and any other traffic control elements within the study area.
3. DDOT, and its consultant, will conduct a survey of all businesses within the study area, include these suggestions within the analysis, and provide these survey materials to the public at the public meeting.

Task #2 to be completed by Week 5

Task 3: Assessment of Existing Conditions and Development of Alternatives

DDOT, and its consultants, will conduct an evaluation of the data collected during Task 2 and develop recommended improvements that may be implemented to solve short-term commercial parking problems and improve transportation safety throughout the study area. The potential solutions provided by DDOT may include the following:

1. Increase on street parking
2. Increase metered parking
3. Increase off street parking
4. Increase Residential Permit Parking Zones (on local streets abutting study area)
5. Regulatory modifications
6. Signal timing or placement modifications
7. Signage improvements
8. Bicycle lanes
9. Enforcement activities

DDOT shall prepare the draft Parking Demand Model Report that will summarize the results of these investigations and shall include proposed recommendations to address the community's parking and concerns. DDOT shall provide local libraries with copies, and

post an electronic version on the Departmental website for review and comment by the general public.

Task #3 to be completed by Week 7

Task 4: Off Street Public or Private Surface Parking

DDOT will investigate the possibility off street public or private surface parking in the immediate vicinity of the upper Georgia Avenue study area. The purpose of this proposed off street parking should be to address short-term commercial parking needs of the establishments along the corridor.

Task #4 to be completed by Week 8

Task 5: Development of Recommendations and Final Parking Needs Assessment

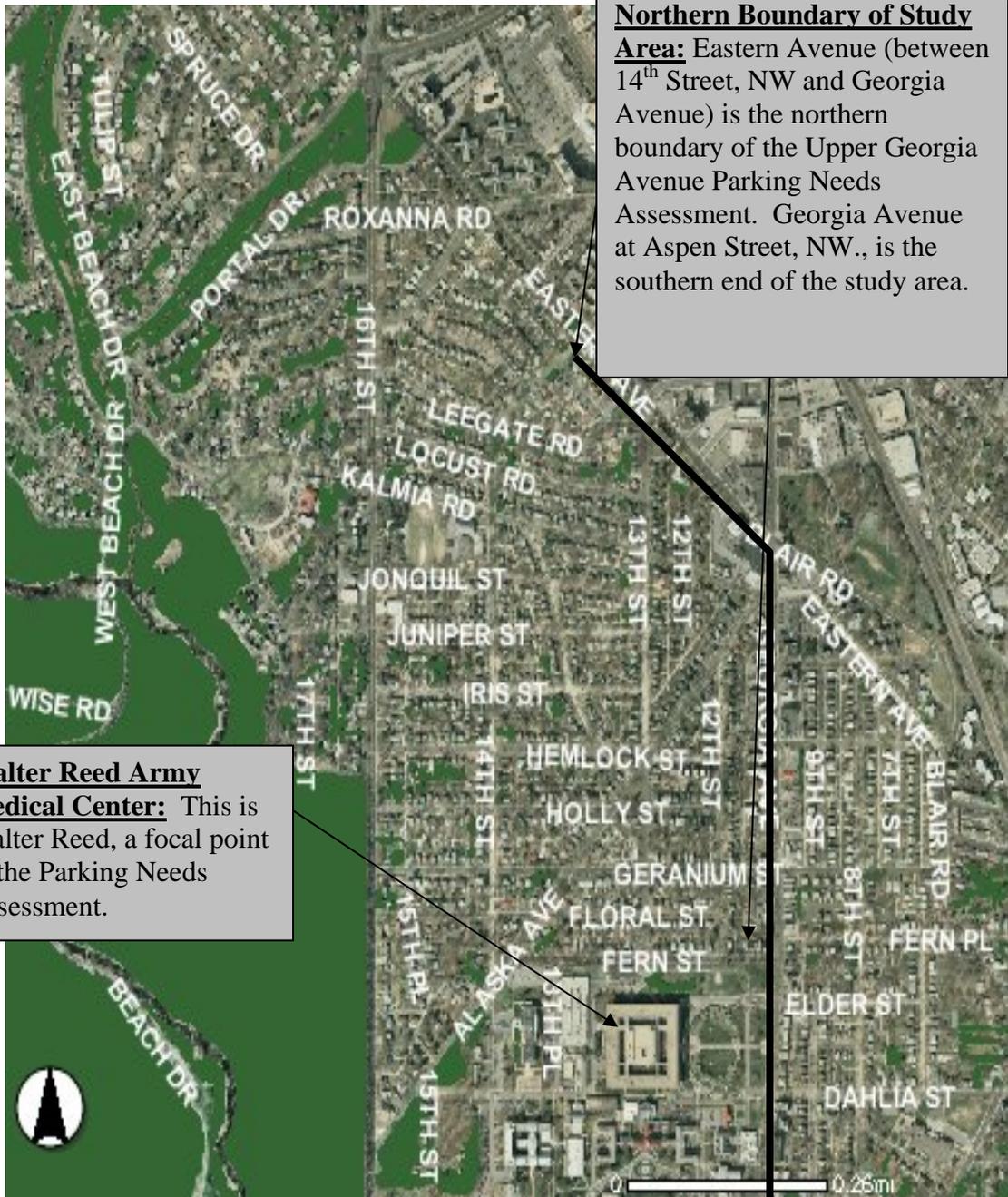
Based on discussions with residents and other relevant stakeholders DDOT, and its consultants, will evaluate the proposed solutions in the designated study area and develop final recommendations for implementation. DDOT will prepare a final Parking Demand Model Report summarizing the Department's analysis of existing conditions and describing recommended short-term parking improvements. The report shall also include budget estimates and a proposed implementation schedule. DDOT shall provide hard copies of the final Parking Demand Model to all stakeholders including, Advisory Neighborhood Commissions 4A and 4B, as well as local libraries upon completion.

Task #5 to be completed by Week 9

Deliverables

- 20 hard copies and a web version of the draft Parking Demand Model Report.
- 20 hard copies and an electronic version of the final Parking Demand Model Report.
- Visual aids including maps and/or aerial photos of the designated study area.

**Upper Georgia Avenue Parking Demand Model
Aerial Photograph #1**



**Upper Georgia Avenue Parking Demand Model
Aerial Photograph #2**

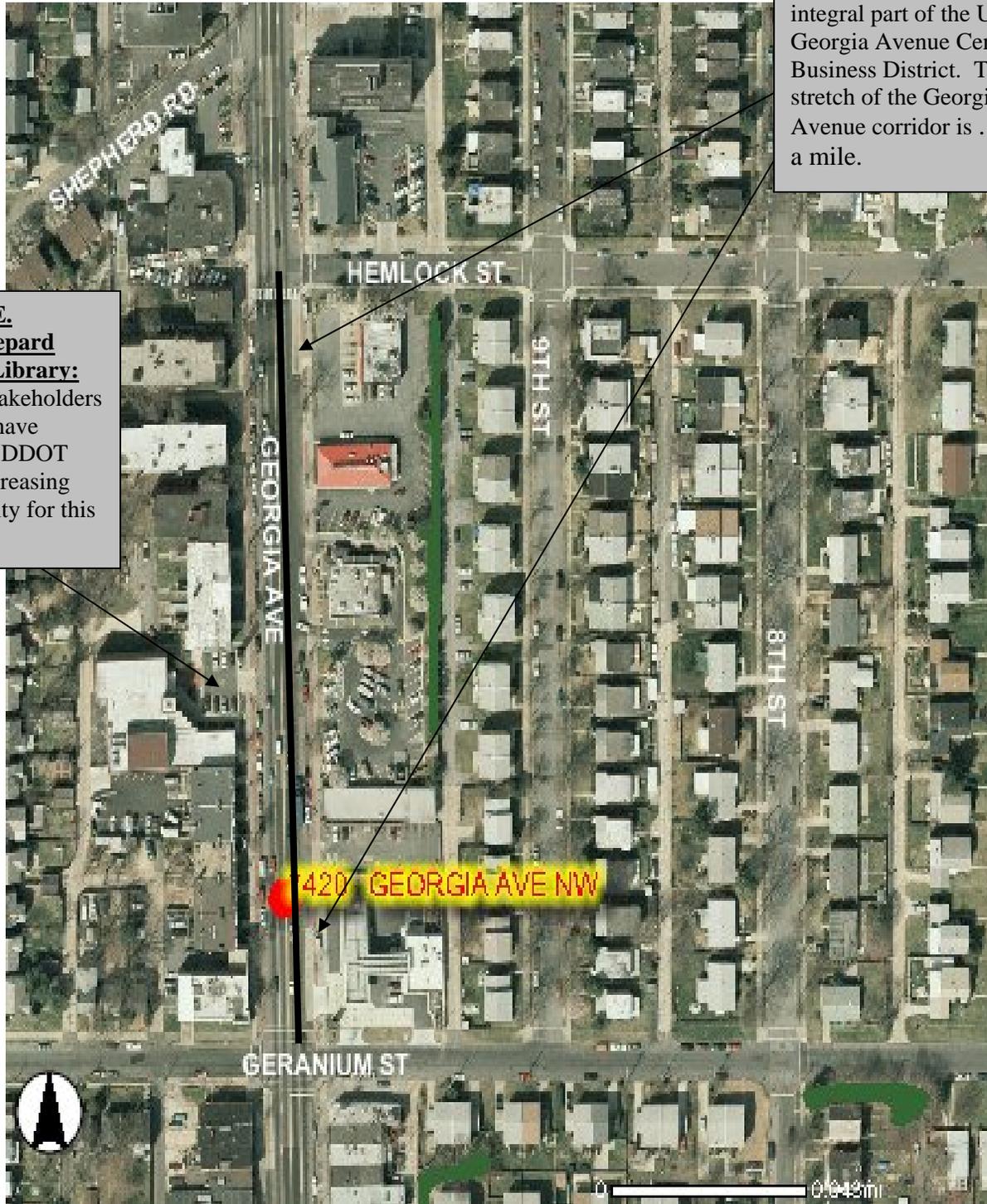
7400 block of Georgia Avenue (between Hemlock and Geranium Streets): This section of Georgia Avenue has many vibrant businesses and the Juanita E. Thornton Shepard Park Public

6800-7200 blocks of Georgia Avenue: The Walter Reed Army Medical Center is located along these four blocks of the study area. Parking impacts of this facility will be analyzed during assessment



Upper Georgia Avenue Parking Demand Model

Aerial Photograph #3

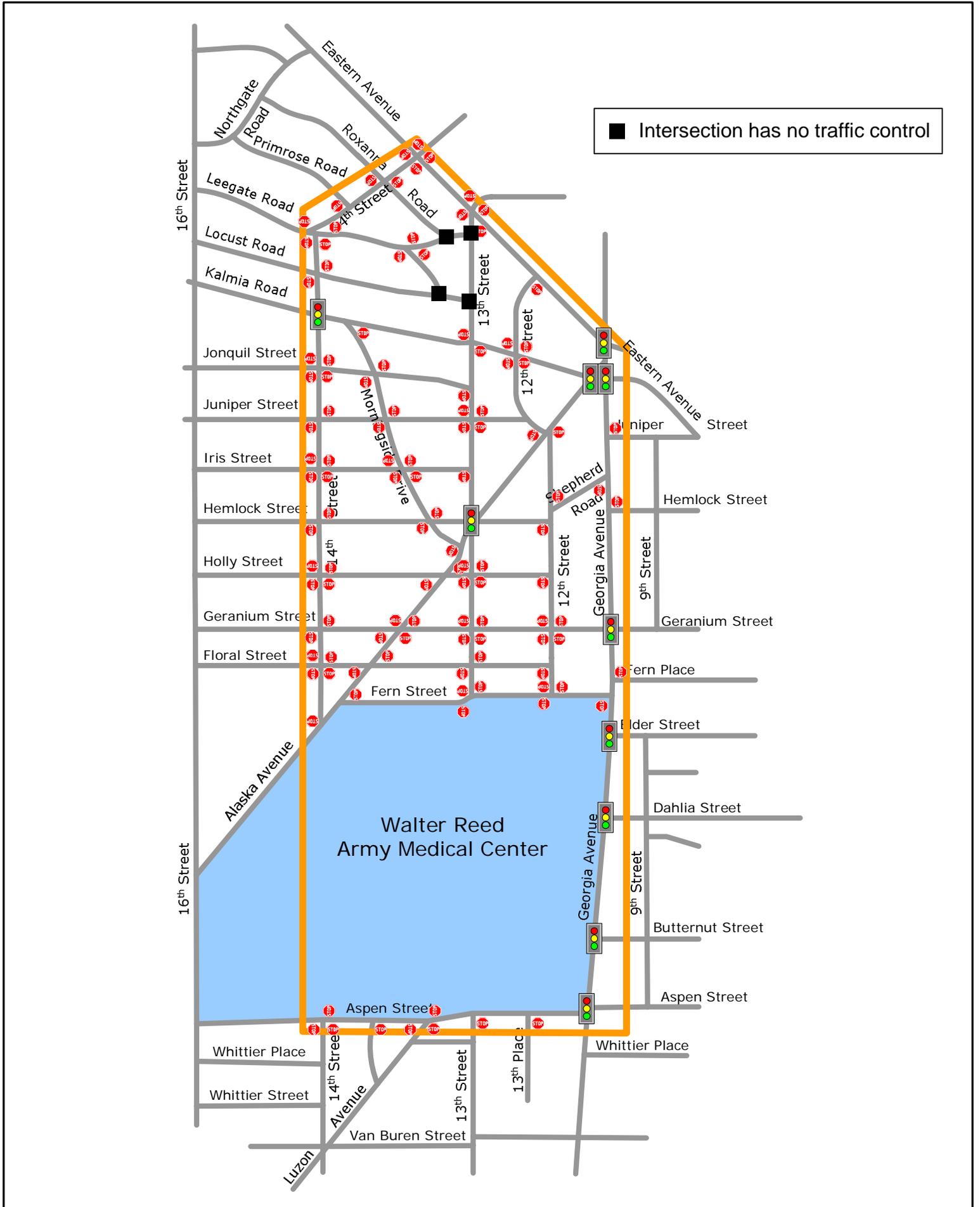


7400 block of Georgia Avenue: This block is an integral part of the Upper Georgia Avenue Central Business District. This stretch of the Georgia Avenue corridor is .14 of a mile.

The Juanita E. Thornton-Shepard Park Public Library: Community stakeholders and residents have requested that DDOT investigate increasing parking capacity for this public facility.

**APPENDIX B
INTERSECTION TRAFFIC
CONTROLS FOR ALL
STREETS WITHIN THE
STUDY AREA**

DRAFT



Scale: 1" = 800'
February 2005



Upper Georgia Avenue
Parking Study

Study Area Traffic Control

FIGURE
B-1

**APPENDIX C
DETAILED PARKING
UTILIZATION
INFORMATION FOR ALL
INTERIOR STREETS IN
THE STUDY AREA**

Table C-1
AM, Off Peak and PM Peak Period Parking Utilization on 9th Street

9th Street

North-South

Date: 4/26/2004 (AM)
 4/27/2004 (Mid & PM)

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Aspen St	Butternut St	5		165 ft	160 ft	325 ft	898 ft		28	14	50.0%	14	50.0%	7	25.0%
Butternut St	Highland Ave	11		195 ft	120 ft	315 ft	1356 ft		52	17	32.7%	19	36.5%	20	38.5%
Highland Ave	Dahlia St	0		0 ft	120 ft	120 ft	245 ft		6	4	66.7%	6	100.0%	4	66.7%
Dahlia St	Dogwood St	0		0 ft	120 ft	120 ft	599 ft		23	12	52.2%	14	60.9%	7	30.4%
Dogwood St	Elder St	0		0 ft	120 ft	120 ft	487 ft		18	5	27.8%	4	22.2%	4	22.2%
Geranium St	Hemlock St	0		20 ft	160 ft	180 ft	1572 ft	One fire hydrant (subtracted 20 feet)	69	21	30.4%	12	17.4%	19	27.5%
Hemlock St	Juniper St	0		0 ft	160 ft	160 ft	971 ft		40	22	55.0%	17	42.5%	26	65.0%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-2
AM, Off Peak and PM Peak Period Parking Utilization on 12th Street

12th Street
North-South

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Eastern Ave	Kalmia Rd	2		27 ft	160 ft	187 ft	1039 ft		42	13	31.0%	13	31.0%	17	40.5%
Kalmia Rd	Juniper St		2	102 ft	120 ft	222 ft	738 ft		25	8	32.0%	9	36.0%	8	32.0%
Juniper St	Alaska Ave		2	108 ft	120 ft	228 ft	427 ft		0	0	N/A	0	N/A	0	N/A
Alaska Ave	Shepherd Rd	3		75 ft	120 ft	195 ft	1080 ft		44	17	38.6%	16	36.4%	17	38.6%
Shepherd Rd	Hemlock St			0 ft	80 ft	80 ft	232 ft		7	0	0.0%	1	14.3%	3	42.9%
Hemlock St	Holly St	1		60 ft	80 ft	140 ft	617 ft		23	11	47.8%	10	43.5%	6	26.1%
Holly St	Geranium St	1		30 ft	120 ft	150 ft	725 ft		28	9	32.1%	8	28.6%	12	42.9%
Geranium St	Floral St	1		40 ft	120 ft	160 ft	488 ft		16	5	31.3%	5	31.3%	5	31.3%
Floral St	Fern St	3		120 ft	120 ft	240 ft	382 ft		7	2	28.6%	4	57.1%	6	85.7%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

TABLE C-3
AM, Off Peak and PM Peak Period Parking Utilization on 13th Street

13th Street
North-South

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Eastern Ave	Leegate Rd			N/A	120 ft	120 ft	153 ft	No parking on east/west side	0		N/A	0	N/A	0	N/A
Leegate Rd	Locust Rd	1		80 ft	80 ft	160 ft	435 ft	West: No parking East: 2hr parking, 7AM-1AM	13	8	61.5%	8	61.5%	9	69.2%
Locust Rd	Kalmia Rd	2		50 ft	120 ft	170 ft	268 ft		4	5	125.0%	2	50.0%	4	100.0%
Kalmia Rd	Jonquil St	1		25 ft	120 ft	145 ft	620 ft		23	1	4.3%	5	21.7%	1	4.3%
Jonquil St	Juniper St			0 ft	120 ft	120 ft	406 ft		14	2	14.3%	2	14.3%	5	35.7%
Juniper St	Iris St			0 ft	120 ft	120 ft	663 ft		27	12	44.4%	8	29.6%	7	25.9%
Iris St	Hemlock St / Alaska Ave	3		100 ft	120 ft	220 ft	688 ft		23	4	17.4%	2	8.7%	3	13.0%
Hemlock St / Alaska Ave	Holly St	2		56 ft	160 ft	216 ft	353 ft	Closed due to construction	6	closed	N/A	closed	N/A	closed	N/A
Holly St	Geranium St	3		138 ft	160 ft	298 ft	516 ft	Closed due to construction	10	closed	N/A	closed	N/A	closed	N/A
Geranium St	Floral St	3		101 ft	160 ft	261 ft	511 ft		12	1	8.3%	2	16.7%	0	0.0%
Floral St	Fern St	4		145 ft	160 ft	305 ft	396 ft		4	2	50.0%	2	50.0%	0	0.0%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

TABLE C-4
AM, Off Peak and PM Peak Period Parking Utilization on 14th Street

14th Street
North-South

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)						AM Peak Period		Off Peak Period		PM Peak Period			
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Eastern Ave	Roxanna Rd	3		90 ft	160 ft	250 ft	546 ft	No Parking, 8 AM - 4 PM, Mon-Fri	14	1	7.1%	0	0.0%	1	7.1%
Roxanna Rd	Leegate Rd	3		170 ft	240 ft	410 ft	1222 ft		40	6	15.0%	6	15.0%	6	15.0%
Leegate Rd	Locust Rd			0 ft	160 ft	160 ft	544 ft	Unrestricted Parking	19	0	0.0%	0	0.0%	0	0.0%
Locust Rd	Kalmia Rd	1		25 ft	160 ft	185 ft	581 ft		19	2	10.5%	2	10.5%	0	0.0%
Kalmia Rd	Jonquil St	1		50 ft	160 ft	210 ft	694 ft	No Parking, 8 AM - 4 PM, School Days	24	1	4.2%	1	4.2%	1	4.2%
Jonquil St	Juniper St	1		25 ft	160 ft	185 ft	663 ft		23	12	52.2%	10	43.5%	9	39.1%
Juniper St	Iris St			0 ft	160 ft	160 ft	650 ft		24	10	41.7%	11	45.8%	9	37.5%
Iris St	Hemlock St			0 ft	160 ft	160 ft	668 ft		25	5	20.0%	3	12.0%	4	16.0%
Hemlock St	Holly St			0 ft	160 ft	160 ft	741 ft		29	6	20.7%	5	17.2%	6	20.7%
Holly St	Geranium St	1		25 ft	160 ft	185 ft	696 ft		25	8	32.0%	5	20.0%	6	24.0%
Geranium St	Floral St	1		25 ft	160 ft	185 ft	489 ft		15	3	20.0%	2	13.3%	3	20.0%
Floral St	Alaska Ave	5		135 ft	160 ft	295 ft	763 ft		23	2	8.7%	2	8.7%	1	4.3%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-5
AM, Off Peak and PM Peak Period Parking Utilization on Morningside Drive

Morningside Dr
North-South

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Kalmia Rd	Jonquil St			0 ft	160 ft	160 ft	813 ft		32	12	37.5%	11	34.4%	8	25.0%
Jonquil St	Juniper St			0 ft	160 ft	160 ft	639 ft		23	6	26.1%	5	21.7%	4	17.4%
Juniper St	Iris St			0 ft	160 ft	160 ft	724 ft		28	4	14.3%	7	25.0%	7	25.0%
Iris St	Hemlock St			0 ft	160 ft	160 ft	787 ft		31	11	35.5%	5	16.1%	10	32.3%
Hemlock St	Alaska Ave	1		40 ft	160 ft	200 ft	515 ft		15	2	13.3%	3	20.0%	3	20.0%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-6
AM, Off Peak and PM Peak Period Parking Utilization on Alaska Avenue

Alaska Avenue
NE-SW

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
Georgia Ave	Kalmia Rd			0 ft	160 ft	160 ft	295 ft		6	0	0.0%	2	33.3%	1	16.7%
Kalmia Rd	12th St			0 ft	160 ft	160 ft	552 ft	2hr RPP 9:30-8:30 PM on north 2 hr RPP 7:00-4:00 PM on south	19	8	84.2%	10	52.6%	7	73.7%
12th St	13th St / Hemlock St	2		47 ft	160 ft	207 ft	1578 ft		68	13	19.1%	9	13.2%	11	16.2%
13th St / Hemlock St	Morningside Dr			0 ft	120 ft	120 ft	132 ft		0	0	N/A	0	N/A	0	N/A
Morningside Dr	Holly St			0 ft	120 ft	120 ft	350 ft	No parking north side	11	4	36.4%	8	72.7%	3	27.3%
Holly St	Geranium St	1		21 ft	160 ft	181 ft	941 ft	2hr RPP 9:30-8:30 PM on north 2 hr RPP 7:00-4:00 PM on south	37	6	32.4%	5	13.5%	8	43.2%
Geranium St	Floral St	2		60 ft	160 ft	220 ft	666 ft	Unrestricted parking on both sides	22	13	59.1%	14	63.6%	2	9.1%
Floral St	Fern St	1		18 ft	120 ft	138 ft	586 ft	Unrestricted parking on both sides	22	20	90.9%	22	100.0%	5	22.7%
Fern St	14th St			0 ft	80 ft	80 ft	207 ft	60' unrestricted parking allowed. North side no parking	6	10	166.7%	4	66.7%	1	16.7%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Aspen Street
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	14th Pl	1	30 ft	80 ft	110 ft	300 ft	No Parking on north side of street, 7 AM - 6:30 PM	9	5	55.6%	3	33.3%	5	55.6%
14th Pl	Luzon Ave	1	30 ft	80 ft	110 ft	395 ft	No Parking on north side of street, 7 AM - 6:30 PM	14	4	28.6%	6	42.9%	4	28.6%
Luzon Ave	13th St		0 ft	80 ft	80 ft	300 ft	No Parking on north side of street, 7 AM - 6:30 PM	11	3	27.3%	3	27.3%	2	18.2%
13th St	13th Pl		0 ft	80 ft	80 ft	360 ft	No Parking on north side of street, 7 AM - 6:30 PM	14	2	14.3%	2	14.3%	1	7.1%
13th Pl	Georgia Ave	1	40 ft	80 ft	120 ft	390 ft	No Parking on north side of street, 7 AM - 6:30 PM	13	11	84.6%	6	46.2%	5	38.5%
Georgia Ave	9th St	2	55 ft	120 ft	175 ft	784 ft		30	7	23.3%	6	20.0%	9	30.0%
9th St	8th St	1	20 ft	120 ft	140 ft	673 ft		26	5	19.2%	5	19.2%	4	15.4%

Butternut Street
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Georgia Ave	9th St	1	40 ft	160 ft	200 ft	684 ft		24	17	70.8%	13	54.2%	7	29.2%
9th St	8th St		0 ft	160 ft	160 ft	689 ft		26	6	23.1%	2	7.7%	5	19.2%

Highland Ave
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
9th St	8th St	1	30 ft	160 ft	190 ft	358 ft	No parking north side	8	2	25.0%	3	37.5%	2	25.0%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7

AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Dahlia Street
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Georgia Ave	9th St	2	50 ft	160 ft	210 ft	547 ft		13	81.3%	14	87.5%	7	43.8%	
9th St	8th St	1	30 ft	160 ft	190 ft	689 ft		14	58.3%	12	50.0%	7	29.2%	

Dogwood St
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
9th St	8th St	2	65 ft	160 ft	225 ft	662 ft		5	23.8%	6	28.6%	4	19.0%	

Elder Street
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Georgia Ave	9th St	2	60 ft	120 ft	180 ft	264 ft	30' parking allowed on south side. North side unrestricted	6	150.0%	7	175.0%	4	100.0%	
9th St	8th St	2	55 ft	120 ft	175 ft	689 ft		7	28.0%	7	28.0%	8	32.0%	

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Fern Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Alaska Ave	13th St	4	182 ft	80 ft	262 ft	1760 ft	Unrestricted on the south side, RPP on north side	74	37	50.0%	43	58.1%	21	28.4%
13th St	12th St	3	80 ft	80 ft	160 ft	1063 ft	Unrestricted on the south side, RPP on north side	45	26	57.8%	19	42.2%	25	55.6%
12th St	Georgia Ave		0 ft	120 ft	120 ft	783 ft	Unrestricted on the south side, RPP on north side	33	24	72.7%	21	63.6%	14	42.4%

Fern Place
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Georgia Ave	8th St	6	165 ft	160 ft	325 ft	1160 ft		41	12	29.3%	14	34.1%	14	34.1%

Floral Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Alaska Ave	1	30 ft	160 ft	190 ft	660 ft		23	3	13.0%	3	13.0%	4	17.4%
Alaska Ave	13th St	3	75 ft	160 ft	235 ft	1333 ft		54	15	27.8%	11	20.4%	14	25.9%
13th St	12th St		0 ft	160 ft	160 ft	1060 ft		44	10	22.7%	7	15.9%	8	18.2%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Geranium St
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
14th St	Alaska Ave	3		80 ft	160 ft	240 ft	1049 ft		40	4	10.0%	2	5.0%	2	5.0%
Alaska Ave	13th St	2		60 ft	160 ft	220 ft	945 ft		36	6	16.7%	5	13.9%	8	22.2%
13th St	12th St	2		45 ft	160 ft	205 ft	1057 ft		42	12	28.6%	13	31.0%	10	23.8%
12th St	Georgia Ave	4		132 ft	160 ft	292 ft	581 ft	No parking on northside, east of alley	14	11	78.6%	16	114.3%	11	78.6%
Georgia Ave	9th St	5		115 ft	120 ft	235 ft	452 ft	No parking on north side, unrestricted on south side	10	7	70.0%	7	70.0%	8	80.0%
9th St	8th St	6		102 ft	120 ft	222 ft	689 ft	Unrestricted parking on north and south sides	23	9	39.1%	10	43.5%	8	34.8%

Holly Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period		
		No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization
14th St	Alaska Ave	4		160 ft	160 ft	320 ft	1659 ft		66	15	22.7%	10	15.2%	11	16.7%
Alaska Ave	13th St			0 ft	160 ft	160 ft	344 ft		9	2	22.2%	1	11.1%	1	11.1%
13th St	12th St	1		23 ft	160 ft	183 ft	1051 ft		43	13	30.2%	8	18.6%	9	20.9%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Hemlock Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	13th St	5	140 ft	320 ft	460 ft	1470 ft		50	22	44.0%	13	26.0%	16	32.0%
13th St	12th St	3	80 ft	160 ft	240 ft	992 ft		37	11	29.7%	8	21.6%	12	32.4%
Georgia Ave	9th St	1	36 ft	160 ft	196 ft	315 ft	No parking north side. 3 meters on south side. Rest of south side is unrestricted	5	3	60.0%	6	120.0%	4	80.0%
9th St	8th St	2	60 ft	160 ft	220 ft	689 ft	RPP	23	6	26.1%	3	13.0%	3	13.0%

Shepherd Rd
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM 4/9/2004		Off Peak 4/9/2004		PM 4/9/2004	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
12th St	Georgia Ave		160 ft	160 ft	887 ft	172' allowed parking, cars illegally parked betwn alley and GA	8	13	162.5%	10	125.0%	15	187.5%	

Iris Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Morningside Dr	3	85 ft	160 ft	245 ft	1086 ft		42	12	28.6%	15	35.7%	14	33.3%
Morningside Dr	13th St	4	120 ft	160 ft	280 ft	909 ft		31	5	16.1%	4	12.9%	4	12.9%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Juniper Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Morningside Dr	5	146 ft	160 ft	306 ft	880 ft	28	4	14.3%	3	10.7%	3	10.7%	
Morningside Dr	13th St	3	75 ft	160 ft	235 ft	1134 ft	44	7	15.9%	7	15.9%	6	13.6%	
13th St	12th St	2	60 ft	160 ft	220 ft	650 ft	21	10	47.6%	8	38.1%	8	38.1%	
Georgia Ave	9th St	2	100 ft	120 ft	220 ft	648 ft	21	14	66.7%	14	66.7%	16	76.2%	
9th St	8th St	1	30 ft	120 ft	150 ft	689 ft	26	8	30.8%	8	30.8%	9	34.6%	

Jonquil Street
East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Morningside Dr	2	60 ft	160 ft	220 ft	756 ft	26	5	19.2%	4	15.4%	4	15.4%	
Morningside Dr	13th St	3	90 ft	160 ft	250 ft	1297 ft	52	17	32.7%	13	25.0%	15	28.8%	

Blair Rd
East-West

Date: 4/27/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Georgia Ave	8th Street	3	95 ft	160 ft	255 ft	1234 ft	48	29	60.4%	32	66.7%	34	70.8%	

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Kalmia Road

East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	13th St	3	85 ft	240 ft	325 ft	2064 ft		86	8	9.3%	7	8.1%	7	8.1%
13th St	12th St		0 ft	160 ft	160 ft	614 ft		22	4	18.2%	2	9.1%	2	9.1%
12th St	Alaska Ave	1	32 ft	160 ft	192 ft	481 ft	5, 1-hour meters 9:30-4:00PM & RPP on north side, no parking on south side	14	3	33.3%	10	71.4%	7	77.8%
Alaska Ave	Georgia Ave		0 ft	160 ft	160 ft									

Locust Road

East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	13th St	3	90 ft	240 ft	330 ft	2094 ft		88	32	36.4%	31	35.2%	31	35.2%

Leegate Road

East-West

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Fernway Rd	7	150 ft	120 ft	270 ft	1189 ft		45	9	20.0%	5	11.1%	8	17.8%
Fernway Rd	Roxanna Rd	1	40 ft	80 ft	120 ft	564 ft		22	0	0.0%	0	0.0%	3	13.6%
Roxanna Rd	13th St	1	48 ft	120 ft	168 ft	335 ft		8	1	12.5%	3	37.5%	1	12.5%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

Table C-7
AM, Off Peak and PM Peak Period Parking Utilization on East-West Residential Streets

Fernway Road
NW-SE

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners ¹	Total No Parking Length	Block Length	Regulations ²	Total Available Spaces	Total Spaces Used	Parking Utilization ³	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
Leegate Rd	Locust Rd	2	78 ft	160 ft	238 ft	391 ft	No parking on the west side	7	4	57.1%	3	42.9%	3	42.9%

Roxanna Road
NW-SE

Date: 4/9/2004

		AM / Off Peak / PM (7:00 AM - 9:30 AM) / (9:30 AM - 4:00 PM) / (4:00 PM - 6:30 PM)							AM Peak Period		Off Peak Period		PM Peak Period	
No. of Drwys	No. of Alleys	Total Driveways Length	Length of Corners	Total No Parking Length	Block Length	Regulations	Total Available Spaces	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	Total Spaces Used	Parking Utilization	
14th St	Leegate Rd	10	235 ft	160 ft	395 ft	1078 ft		34	8	23.5%	9	26.5%	10	29.4%

Notes:

¹ Assumed 40 ft clearance for the corners

² In general, this street has 2 hr Residential Permit Parking (RPP) from 7AM - 8:30 PM, Zone 4 Permit Holders Excepted. Other parking conditions are noted.

³ Percent Utilization greater than 100% indicates blocks with illegally parked vehicles

N/A Not Applicable

**APPENDIX D
DETAILED PARKING
UTILIZATION
INFORMATION FOR
GEORGIA AVENUE AND
EASTERN AVENUE**

Table D-1 (A)
AM Peak Period Parking Utilization for Georgia Avenue Northbound

Georgia Avenue
Northbound

From		To		AM Peak Period 7:00 AM - 9:30 AM					4/9/2004		Comments	
				Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*		Spaces Used*
1hr	2hr	4hr	NP: No Parking, NS: No Standing									
Aspen St	Butternut St				10 RPP ^c			10	3	30%		
Butternut St	Dahlia St				24 RPP			24	13	54%		
Dahlia St	Elder St				19 RPP			19	8	42%		
Elder St	Fern St (west side)				3 RPP			3	1	33%		
Fern St (west side)	Fern Pl				4 RPP			4	2	50%		
Fern Pl	Geranium St		7		5 LZ ^d , [2]-15MIN ^e			9*	7*	78%	Loading Zones, 7-6:30PM, Mon-Fri. 15MIN, 7-6:30PM	
Geranium St	Hemlock St		2 [2]		2 LZ			4*	2*	50%	Two 2hr parking spaces (note: no meters), 7-6:30PM	
Hemlock St	Shepherd Rd	4						4	2	50%	NP,4-6:30 PM. Street Cleaning, NP, 10PM-5AM Thu	
Shepherd Rd	Juniper St	6						6	0	0%		
Juniper St	Kalmia Rd	5		2 [1]				8	1	13%	NS/NP, 4-6:30 PM. 1 Meter is 1hr or 4hrs??unclear	
Kalmia Rd	Blair Rd		2					2	0	0%		

ILLEGAL TOTAL	0
<i>Illegally parked vehicles in blocks where parking is not allowed</i>	
TOTAL	93 39 42%
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e 15MIN denotes 15-minutes parking space or meter

* These numbers do not include loading zones or taxi cab parking spaces
 N/A Not Applicable

TABLE D-1 (B)
AM Peak Period Parking Utilization for Georgia Avenue Southbound

Georgia Avenue
Southbound

From		To		AM Peak Period 7:00 AM - 9:30 AM					4/9/2004		Comments	
				Meters [Spaces] ^a			Un restricted	No Parking	Total Spaces*	Spaces Used*		Percent Util. ^b
				1hr	2hr	4hr						
Eastern Ave	Alaska Ave						YES	0	0	N/A	NP: No Parking, NS: No Standing	
Alaska Ave	Kalmia Rd						YES	0	0	N/A		
Kalmia Rd	Juniper St (east side)							0	2	N/A	1. Street Cleaning, NP, 10PM-5AM Wed 2. Two spaces used by illegal parking	
Juniper St (east side)	Shepherd Rd							0	1	N/A	1. Street Cleaning, NP, 10PM-5AM Wed 2. One space used by illegal parking	
Shepherd Rd	Hemlock St (east side)							0	1	N/A	1. NS/NP, 7-9:30AM. Street Cleaning, NP, 10PM-5AM Wed 2. One space used by illegal parking	
Hemlock St (east side)	Geranium St				13 RPP ^c			13	14	108%	NS/NP, 7AM-9:30AM	
Geranium St	Fern Pl (east side)		8		1 LZ ^d			8*	3*	38%	Loading Zone is equivalent to 2 car spaces, 9AM-9PM	
Fern Pl (east side)	Fern St					2		2	3	150%		
Fern St	Elder St						YES	0	0	N/A		
Elder St	Dahlia St					13		13	9	69%	Unmarked parking spaces	
Dahlia St	Butternut St				6 TC ^e	31		31*	31*	100%	Unmarked parking spaces, 6 Taxi Cab Parking Spaces	
Butternut St	Aspen St					13		13	12	92%	Unmarked parking spaces	

ILLEGAL TOTAL	4
<i>Illegally parked vehicles in blocks where parking is not allowed</i>	
TOTAL	80
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	72
	90%

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e TC denotes parking space for Taxi/Cab

* These numbers do not include loading zones or taxi cab parking spaces

N/A Not Applicable

TABLE D-1 (C)
AM Peak Period Parking Utilization on Eastern Avenue

Eastern Avenue
Eastbound

		AM Peak Period 7:00 AM - 9:30 AM						4/9/2004		Comments	
From	To	Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*		Percent Util. ^b
		1hr	2hr	4hr							
14th St	13th St				20 RPP ^c			20	2	10%	Unmarked, Residential Permit Parking (RPP) Spaces
13th St	King St (north side)		[10]					10	0	0%	All spaces are unmarked spaces,
King St (north side)	12th St							0	1	N/A	No Parking 7AM-9:30 AM
12th St	Georgia Ave		5		2-30 MIN, [2]-30MIN ^d			9	7	78%	2-30min, 7AM-6:30PM, Sign Inconsistency

ILLEGAL TOTAL		
<i>Illegally parked vehicles in blocks where parking is not allowed</i>		
	1	
TOTAL		
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>		
39	9	23%

Eastern Avenue
Westbound

Georgia Ave	12th St		10					10	8	80%	
12th St	King St							0	0	N/A	Mon-Fri Meters
King St	13th St		[5]		2 LZ ^e			5*	0	0%	Unmarked Spaces, Mon-Fri
13th St	14th St		[11]		2 LZ			11*	9	82%	Unmarked Spaces, Mon-Fri

ILLEGAL TOTAL		
<i>Illegally parked vehicles in blocks where parking is not allowed</i>		
	0	
TOTAL		
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>		
26	17	65%

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d 30MIN denotes 30-minutes parking space or meter
- ^e LZ denotes a Loading Zone

* These numbers do not include loading zones or taxi cab parking spaces
 N/A Not Applicable

TABLE D-2 (A)
Off Peak Period Parking Utilization on for Georgia Avenue Northbound

Georgia Avenue Northbound		Off-Peak Period 9:30 AM - 4:00 PM							4/7/2004		4/9/2004		4/27/2004		Comments
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	
		1hr	2hr	4hr											
From	To													NP: No Parking, NS: No Standing	
Aspen St	Butternut St				10 RPP ^c		10	3	30%	4	40%	5	50%		
Butternut St	Dahlia St				24 RPP		24	22	92%	16	67%	19	79%		
Dahlia St	Elder St				19 RPP		19	15	79%	17	89%	16	84%		
Elder St	Fern St (west side)				3 RPP		3	2	67%	2	67%	3	100%		
Fern St (west side)	Fern Pl				4 RPP		4	3	75%	3	75%	3	75%		
Fern Pl	Geranium St		7		5 LZ ^d , [2]-15MIN ^e		9*	7*	78%	5*	56%	11*	122%	Loading Zones, 7-6:30PM, Mon-Fri. 15MIN, 7-6:30PM	
Geranium St	Hemlock St		2 [2]		2 LZ		4*	2*	50%	2*	50%	2*	50%	Two 2hr parking spaces (note: no meters), 7-6:30PM	
Hemlock St	Shepherd Rd	4					4	2	50%	2	50%	5	125%	NP,4-6:30 PM. Street Cleaning, NP, 10PM-5AM Thu	
Shepherd Rd	Juniper St	6					6	0	0%	1	17%	2	33%		
Juniper St	Kalmia Rd	5		2 [1]			8	2	25%	4	50%	2	25%	NS/NP, 4-6:30 PM. 1 Meter is 1hr or 4hrs??unclear	
Kalmia Rd	Blair Rd		2				2	1	50%	0	0%	0	0%		

ILLEGAL TOTAL

Illegally parked vehicles in blocks where parking is not allowed

0	0	0
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TOTAL

Spaces used includes parked vehicles in blocks where parking is allowed

93	59	63%	56	60%	68	73%
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Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e 15MIN denotes 15-minutes parking space or meter

* These numbers do not include loading zones or taxi cab parking spaces

N/A Not Applicable

TABLE D-2 (B)
Off Peak Period Parking Utilization on Georgia Avenue Southbound

Georgia Avenue Southbound		Off-Peak Period 9:30 AM - 4:00 PM							4/7/2004		4/9/2004		4/27/2004		Comments
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	
		1hr	2hr	4hr											
From	To														NP: No Parking, NS: No Standing
Eastern Ave	Alaska Ave						0	1	N/A	1	N/A	0	N/A		One space used by illegal parking on 4/7 and (mail truck) on 4/9
Alaska Ave	Kalmia Rd						0	0	N/A	0	N/A	0	N/A		
Kalmia Rd	Juniper St (east side)	4					4	4	100%	4	100%	4	100%		Street Cleaning, NP, 10PM-5AM Wed
Juniper St (east side)	Shepherd Rd	8					8	6	75%	8	100%	6	75%		Street Cleaning, NP, 10PM-5AM Wed
Shepherd Rd	Hemlock St (east side)	4					4	4	100%	2	50%	3	75%		NS/NP, 7-9:30AM. Street Cleaning, NP, 10PM-5AM Wed
Hemlock St (east side)	Geranium St		10		13 RPP ^c		23	18	78%	17	74%	20	87%		NS/NP, 7AM-9:30AM
Geranium St	Fern Pl (east side)		8		1 LZ ^d		8*	6*	75%	7*	88%	6*	75%		Loading Zone is equivalent to 2 car spaces, 9AM-9PM
Fern Pl (east side)	Fern St					2	2	4	200%	2	100%	3	150%		
Fern St	Elder St						0	0	N/A	0	N/A	0	N/A		
Elder St	Dahlia St					13	13	13	100%	11	85%	9	69%		Unmarked parking spaces
Dahlia St	Butternut St				6 TC ^e	31	31*	29*	94%	31*	100%	31*	100%		1. Unmarked parking spaces, 6 Taxi Cab Parking Spaces 2. One space used by Taxi in their allotted 6 spaces
Butternut St	Aspen St					13	13	10	77%	12	92%	13	100%		Unmarked parking spaces

ILLEGAL TOTAL

Illegally parked vehicles in blocks where parking is not allowed

1	1	0
---	---	---

TOTAL

Spaces used includes parked vehicles in blocks where parking is allowed

106	94	89%	94	89%	95	90%
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Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e TC denotes parking space for Taxi/Cab

* These numbers do not include loading zones or taxi cab parking spaces

N/A Not Applicable

TABLE D-2 (C)
Off Peak Period Parking Utilization on Eastern Avenue

Eastern Avenue Eastbound		Off-Peak Period 9:30 AM - 4:00 PM						4/7/2004		4/9/2004		4/27/2004		Comments	
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	Spaces Used*		Percent Util. ^b
		1hr	2hr	4hr											
From	To														
14th St	13th St				20 RPP ^c		20	0	0%	4	20%	13	65%	Unmarked, Residential Permit Parking (RPP) Spaces	
13th St	King St (north side)		[14]				14	1	7%	7	50%	0	0%	All spaces are unmarked spaces,	
King St (north side)	12th St		[2]				2	3	150%	0	0%	1	50%	No Parking 7AM-9:30 AM	
12th St	Georgia Ave		5 [2]		2-30 MIN, [2]-30MIN ^d		11	6	55%	11	100%	9	82%	2-30min, 7AM-6:30PM, Sign Inconsistency	

ILLEGAL TOTAL							0	0	0				
<i>Illegally parked vehicles in blocks where parking is not allowed</i>													
TOTAL							47	10	21%	22	47%	23	49%
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>													

Eastern Avenue
Westbound

Georgia Ave	12th St		10				10	8	80%	10	100%	7	70%	
12th St	King St						0	0	N/A	0	N/A	0	N/A	Mon-Fri Meters
King St	13th St		[5]		2 LZ ^e		5*	1*	20%	0*	0%	0*	0%	Unmarked Spaces, Mon-Fri
13th St	14th St		[11]		2 LZ		11*	N/A	N/A	12*	109%	11*	100%	Unmarked Spaces, Mon-Fri

ILLEGAL TOTAL							0	0	0				
<i>Illegally parked vehicles in blocks where parking is not allowed</i>													
TOTAL							26	9	35%	22	85%	18	69%
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>													

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d 30MIN denotes 30-minutes parking space or meter
- ^e LZ denotes a Loading Zone

* These numbers do not include loading zones or taxi cab parking spaces

N/A Not Applicable

TABLE D-3 (A)
PM Peak Period Parking Utilization on for Georgia Avenue Northbound

Georgia Avenue Northbound		PM Peak Period 4:00 PM - 6:30 PM							4/9/2004		4/27/2004		Comments
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*	Percent Util. ^b	
		1hr	2hr	4hr									
From	To	NP: No Parking, NS: No Standing											
Aspen St	Butternut St				10 RPP ^c			10	3	30%	4	40%	
Butternut St	Dahlia St				24 RPP			24	7	29%	14	58%	
Dahlia St	Elder St				19 RPP			19	11	58%	8	42%	
Elder St	Fern St (west side)				3 RPP			3	1	33%	3	100%	
Fern St (west side)	Fern Pl				4 RPP			4	3	75%	5	125%	
Fern Pl	Geranium St				5 LZ ^d , [2]-15MIN ^e			2*	8*	400%	7*	350%	Loading Zones, 7-6:30PM, Mon-Fri. 15MIN, 7-6:30PM
Geranium St	Hemlock St		2 [2]		2LZ			4*	1*	25%	0*	0%	Two 2hr parking spaces (note: no meters), 7-6:30PM
Hemlock St	Shepherd Rd							0	2	N/A	0	N/A	1. NP, 4-6:30 PM. Street Cleaning, NP, 10PM-5AM Thu 2. Two spaces used by illegal parking
Shepherd Rd	Juniper St							0	0	N/A	0	N/A	
Juniper St	Kalmia Rd							0	0	N/A	0	N/A	NS/NP, 4-6:30 PM. 1 Meter is 1hr or 4hrs??unclear
Kalmia Rd	Blair Rd		2					2	0	0%	0	0%	

ILLEGAL TOTAL				
<i>Illegally parked vehicles in blocks where parking is not allowed</i>	2		0	
TOTAL				
<i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	68	34	50%	60%

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e 15MIN denotes 15-minutes parking space or meter

* These numbers do not include loading zones or taxi cab parking spaces
 N/A Not Applicable

TABLE D-3 (B)
PM Peak Period Parking Utilization on for Georgia Avenue Southbound

Georgia Avenue
Southbound

From	To	PM Peak Period 4:00 PM - 6:30 PM						4/9/2004		4/27/2004		Comments	
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*		Percent Util. ^b
		1hr	2hr	4hr									
Eastern Ave	Alaska Ave						YES	0	0	N/A	0	N/A	
Alaska Ave	Kalmia Rd						YES	0	0	N/A	0	N/A	
Kalmia Rd	Juniper St (east side)	4						4	4	100%	5	125%	Street Cleaning, NP, 10PM-5AM Wed
Juniper St (east side)	Shepherd Rd	8						8	5	63%	3	38%	Street Cleaning, NP, 10PM-5AM Wed
Shepherd Rd	Hemlock St (east side)	4						4	3	75%	3	75%	NS/NP, 7-9:30AM. Street Cleaning, NP, 10PM-5AM Wed
Hemlock St (east side)	Geranium St		10			13 RPP ^c		23	1	4%	9	39%	NS/NP, 7AM-9:30AM
Geranium St	Fern Pl (east side)		8			1 LZ ^d		8*	4*	50%	2*	25%	Loading Zone is equivalent to 2 car spaces, 9AM-9PM
Fern Pl (east side)	Fern St						2	2	1	50%	0	0%	
Fern St	Elder St						YES	0	0	N/A	0	N/A	
Elder St	Dahlia St						13	13	8	62%	6	46%	Unmarked parking spaces
Dahlia St	Butternut St					6 TC ^e	31	31*	20*	65%	13*	42%	Unmarked parking spaces, 6 Taxi Cab Parking Spaces
Butternut St	Aspen St						13	13	5	38%	10	77%	Unmarked parking spaces

ILLEGAL TOTAL <i>Illegally parked vehicles in blocks where parking is not allowed</i>	0	0
TOTAL <i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	106	51
	48%	48%

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d LZ denotes a Loading Zone
- ^e TC denotes parking space for Taxi/Cab

* These numbers do not include loading zones or taxi cab parking spaces
 N/A Not Applicable

TABLE D-3 (C)
PM Peak Period Parking Utilization on Eastern Avenue

Eastern Avenue <i>Eastbound</i>		PM Peak Period 4:00 PM - 6:30 PM						4/9/2004		4/27/2004		Comments
		Meters [Spaces] ^a			Others	Un restricted	No Parking	Total Spaces*	Spaces Used*	Percent Util. ^b	Spaces Used*	
From	To	1hr	2hr	4hr								NP: No Parking, NS: No Standing
14th St	13th St				20 RPP ^c		20	6	30%	11	55%	Unmarked, Residential Permit Parking (RPP) Spaces
13th St	King St (north side)		[14]				14	3	21%	1	7%	All spaces are unmarked spaces,
King St (north side)	12th St		[2]				2	2	100%	0	0%	No Parking 7AM-9:30 AM
12th St	Georgia Ave		5		2-30 MIN, [2]-30MIN ^d		9	10	111%	6	67%	2-30min, 7AM-6:30PM, Sign Inconsistency

ILLEGAL TOTAL <i>Illegally parked vehicles in blocks where parking is not allowed</i>	0	0
TOTAL <i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	45	21
	47%	18
	40%	

Eastern Avenue
Westbound

Georgia Ave	12th St		10				10	10	100%	4	40%	
12th St	King St						0	0	N/A	0	N/A	Mon-Fri Meters
King St	13th St		[5]		2 LZ ^e		5*	0	0%	0	0%	Unmarked Spaces, Mon-Fri
13th St	14th St		[11]		2 LZ		11*	7	64%	3	27%	Unmarked Spaces, Mon-Fri

ILLEGAL TOTAL <i>Illegally parked vehicles in blocks where parking is not allowed</i>	0	0
TOTAL <i>Spaces used includes parked vehicles in blocks where parking is allowed</i>	26	17
	65%	7
	27%	

Notes:

- ^a [x] Indicates available parking spaces without meters
- ^b Percent Utilization greater than 100% indicates blocks with illegally parked vehicles
- ^c RPP: 2 hr parking, 7AM - 8:30 PM, Zone 4 Permit Holders Excepted
- ^d 30MIN denotes 30-minutes parking space or meter
- ^e LZ denotes a Loading Zone

* These numbers do not include loading zones or taxi cab parking spaces
 N/A Not Applicable

APPENDIX E BUSINESS SURVEY FORM

DRAFT

Upper Georgia Avenue Parking Study - Business Survey



DMJM+HARRIS

District Department of Transportation

Business Name: _____

Business Address: _____

DMJM+HARRIS is conducting a parking study along Upper Georgia Avenue for the District Department of Transportation. Your input is appreciated.

Business type:

Form Number: _____

- | | | | |
|--|---|---|--|
| 1 <input type="checkbox"/> Art Gallery | 6 <input type="checkbox"/> Hotel or Inn | 11 <input type="checkbox"/> Other Retail or Service Establishment (specify): _____ | 16 <input type="checkbox"/> Child / Elderly Development Center |
| 2 <input type="checkbox"/> Clinic | 7 <input type="checkbox"/> Office - General | 12 <input type="checkbox"/> Manufacturing, Industrial or Wholesale Establishment | 17 <input type="checkbox"/> Elementary/Junior High School |
| 3 <input type="checkbox"/> Sit-Down Restaurant | 8 <input type="checkbox"/> Office - Medical, Dental, Veterinary | 13 <input type="checkbox"/> Assembly Hall, Auditorium, Community Center, Concert Hall, Convention Hall, Dance Hall, Funeral Parlor, Public Hall | 18 <input type="checkbox"/> High School |
| 4 <input type="checkbox"/> Fast Food Restaurant | 9 <input type="checkbox"/> Gasoline Service Station | 14 <input type="checkbox"/> Church / Synagogue / Mosque | 19 <input type="checkbox"/> Warehouse |
| 5 <input type="checkbox"/> Food Delivery Service | 10 <input type="checkbox"/> Repair Garage | 15 <input type="checkbox"/> Recreational Building or Use | 20 <input type="checkbox"/> Other (specify): _____ |

Hours of operation: _____

Total square footage: _____
(include cellar, if applicable)

Square footage available to customers: _____

Number of Rooms: _____
Size of Largest Function Room (sf): _____
(No. 6, above)

Number of Seats: _____
(Nos. 13,14 above)

Number of Teachers: _____
Number of Seats in Auditorium: _____
Number of Students: _____
(Nos. 16, 17, 18 above)

Number of on-site, off-street available parking spaces: _____

(differentiate employee parking and customer parking, if applicable. If business is located in shopping center, note total spaces in parking lot)

Total Number of employees: _____ Shift information (shift hours/employees per shift): _____
(differentiate full-time and part-time) FT: _____ PT: _____ (if applicable)

Maximum number of employee cars parked on the site: _____

Comments / suggestions on how to improve your parking needs and Georgia Avenue parking in general:

APPENDIX F DETAILED PARKING DEFICIT CALCULATION

DRAFT

Table F1
Existing Parking Deficit Calculations Based on a Garage Located on the East Side of Georgia Avenue Between Geranium and Hemlock Streets

No.	Business Name	Address	Zoning/ Land Use	Net Business Square Footage	Number of Rooms	Number of Seats	Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Eastern Street Parking	Available Side Street Parking
1.	Shepherd Park Community Church of God ¹	7239 Georgia Avenue, Washington, DC 20012	14	2,565					3	0	0	22
2.	Long and Foster Realtors	7301 Georgia Avenue, Washington, DC 20012	11	3,797					3	0	9	
3.	Silver Sands Restaurant	7303 Georgia Avenue, Washington, DC 20012	3	2,902					0	0		
4.	Bryan Joseph Salon	7305 Georgia Avenue, Washington, DC 20012	11	1,070					0	2		
5.	Charlie's Bar and Grill	7307 Georgia Avenue, Washington, DC 20012	3	1,617					0	0		
6.	Command Labor	7309 Georgia Avenue, Washington, DC 20012	7	1,146					0	0		
7.	Cater First	7311 Georgia Avenue, First Floor, Washington, DC 20012	11	2,254					0	0		
8.	PRD - Partido Revolucionario Dominicano	7311 Georgia Avenue, Second Floor, Washington, DC 20012	7	1,127					0			
9.	Spay Neuter Clinic (Washington Humane Society)	7315 Georgia Avenue, Washington, DC 20012	8	1,107					0	0		
10.	Divine Kitchen and Deli	7317 Georgia Avenue, Washington, DC 20012	4	1,248					0	2		
11.	Animal Shelter - Washington Humane Society	7319 Georgia Avenue, Washington, DC 20012	8	1,261					0	1		
12.	Discount Insurance	7321 Georgia Avenue, Washington, DC 20012	11	1,261					0	2		
13.	Jackson Hewitt Tax Service	7323 Georgia Avenue, First Floor, Washington, DC 20012	11	4,731					6	0		
14.	Grace Professional Braids	7323 Georgia Avenue, Second Floor, Washington, DC 20012	11						0			
15.	Daily Accounting and Tax Services	7323 Georgia Avenue, Room 200, Washington, DC 20012	11						0			
16.	artis boutique	7323 Georgia Avenue, Second Floor, Washington, DC 20012	11						0			
17.	JH Bradby Inc Electrical Contractor	7325A Georgia Avenue, Washington, DC 20012	7	1,757					0	2		
18.	D'Carlo Upholstery	7327 Georgia Avenue, Washington, DC 20012	11	1,637					0	1		
19.	Restaurant Tamarindo	7331 Georgia Avenue, Washington, DC 20012	3	1,815					0	0		
	Aggregation totals for businesses 2-19 with land use code:		3	6,333					12			
			4	1,248					0			
			7	4,029					4			
			8	2,368					0			
			11	15,877					43			
									59	10	9	
20.	Exxon	7401 Georgia Avenue, Washington, DC 20012	9	3,797					13	10	4	
21.	Discount Wine and Liquor	7421 Georgia Avenue, Washington, DC 20012	11	3,923					4	19		
22.	McDonalds	7425 Georgia Avenue, Washington, DC 20012	4	3,840					24	34		
23.	Pizza Hut	7435 Georgia Avenue, Washington, DC 20012	3	3,095					1	14		
24.	Royce's Video	7445 Georgia Avenue, Washington, DC 20012	11	2,520					0	22		
25.	Riggs Bank	7601 Georgia Avenue, Washington, DC 20012	11	6,672					13	19	10	
26.	7603 Georgia Avenue Professional Building	7603 Georgia Avenue, Washington, DC 20012	7	25,263					39	2		
27.	BP	7605 Georgia Avenue, Washington, DC 20012	9	1,696					6			
28.	Boby Express	835 Juniper Street, Washington, DC 20012	11	2,828					0	0		
									100	120	14	
									162	130	23	22
138.	Rainbow Seafood Carryout	7700 Georgia Avenue, Washington, DC 20012	4	1,716					3	1	8	8
139.	C.A.M.	7618 Georgia Avenue, Washington, DC 20012	11	1,443					0	0		
140.	Universal Martial Arts Center	7616 Georgia Avenue, Washington, DC 20012	15	4,419					3	6		
	7612-7614 Georgia Avenue			2,000						10		
141.	New Dimensions Kingdom Ministries	7612 Georgia Avenue, Washington, DC 20012	14			100			1			
142.	Academia de la Porta Christian School	7612-7614 Georgia Avenue, Washington, DC 20012	17			7	45		5			
	7608-7610 Georgia Avenue			3,457						14		
143.	The Word Baptist Church ¹	7610-A Georgia Avenue, Washington, DC 20012	14						0			
144.	The James Gallery	7610 Georgia Avenue, Washington, DC 20012	1						0			
145.	B&T Jewelry	7608 Georgia Avenue, Washington, DC 20012	11						0			
	Aggregation totals for businesses 138-145 with land use code:		4	1,716					3			
			11	4,900					7			
			14			100			1			
			15	4,419					3			
			17			7	45		5			
									19	31		
146.	7600 Georgia Avenue Office Building	7600 Georgia Avenue, Washington, DC 20012	7	31,120					49	35		
147.	LL IBN. Corporatoin Supretech, Inc.	7600 Georgia Avenue, Suite 100, Washington, DC 20012	7						0			
148.	HL Walker & Associates, Architects and Planners	7600 Georgia Avenue, Suite 204, Washington, DC 20012	7						0			
149.	Capital Real Estate Appraisers	7600 Georgia Avenue, Suite 205, Washington, DC 20012	7						0			
150.	Ego & Company PC Certified Public Accts	7600 Georgia Avenue, Suite 206, Washington, DC 20012	7						0			
151.	Egbe mo Yoruba WCFN	7600 Georgia Avenue, Suite 207, Washington, DC 20012	7						0			
152.	Law Offices Sloan & Associates, PC. Attorney at Law	7600 Georgia Avenue, Suite 208, Washington, DC 20012	7						0			
153.	K. Dockett Trucking Inc. Trucks to Go, Inc.	7600 Georgia Avenue, Suite 209, Washington, DC 20012	7						0			
154.	Maxwell Barbour & Associates - Speech, Language and Hearing Professionals	7600 Georgia Avenue, Suite 210, Washington, DC 20012	7						0			
155.	O.N. Okeh & Associates, PC. Certified Public Accountants	7600 Georgia Avenue, Suite 215, Washington, DC 20012	7						0			
156.	Interiors Unlimited Inc.	7600 Georgia Avenue, Suite 217, Washington, DC 20012	7						0			
157.	Briscoe Carr Consultants	7600 Georgia Avenue, Suite 220, Washington, DC 20012	7						0			
158.	Rapid Accounting Business Service	7600 Georgia Avenue, Suite 300, Washington, DC 20012	7						0			
159.	The Carrington Group, Inc.	7600 Georgia Avenue, Suite 301, Washington, DC 20012	11						0			
160.	Francis Awoyera & Associates CPAs	7600 Georgia Avenue, Suite 302, Washington, DC 20012	7						0			
161.	Tax & Accounting Services	7600 Georgia Avenue, Suite 303, Washington, DC 20012	7						0			
162.	(nothing listed)	7600 Georgia Avenue, Suite 304, Washington, DC 20012										
163.	Trust Tax & Financial Service	7600 Georgia Avenue, Suite 306A, Washington, DC 20012	7						0			
164.	Garcete Construction, Inc.	7600 Georgia Avenue, Suite 306, Washington, DC 20012	7						0			
165.	Lance Bailey & Associates, Inc. Architects and Planners	7600 Georgia Avenue, Suite 308, Washington, DC 20012	7						0			
166.	Diversified Engineering / Diversified Asbestos Removal Company	7600 Georgia Avenue, Suite 315, Washington, DC 20012	7						0			
167.	Dynamic International, Inc.	7600 Georgia Avenue, Suite 325, Washington, DC 20012	7						0			
168.	Masonic & Eastern Star Home MESH Inc.	7600 Georgia Avenue, Suite 402, Washington, DC 20012	7						0			
169.	MVS, Inc.	7600 Georgia Avenue, Suite 403, Washington, DC 20012	7						0			
	DC ANC 4A	7600 Georgia Avenue, Suite 404, Washington, DC 20012	7						0			

Table F1
Existing Parking Deficit Calculations Based on a Garage Located on the East Side of Georgia Avenue Between Geranium and Hemlock Streets

No.	Business Name	Address	Zoning/ Land Use	Net			Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking
				Business Square Footage	Number of Rooms	Number of Seats						
170.	The Crisis Publishing Co., Inc.	7600 Georgia Avenue, Suite 405, Washington, DC 20012	7					0				
171.	Simon Construction Corp	7600 Georgia Avenue, Suite 409, Washington, DC 20012	7					0				
172.	Ubom Law Group, PLLC	7600 Georgia Avenue, Suite 410, Washington, DC 20012	7					0				
173.	Ubom, White & Roberts, LLC, Attorney at Law	7600 Georgia Avenue, Suite 411, Washington, DC 20012	7					0				
174.	Law Offices John Pressley, Jr Alan S Gregory Esq	7600 Georgia Avenue, Suite 412, Washington, DC 20012	7					0				
175.	Bernard Bettis & Associates, Attorneys at Law	7600 Georgia Avenue, Suite 416, Washington, DC 20012	7					0				
176.	Catherine E. Abbey, Attorney At Law	7600 Georgia Avenue, Suite 417, Washington, DC 20012	7					0				
177.	Saleh's Hair Studios	7600 Georgia Avenue, Washington, DC 20012	11					0				
								Subtotal:	49	35	8	
178.	Lee Memeorial Baptist Church Office	7530 Georgia Avenue, Washington, DC 20012	7	9,355				13	8		9	
179.	Fuente's Motors ²	7512 Georgia Avenue, Washington, DC 20012	11	1,978				0	30			
	7506-7510 Georgia Avenue		11	3,717				3	0			
180.	Cash Now Payday Advances	7510 Georgia Avenue, Washington, DC 20012	11					0				
181.	McCain's Coiffures	7506 Georgia Avenue, Washington, DC 20012	11					0				
								Aggregation totals for businesses 178-181 with land use code:	13			
								Aggregation totals for businesses 178-181 with land use code:	9			
								Subtotal:	22	8		
182.	Juanita E. Thornton/Shepherd Park Branch Library	7420 Georgia Avenue, Washington, DC 20012	20	20,000				36	12			
								Subtotal:	36	12		
	7414-6 Georgia Avenue		11	2,726				0	22			
183.	Twist n Turns	7416 Georgia Avenue, Washington, DC 20012	11					0				
184.	Naturally Yours Hair	7416 Georgia Avenue, Washington, DC 20012	11					0				
185.	Hair Attractions by S&T	7416 Georgia Avenue, Washington, DC 20012	11					0				
186.	State Farm Insurance	7414 Georgia Avenue, Washington, DC 20012	11					0				
187.	Samuel B. Cofer Real Estate	7414 Georgia Avenue, 2nd Floor, Washington, DC 20012	11					0				
188.	Teddy's Roti Shop	7414 Georgia Avenue, Washington, DC 20012	4					0				
189.	Ragtime	7414 Georgia Avenue, Washington, DC 20012	11					0				
190.	LM Printing Services	7412 Georgia Avenue, Washington, DC 20012	11	2,622				0	0			
191.	Dixon's Termite and Pest Management	7410 Georgia Avenue, Washington, DC 20012	11	1,363				0	0			
192.	Georgia Avenue Business Resource Center	7408 Georgia Avenue, Washington, DC 20012	7	1,363				0	0			
193.	McGuire Funeral Home ¹	7400 Georgia Avenue, Washington, DC 20012	13	9,188				9	20			
								Aggregation totals for businesses 183-193 with land use code:	0			
								Aggregation totals for businesses 183-193 with land use code:	13			
								Aggregation totals for businesses 183-193 with land use code:	0			
								Subtotal:	13	42	9	
194.	The Geranium Market	7350 Georgia Avenue, Washington, DC 20012	11	1,747				0	2		10	
195.	ASC Security Specialists	7348 Georgia Avenue, Washington, DC 20012	11	1,656				0	2			
196.	Rex Cleaners	7346 Georgia Avenue, Washington, DC 20012	11	1,250				0	1			
197.	Mayfair Liquors	7312 Georgia Avenue, Washington, DC 20012	11	1,482				0	18			
198.	Tito Contractors	7308 Georgia Avenue, Washington, DC 20012	11	1,874				0	8			
199.	2 Know Him	7304 Georgia Avenue, #2, Washington, DC 20012	7	1,618				0	1			
								Aggregation totals for businesses 194-199 with land use code:	0			
								Aggregation totals for businesses 194-199 with land use code:	17			
								Subtotal:	17	32	10	
								West side of Georgia Avenue Subtotal:	156	160	27	8
								Total:	318	290	50	30
								Parking Surplus for Area around a Parking Garage on the East Side of Georgia Avenue between Geranium and Hemlock Streets:	52	(290+50+30-318)		

Side street parking available for commercial usage was estimated to be fifteen percent of the available spaces on the following streets:
 West of Georgia Avenue between Georgia Avenue and 12th Street: Fern, Geranium, Shepherd Streets; Alaska Avenue; Kalmia Road
 East of Georgia Avenue between Georgia Avenue and 8th Street: Fern Place, Geranium, Hemlock, Juniper Streets; Blair Road
 South of Eastern Avenue between Eastern Avenue and Kalmia Road: 12th, 13th, 14th Streets

¹ Washington DC zoning regulations calculate parking for churches and funeral homes based on their number of seats. Where the number of seats was not available, the required parking was calculated based on square footage.

² Since repair shop and car lot parking is self contained and may not be used by adjacent businesses, this surplus value is removed from the calculation of parking deficits for repair garages and car lots.

Table F2
Existing Parking Deficit Calculations Based on a Garage Located on the East Side of Georgia Avenue Between Hemlock and Juniper Streets

No.	Business Name	Address	Zoning/ Land Use	Net Business Square Footage	Number of Rooms	Number of Seats	Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking
22.	McDonalds	7425 Georgia Avenue, Washington, DC 20012	4	3,840					24	34	2	18
23.	Pizza Hut	7435 Georgia Avenue, Washington, DC 20012	3	3,095					1	14		
24.	Royce's Video	7445 Georgia Avenue, Washington, DC 20012	11	2,520					0	22		
25.	Riggs Bank	7601 Georgia Avenue, Washington, DC 20012	11	6,672					13	19	10	
26.	7603 Georgia Avenue Professional Building	7603 Georgia Avenue, Washington, DC 20012	7	25,263					39	2		
27.	BP	7605 Georgia Avenue, Washington, DC 20012	9	1,696					6			
28.	Boby Express	835 Juniper Street, Washington, DC 20012	11	2,828					0	0		
									Subtotal:	83	91	12
<hr/>												
7705 Georgia Avenue Office Building												
29.	Besstax Services, LLC	7705 Georgia Avenue, Suite 101, Washington, DC 20012	7	14,276					21	3	8	
30.	Special Education Group	7705 Georgia Avenue, Suite 102, Washington, DC 20012	7						0			
31.	Soniclaw.com, Inc.	7705 Georgia Avenue, Suite 102, Washington, DC 20012	7						0			
32.	Literal Books	7705 Georgia Avenue, Suite 103, Washington, DC 20012	7						0			
33.	Akachi Assoc / Maat Group	7705 Georgia Avenue, Suite 104, Washington, DC 20012	7						0			
34.	AMMKA International, Inc.	7705 Georgia Avenue, Suite 105, Washington, DC 20012	7						0			
35.	ABCD Assoc	7705 Georgia Avenue, Suite 105, Washington, DC 20012	7						0			
36.	M&M Tax & Financial Services	7705 Georgia Avenue, Suite 106, Washington, DC 20012	7						0			
37.	DC-02 M. Williams	7705 Georgia Avenue, Suite 106, Washington, DC 20012	7						0			
38.	Lam Q. Bui, DDS	7705 Georgia Avenue, Suite 107, Washington, DC 20012	8						0			
39.	Colonial Home Improvement Co.	7705 Georgia Avenue, Suite 108, Washington, DC 20012	7						0			
40.	Wisdom Counseling Services	7705 Georgia Avenue, Suite 109, Washington, DC 20012	7						0			
41.	Speedy Tax & Accounting Services	7705 Georgia Avenue, Suite 201, Washington, DC 20012	7						0			
41.	Rudolph R. Jones CPA & Assoc, LLC	7705 Georgia Avenue, Suite 203, Washington, DC 20012	7						0			
43.	MDI - Metropolitan Medical Supply Company	7705 Georgia Avenue, Suite 204-5, Washington, DC 20012	7						0			
44.	Urban Properties	7705 Georgia Avenue, Suite 206, Washington, DC 20012	7						0			
45.	Elizabeth Liagin	7705 Georgia Avenue, Suite 207, Washington, DC 20012	7						0			
46.	Sentry Security International, Inc	7705 Georgia Avenue, Suite 212, Washington, DC 20012	7						0			
47.	McDonald Williams Banks Architects	7705 Georgia Avenue, Suite 301, Washington, DC 20012	7						0			
48.	George I. Worsley & Assoc Mechanical Engineers	7705 Georgia Avenue, Suite 302, Washington, DC 20012	7						0			
									Subtotal:	21	3	
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7709 - 7723 Georgia Avenue Shopping Center												
49.	Locs Hair Studio	7709 Georgia Avenue, Washington, DC 20012	11	24,876					73	37		
50.	Money Today	7711 Georgia Avenue, Washington, DC 20012	11						0			
51.	Laura's Nails	7713 Georgia Avenue, Washington, DC 20012	11						0			
52.	Golden China Chinese Food	7715 Georgia Avenue, Washington, DC 20012	4						0			
53.	Rixin Discount	7717 Georgia Avenue, Washington, DC 20012	11						0			
54.	Foot Stop	7719 Georgia Avenue, Washington, DC 20012	11						0			
55.	Park Laundromat	7721-23 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	73	37	8
<hr/>												
7815 Georgia Avenue												
56.	KFC / Taco Bell	7720 Blair Road, Takoma Park, MD 20912	4	3,340					19	45	2	
57.	Nile Market and Kitchen	7815 Georgia Avenue, Washington, DC 20012	11	4,700					6			
58.	State Farm Insurance	7813 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	25	45	
<hr/>												
DC Line Auto Service ²												
59.	DC Line Auto Service ²	7825 Georgia Avenue, Washington, DC 20012	10	2,151					15	25		
									Subtotal:	15	25	2
									East side of Georgia Avenue Subtotal: 202 176 22 18			
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7828-7840 Eastern Avenue / 7800 Georgia Avenue - 7820 Eastern Avenue												
78.	The Washington Humane Society	7838-40 Eastern Avenue, Washington, DC 20012	11	49,934					157	91	11	6
79.	All Blinds	7838-D Eastern Avenue, Washington, DC 20012	11						0			
80.	GES - Global Electronics and Shipping	7838-C Eastern Avenue, Washington, DC 20012	11						0			
81.	Focal Point Optical	7828 Eastern Avenue, Washington, DC 20012	11						0			
82.	Social Security Administration	7820 Eastern Avenue, Washington, DC 20012	11						0			
83.	Gist Family Catering Service	7816 Eastern Avenue, Washington, DC 20012	11						0			
84.	The Medicine Shoppe	7814 Eastern Avenue, Washington, DC 20012	11						0			
85.	Grainger	7812C Georgia Avenue, Washington, DC 20012	11						0			
86.	Jimmy's Deli	7828 Georgia Avenue, Washington, DC 20012	4						0			
87.	Check n Go	7820 Georgia Avenue, Washington, DC 20012	11						0			
88.	Wachovia ATM (no bank)	7812??? Georgia Avenue, Washington, DC 20012	11						0			
89.	Country Wide Home Loans	7814 Georgia Avenue, Washington, DC 20012	11						0			
90.	Tropicana Jamaican Food	7812 Georgia Avenue, Washington, DC 20012	4						0			
91.	Morris Miller Liquor	7804 Georgia Avenue, Washington, DC 20012	11						0			
92.	H&R Block	7800 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	157	91	
<hr/>												
Terra Nova Building												
93.	Terra Nova Enterprises, Inc. Management Office	7826 Eastern Avenue, Washington, DC 20012	7	35,153					56	56		
94.	ABD Tax / Accounting Services	7826 Eastern Avenue, Suite 500, Washington, DC 20012	7						0			
									Subtotal:	0		

Table F2
Existing Parking Deficit Calculations Based on a Garage Located on the East Side of Georgia Avenue Between Hemlock and Juniper Streets

No.	Business Name	Address	Zoning/ Land Use	Net			Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking	
				Business Square Footage	Number of Rooms	Number of Seats							
95.	Abrams, David, PE	7826 Eastern Avenue, Washington, DC 20012	7						0				
96.	Afro-American Counseling	7826 Eastern Avenue, Suite LL-18, Washington, DC 20012	7						0				
97.	Agard, John P, DDS	7826 Eastern Avenue, Washington, DC 20012	8						0				
98.	Allstate Insurance	7826 Eastern Avenue, Washington, DC 20012	7						0				
99.	API Associates, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
100.	ATMAN Corp / Dujon Home Concepts, Inc.	7826 Eastern Avenue, Suite 201, Washington, DC 20012	7						0				
101.	Banks, Kermel E., DDS	7826 Eastern Avenue, Washington, DC 20012	8						0				
102.	Bernard, Milton D., DDS	7826 Eastern Avenue, Washington, DC 20012	8						0				
103.	Bolton Company, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
104.	Caribbean Basin Enterprises, Inc.	7826 Eastern Avenue, Suite 203, Washington, DC 20012	7						0				
105.	Cash Today	7826 Eastern Avenue, Suite LL-01, Washington, DC 20012	7						0				
106.	CeJay's Electrolysis Center	7826 Eastern Avenue, Washington, DC 20012	11						0				
107.	Continental Forex Bureau, LLC	7826 Eastern Avenue, Washington, DC 20012	7						0				
108.	Continental Fuels, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
109.	Dwight R. Ricketts, DPM, Podiatrist	7826 Eastern Avenue, Suite 209, Washington, DC 20012	8						0				
110.	Gateway-Georgia Ave. Revitalization	7826 Eastern Avenue, Suite 300, Washington, DC 20012	7						0				
111.	Greater Washington Dental Services	7826 Eastern Avenue, Washington, DC 20012	8						0				
112.	International Business Express	7826 Eastern Avenue, Washington, DC 20012	7						0				
113.	J-Dos Internationale	7826 Eastern Avenue, Washington, DC 20012	7						0				
114.	J&T Construction	7826 Eastern Avenue, Washington, DC 20012	7						0				
115.	Parchment, Evelyn C., Attorney	7826 Eastern Avenue, Washington, DC 20012	7						0				
116.	Pepper and Hobbes	7826 Eastern Avenue, Washington, DC 20012	7						0				
117.	Preddie, Keith	7826 Eastern Avenue, Washington, DC 20012	7						0				
118.	Premium Select Home Care, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
119.	Professional Insurers and Assocs.	7826 Eastern Avenue, Washington, DC 20012	7						0				
120.	Psychological & Educ. Assoc., Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
121.	Rabbinical Council of Greater Washington	7826 Eastern Avenue, Suite LL-8, Washington, DC 20012	7						0				
122.	Riviera Enterprises, Inc. (REI / DRAYCO)	7826 Eastern Avenue, Washington, DC 20012	7						0				
123.	Robert M. Moore Real Estate Co.	7826 Eastern Avenue, Washington, DC 20012	7						0				
124.	Santos-Caballery, Lillian, Attorney	7826 Eastern Avenue, Washington, DC 20012	7						0				
125.	Stacey C. Lea Insurance Group	7826 Eastern Avenue, Washington, DC 20012	7						0				
126.	System Solution Management, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
127.	The Ivy Foundation	7826 Eastern Avenue, Suite 515, Washington, DC 20012	7						0				
128.	Uza, Henry, EA	7826 Eastern Avenue, Washington, DC 20012	7						0				
129.	World Child, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
130.	Greater Washington Dental Service	7824 Eastern Avenue, Washington, DC 20012	8						0				
									Subtotal:	56	56	11	
									Eastern Avenue / 7800 Block of the west side of Georgia Avenue Subtotal:	213	147	11	6
131.	Shepherd Park Medical Center	7733 Alaska Avenue, Washington, DC 20012	8	1,389					0	0	12	7	
132.	Eddie's Carry Out	7730 Georgia Avenue, Washington, DC 20012	4	2,530					11	10			
133.	Shepherd Park Barber Shop	7716 Georgia Avenue, Washington, DC 20012	11	861					0	0			
134.	D&T Alteration Specialists	7712 Georgia Avenue, Washington, DC 20012	11	1,227					0	0			
135.	China Hut Carry Out	7708 Georgia Avenue, Washington, DC 20012	4	1,178					0	0			
	7702-7706 Georgia Avenue		11	2,041					0	0			
136.	Investors Real Estate	7706 Georgia Avenue, Washington, DC 20012	11						0				
137.	Beauty Supply	7702 Georgia Avenue, Washington, DC 20012	11						0				
				Aggregation totals for businesses 131-137 with land use code:	4	3,708			23				
				Aggregation totals for businesses 131-137 with land use code:	8	1,389			0				
				Aggregation totals for businesses 131-137 with land use code:	11	4,129			4				
									Subtotal:	27	10		
138.	Rainbow Seafood Carryout	7700 Georgia Avenue, Washington, DC 20012	4	1,716					3	1			
139.	C.A.M.	7618 Georgia Avenue, Washington, DC 20012	11	1,443					0	0			
140.	Universal Martial Arts Center	7616 Georgia Avenue, Washington, DC 20012	15	4,419					3	6			
	7612-7614 Georgia Avenue			2,000							10		
141.	New Dimensions Kingdom Ministries	7612 Georgia Avenue, Washington, DC 20012	14			100			1				
142.	Academia de la Porta Christian School	7612-7614 Georgia Avenue, Washington, DC 20012	17			7	45	5					
	7608-7610 Georgia Avenue			3,457							14		
143.	The Word Baptist Church ¹	7610-A Georgia Avenue, Washington, DC 20012	14						0				
144.	The James Gallery	7610 Georgia Avenue, Washington, DC 20012	1						0				
145.	B&T Jewelry	7608 Georgia Avenue, Washington, DC 20012	11						0				
				Aggregation totals for businesses 138-145 with land use code:	4	1,716			3				
				Aggregation totals for businesses 138-145 with land use code:	11	4,900			7				
				Aggregation totals for businesses 138-145 with land use code:	14		100		1				
				Aggregation totals for businesses 138-145 with land use code:	15	4,419			3				
				Aggregation totals for businesses 138-145 with land use code:	17		7	45	5				
									Subtotal:	19	31		
	7600 Georgia Avenue Office Building	7600 Georgia Avenue, Washington, DC 20012	7	31,120					49	35			
146.	LL IBN. Corporatoin Supretech, Inc.	7600 Georgia Avenue, Suite 100, Washington, DC 20012	7						0				
147.	HL Walker & Associates, Architects and Planners	7600 Georgia Avenue, Suite 204, Washington, DC 20012	7						0				
148.	Capital Real Estate Appraisers	7600 Georgia Avenue, Suite 205, Washington, DC 20012	7						0				
149.	Ego & Company PC Certified Public Accts	7600 Georgia Avenue, Suite 206, Washington, DC 20012	7						0				
150.	Egbe mo Yoruba WCFN	7600 Georgia Avenue, Suite 207, Washington, DC 20012	7						0				

Table F2
Existing Parking Deficit Calculations Based on a Garage Located on the East Side of Georgia Avenue Between Hemlock and Juniper Streets

No.	Business Name	Address	Zoning/ Land Use	Net			Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking	
				Business Square Footage	Number of Rooms	Number of Seats							
151.	Law Offices Sloan & Associates, PC. Attorney at Law	7600 Georgia Avenue, Suite 208, Washington, DC 20012	7						0				
152.	K. Dockett Trucking Inc. Trucks to Go, Inc.	7600 Georgia Avenue, Suite 209, Washington, DC 20012	7						0				
153.	Maxwell Barbour & Associates - Speech, Language and Hearing Professionals	7600 Georgia Avenue, Suite 210, Washington, DC 20012	7						0				
154.	O.N. Okeh & Associates, PC. Certified Public Accountants	7600 Georgia Avenue, Suite 215, Washington, DC 20012	7						0				
155.	Interiors Unlimited Inc.	7600 Georgia Avenue, Suite 217, Washington, DC 20012	7						0				
156.	Briscoe Carr Consultants	7600 Georgia Avenue, Suite 220, Washington, DC 20012	7						0				
157.	Rapid Accounting Business Service	7600 Georgia Avenue, Suite 300, Washington, DC 20012	7						0				
158.	The Carrington Group, Inc.	7600 Georgia Avenue, Suite 301, Washington, DC 20012	11						0				
159.	Francis Awoyera & Associates CPAs	7600 Georgia Avenue, Suite 302, Washington, DC 20012	7						0				
160.	Tax & Accounting Services	7600 Georgia Avenue, Suite 303, Washington, DC 20012	7						0				
161.	(nothing listed)	7600 Georgia Avenue, Suite 304, Washington, DC 20012	7						0				
162.	Trust Tax & Financial Service	7600 Georgia Avenue, Suite 306A, Washington, DC 20012	7						0				
163.	Garcete Construction, Inc.	7600 Georgia Avenue, Suite 306, Washington, DC 20012	7						0				
164.	Lance Bailey & Associates, Inc. Architects and Planners	7600 Georgia Avenue, Suite 308, Washington, DC 20012	7						0				
165.	Diversified Engineering / Diversified Asbestos Removal Company	7600 Georgia Avenue, Suite 315, Washington, DC 20012	7						0				
166.	Dynamic International, Inc.	7600 Georgia Avenue, Suite 325, Washington, DC 20012	7						0				
167.	Masonic & Eastern Star Home MESH Inc.	7600 Georgia Avenue, Suite 402, Washington, DC 20012	7						0				
168.	MVS, Inc.	7600 Georgia Avenue, Suite 403, Washington, DC 20012	7						0				
169.	DC ANC 4A	7600 Georgia Avenue, Suite 404, Washington, DC 20012	7						0				
170.	The Crisis Publishing Co., Inc.	7600 Georgia Avenue, Suite 405, Washington, DC 20012	7						0				
171.	Simon Construction Corp	7600 Georgia Avenue, Suite 409, Washington, DC 20012	7						0				
172.	Ubom Law Group, PLLC	7600 Georgia Avenue, Suite 410, Washington, DC 20012	7						0				
173.	Ubom, White & Roberts, LLC, Attorney at Law	7600 Georgia Avenue, Suite 411, Washington, DC 20012	7						0				
174.	Law Offices John Pressley, Jr Alan S Gregory Esq	7600 Georgia Avenue, Suite 412, Washington, DC 20012	7						0				
175.	Bernard Bettis & Associates, Attorneys at Law	7600 Georgia Avenue, Suite 416, Washington, DC 20012	7						0				
176.	Catherine E. Abbey, Attorney At Law	7600 Georgia Avenue, Suite 417, Washington, DC 20012	7						0				
177.	Saleh's Hair Studios	7600 Georgia Avenue, Washington, DC 20012	11						0				
									Subtotal:	49	35	12	
178.	Lee Memeorial Baptist Church Office	7530 Georgia Avenue, Washington, DC 20012	7	9,355				13	8	6			
179.	Fuente's Motors ²	7512 Georgia Avenue, Washington, DC 20012	11	1,978				0	30				
	7506-7510 Georgia Avenue		11	3,717				3	0				
180.	Cash Now Payday Advances	7510 Georgia Avenue, Washington, DC 20012	11					0					
181.	McCain's Coiffures	7506 Georgia Avenue, Washington, DC 20012	11					0					
									Aggregation totals for businesses 178-181 with land use code:	7	9,355	13	
									Aggregation totals for businesses 178-181 with land use code:	11	5,695	9	
									Subtotal:	22	8		
182.	Juanita E. Thornton/Shepherd Park Branch Library	7420 Georgia Avenue, Washington, DC 20012	20	20,000				36	12	6			
									Subtotal:	36	12	6	
									West side of Georgia Avenue Subtotal:	153	96	18	7
									Total:	568	419	51	31
									Parking Deficit for Area around a Parking Garage on the East Side of Georgia Avenue between Hemlock and Juniper Streets:	67	(568-419-51-31)		

Side street parking available for commercial usage was estimated to be fifteen percent of the available spaces on the following streets:
 West of Georgia Avenue between Georgia Avenue and 12th Street: Fern, Geranium, Shepherd Streets; Alaska Avenue; Kalmia Road
 East of Georgia Avenue between Georgia Avenue and 8th Street: Fern Place, Geranium, Hemlock, Juniper Streets; Blair Road
 South of Eastern Avenue between Eastern Avenue and Kalmia Road: 12th, 13th, 14th Streets

¹ Washington DC zoning regulations calculate parking for churches and funeral homes based on their number of seats. Where the number of seats was not available, the required parking was calculated based on square footage.

² Since repair shop and car lot parking is self contained and may not be used by adjacent businesses, this surplus value is removed from the calculation of parking deficits for repair garages and car lots.

Table F3
Existing Parking Deficit Calculations

No.	Business Name	Address	Zoning/L and Use	Net Business Square Footage	Number of Rooms	Number of Seats	Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking
1.	Shepherd Park Community Church of God ¹	7239 Georgia Avenue, Washington, DC 20012	14	2,565					3	0	0	29
2.	Long and Foster Realtors	7301 Georgia Avenue, Washington, DC 20012	11	3,797					3	0	9	
3.	Silver Sands Restaurant	7303 Georgia Avenue, Washington, DC 20012	3	2,902					0	0		
4.	Bryan Joseph Salon	7305 Georgia Avenue, Washington, DC 20012	11	1,070					0	2		
5.	Charlie's Bar and Grill	7307 Georgia Avenue, Washington, DC 20012	3	1,617					0	0		
6.	Command Labor	7309 Georgia Avenue, Washington, DC 20012	7	1,146					0	0		
	7311 Georgia Avenue		11	2,254					0	0		
7.	Cater First	7311 Georgia Avenue, First Floor, Washington, DC 20012	11	1,127					0			
8.	PRD - Partido Revolucionario Dominicano	7311 Georgia Avenue, Second Floor, Washington, DC 20012	7	1,127					0			
9.	Spay Neuter Clinic (Washington Humane Society)	7315 Georgia Avenue, Washington, DC 20012	8	1,107					0	0		
10.	Divine Kitchen and Deli	7317 Georgia Avenue, Washington, DC 20012	4	1,248					0	2		
11.	Animal Shelter - Washington Humane Society	7319 Georgia Avenue, Washington, DC 20012	8	1,261					0	1		
12.	Discount Insurance	7321 Georgia Avenue, Washington, DC 20012	11	1,261					0	2		
	7323 Georgia Avenue		11	4,731					6	0		
13.	Jackson Hewitt Tax Service	7323 Georgia Avenue, First Floor, Washington, DC 20012	11						0			
14.	Grace Professional Braids	7323 Georgia Avenue, Second Floor, Washington, DC 20012	11						0			
15.	Daily Accounting and Tax Services	7323 Georgia Avenue, Room 200, Washington, DC 20012	11						0			
16.	artis boutique	7323 Georgia Avenue, Second Floor, Washington, DC 20012	11						0			
17.	JH Brady Inc Electrical Contractor	7325A Georgia Avenue, Washington, DC 20012	7	1,757					0	2		
18.	D'Carlo Upholstery	7327 Georgia Avenue, Washington, DC 20012	11	1,637					0	1		
19.	Restaurant Tamarindo	7331 Georgia Avenue, Washington, DC 20012	3	1,815					0	0		
		Aggregation totals for businesses 2-19 with land use code:	3	6,333					12			
		Aggregation totals for businesses 2-19 with land use code:	4	1,248					0			
		Aggregation totals for businesses 2-19 with land use code:	7	4,029					4			
		Aggregation totals for businesses 2-19 with land use code:	8	2,368					0			
		Aggregation totals for businesses 2-19 with land use code:	11	15,877					43			
									Subtotal:	59	10	9
20.	Exxon	7401 Georgia Avenue, Washington, DC 20012	9	3,797					13	10	4	
21.	Disount Wine and Liquor	7421 Georgia Avenue, Washington, DC 20012	11	3,923					4	19		
22.	McDonalds	7425 Georgia Avenue, Washington, DC 20012	4	3,840					24	34		
23.	Pizza Hut	7435 Georgia Avenue, Washington, DC 20012	3	3,095					1	14		
24.	Royce's Video	7445 Georgia Avenue, Washington, DC 20012	11	2,520					0	22		
25.	Riggs Bank	7601 Georgia Avenue, Washington, DC 20012	11	6,672					13	19	10	
26.	7603 Georgia Avenue Professional Building	7603 Georgia Avenue, Washington, DC 20012	7	25,263					39	2		
27.	BP	7605 Georgia Avenue, Washington, DC 20012	9	1,696					6			
28.	Boby Express	835 Juniper Street, Washington, DC 20012	11	2,828					0	0		
									Subtotal:	100	120	14
	7705 Georgia Avenue Office Building	7705 Georgia Avenue, Washington, DC 20012	7	14,276					21	3	8	
29.	Besstax Services, LLC	7705 Georgia Avenue, Suite 101, Washington, DC 20012	7						0			
30.	Special Education Group	7705 Georgia Avenue, Suite 102, Washington, DC 20012	7						0			
31.	Soniclaw.com, Inc.	7705 Georgia Avenue, Suite 102, Washington, DC 20012	7						0			
32.	Literal Books	7705 Georgia Avenue, Suite 103, Washington, DC 20012	7						0			
33.	Akachi Assoc / Maat Group	7705 Georgia Avenue, Suite 104, Washington, DC 20012	7						0			
34.	AMMKA International, Inc.	7705 Georgia Avenue, Suite 105, Washington, DC 20012	7						0			
35.	ABCD Assoc	7705 Georgia Avenue, Suite 105, Washington, DC 20012	7						0			
36.	M&M Tax & Financial Services	7705 Georgia Avenue, Suite 106, Washington, DC 20012	7						0			
37.	DC-02 M. Williams	7705 Georgia Avenue, Suite 106, Washington, DC 20012	7						0			
38.	Lam Q. Bui, DDS	7705 Georgia Avenue, Suite 107, Washington, DC 20012	8						0			
39.	Colonial Home Improvement Co.	7705 Georgia Avenue, Suite 108, Washington, DC 20012	7						0			
40.	Wisdom Counseling Services	7705 Georgia Avenue, Suite 109, Washington, DC 20012	7						0			
41.	Speedy Tax & Accounting Services	7705 Georgia Avenue, Suite 201, Washington, DC 20012	7						0			
41.	Rudolph R. Jones CPA & Assoc, LLC	7705 Georgia Avenue, Suite 203, Washington, DC 20012	7						0			
43.	MDI - Metropolitan Medical Supply Company	7705 Georgia Avenue, Suite 204-5, Washington, DC 20012	7						0			
44.	Urban Properties	7705 Georgia Avenue, Suite 206, Washington, DC 20012	7						0			
45.	Elizabeth Liagin	7705 Georgia Avenue, Suite 207, Washington, DC 20012	7						0			
46.	Sentry Security International, Inc	7705 Georgia Avenue, Suite 212, Washington, DC 20012	7						0			
47.	McDonald Williams Banks Architects	7705 Georgia Avenue, Suite 301, Washington, DC 20012	7						0			
48.	George I. Worsley & Assoc Mechanical Engineers	7705 Georgia Avenue, Suite 302, Washington, DC 20012	7						0			
									Subtotal:	21	3	
	7709 - 7723 Georgia Avenue Shopping Center		11	24,876					73	37		
49.	Locs Hair Studio	7709 Georgia Avenue, Washington, DC 20012	11						0			
50.	Money Today	7711 Georgia Avenue, Washington, DC 20012	11						0			
51.	Laura's Nails	7713 Georgia Avenue, Washington, DC 20012	11						0			
52.	Golden China Chinese Food	7715 Georgia Avenue, Washington, DC 20012	4						0			
53.	Rixin Discount	7717 Georgia Avenue, Washington, DC 20012	11						0			
54.	Foot Stop	7719 Georgia Avenue, Washington, DC 20012	11						0			
55.	Park Laundromat	7721-23 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	73	37	8
56.	KFC / Taco Bell	7720 Blair Road, Takoma Park, MD 20912	4	3,340					19	45	2	
	7815 Georgia Avenue		11	4,700					6			
57.	Nile Market and Kitchen	7815 Georgia Avenue, Washington, DC 20012	11						0			
58.	State Farm Insurance	7813 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	25	45	
59.	DC Line Auto Service ²	7825 Georgia Avenue, Washington, DC 20012	10	2,151					15	25		

Table F3
Existing Parking Deficit Calculations

No.	Business Name	Address	Zoning/L and Use	Net Business Square Footage	Number of Rooms	Number of Seats	Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking
									Subtotal:	15	25	2
									East side of Georgia Avenue Subtotal:			
									281	215	31	29
60.	Vivanti Hair Studio	7892 Georgia Avenue, Silver Spring, MD 20910	11	2,350					0	0	10	16
61.	Freddy's Variety	7821 Eastern Avenue, Silver Spring, MD 20910	11	615					0	0		
	7821 - 7851 Eastern Avenue		11	14,192					38	45		
62.	Andrea's Fine Hats and Accessories	7825 Eastern Avenue, Silver Spring, MD 20910	11						0			
63.	Pizza Boli's	7831 Eastern Avenue, Silver Spring, MD 20910	4						0	3		
64.	Aday Abeba Carry Out	7833 Eastern Avenue, Silver Spring, MD 20910	11						0			
65.	Woder Ethiopian Market	7845 Eastern Avenue, Silver Spring, MD 20910	11						0	2		
66.	Paradise Market	7847 Eastern Avenue, Silver Spring, MD 20910	11						0			
67.	Nene Braiding Center	7849 Eastern Avenue, Silver Spring, MD 20910	11						0			
68.	Hairline Studio	7851 Eastern Avenue, Silver Spring, MD 20910	11						0			
	Aggregation totals:		11	17,157					48	50	10	
									Subtotal:	48	50	10
69.	Independence Federal Savings Bank	7901 Eastern Avenue, Silver Spring, MD 20910	11	2,791					0	16	5	
									Subtotal:	0	16	
70.	JJW Eastern Auto Repair ²	7949 Eastern Avenue, Silver Spring, MD 20910	10	1,682					13	30		
									Subtotal:	13	30	5
71.	Subway	8040 13th Street, Silver Spring, MD 20910	4	4,560					31	47	11	
72.	Travelodge	8040 13th Street, Silver Spring, MD 20910	6			59			30			
									Subtotal:	61	47	
73.	Arts Building	7961 Eastern Avenue, Silver Spring, MD 20910	7	16,560					25	0		
74.	Extra Space Self Storage	8001 Newell Street, Silver Spring, MD 20910	19	30,725					11	0		
									Subtotal:	36	0	11
75.	St. Mary's Baptist Church ¹	8008 Eastern Avenue, Washington, DC 20012	14	14,684					15	24	5	
									Subtotal:	15	24	5
76.	Ethiopian Evangelical Church ¹	7930 Eastern Avenue, Washington, DC 20012	14	35,968					36	10	16	
77.	Shepherd Park Christian Church ¹	7900 Eastern Avenue, Washington, DC 20012	14	20,442					20	15		
									Subtotal:	56	25	16
	7828-7840 Eastern Avenue / 7800 Georgia Avenue - 7820 Eastern Avenue		11	49,934					157	91	11	
78.	The Washington Humane Society	7838-40 Eastern Avenue, Washington, DC 20012	8						0			
79.	All Blinds	7838-D Eastern Avenue, Washington, DC 20012	11						0			
80.	GES - Global Electronics and Shipping	7838-C Eastern Avenue, Washington, DC 20012	11						0			
81.	Focal Point Optical	7828 Eastern Avenue, Washington, DC 20012	11						0			
82.	Social Security Administration	7820 Eastern Avenue, Washington, DC 20012	11						0			
83.	Gist Family Catering Service	7816 Eastern Avenue, Washington, DC 20012	11						0			
84.	The Medicine Shoppe	7814 Eastern Avenue, Washington, DC 20012	11						0			
85.	Granger	7812C Georgia Avenue, Washington, DC 20012	11						0			
86.	Jimmy's Deli	7828 Georgia Avenue, Washington, DC 20012	4						0			
87.	Check n Go	7820 Georgia Avenue, Washington, DC 20012	11						0			
88.	Wachovia ATM (no bank)	7812??? Georgia Avenue, Washington, DC 20012	11						0			
89.	Country Wide Home Loans	7814 Georgia Avenue, Washington, DC 20012	11						0			
90.	Tropicana Jamaican Food	7812 Georgia Avenue, Washington, DC 20012	4						0			
91.	Morris Miller Liquor	7804 Georgia Avenue, Washington, DC 20012	11						0			
92.	H&R Block	7800 Georgia Avenue, Washington, DC 20012	11						0			
									Subtotal:	157	91	
	Terra Nova Building		7	35,153					56	56		
93.	Terra Nova Enterprises, Inc. Management Office	7826 Eastern Avenue, Suite 500, Washington, DC 20012	7						0			
94.	ABD Tax / Accounting Services	7826 Eastern Avenue, Washington, DC 20012	7						0			
95.	Abrams, David, PE	7826 Eastern Avenue, Washington, DC 20012	7						0			
96.	Afro-American Counseling	7826 Eastern Avenue, Suite LL-18, Washington, DC 20012	7						0			
97.	Agard, John P, DDS	7826 Eastern Avenue, Washington, DC 20012	8						0			
98.	Allstate Insurance	7826 Eastern Avenue, Washington, DC 20012	7						0			
99.	API Associates, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0			
100.	ATMAN Corp / Dujon Home Concepts, Inc.	7826 Eastern Avenue, Suite 201, Washington, DC 20012	7						0			
101.	Banks, Kermel E., DDS	7826 Eastern Avenue, Washington, DC 20012	8						0			
102.	Bernard, Milton D., DDS	7826 Eastern Avenue, Washington, DC 20012	8						0			
103.	Bolton Company, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0			
104.	Caribbean Basin Enterprises, Inc.	7826 Eastern Avenue, Suite 203, Washington, DC 20012	7						0			
105.	Cash Today	7826 Eastern Avenue, Suite LL-01, Washington, DC 20012	7						0			
106.	CeJay's Electrolysis Center	7826 Eastern Avenue, Washington, DC 20012	11						0			
107.	Continental Forex Bureau, LLC	7826 Eastern Avenue, Washington, DC 20012	7						0			
108.	Continental Fuels, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0			
109.	Dwight R. Ricketts, DPM, Podiatrist	7826 Eastern Avenue, Suite 209, Washington, DC 20012	8						0			
110.	Gateway-Georgia Ave. Revitalization	7826 Eastern Avenue, Suite 300, Washington, DC 20012	7						0			
111.	Greater Washington Dental Services	7826 Eastern Avenue, Washington, DC 20012	8						0			
112.	International Business Express	7826 Eastern Avenue, Washington, DC 20012	7						0			

Table F3
Existing Parking Deficit Calculations

No.	Business Name	Address	Zoning/ and Use	Net			Number of Teachers	Number of Students	Parking Spaces Required	Available Off-Street Parking	Available		
				Business Square Footage	Number of Rooms	Number of Seats					Eastern Street Parking	Side Street Parking	
113.	J-Dos Internationale	7826 Eastern Avenue, Washington, DC 20012	7						0				
114.	J&T Construction	7826 Eastern Avenue, Washington, DC 20012	7						0				
115.	Parchment, Evelyn C., Attorney	7826 Eastern Avenue, Washington, DC 20012	7						0				
116.	Pepper and Hobbes	7826 Eastern Avenue, Washington, DC 20012	7						0				
117.	Preddie, Keith	7826 Eastern Avenue, Washington, DC 20012	7						0				
118.	Premium Select Home Care, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
119.	Professional Insurers and Assocs.	7826 Eastern Avenue, Washington, DC 20012	7						0				
120.	Psychological & Educ. Assoc., Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
121.	Rabbinical Council of Greater Washington	7826 Eastern Avenue, Suite LL-8, Washington, DC 20012	7						0				
122.	Riviera Enterprises, Inc. (REI / DRAYCO)	7826 Eastern Avenue, Washington, DC 20012	7						0				
123.	Robert M. Moore Real Estate Co.	7826 Eastern Avenue, Washington, DC 20012	7						0				
124.	Santos-Caballery, Lillian, Attorney	7826 Eastern Avenue, Washington, DC 20012	7						0				
125.	Stacey C. Lea Insurance Group	7826 Eastern Avenue, Washington, DC 20012	7						0				
126.	System Solution Management, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
127.	The Ivy Foundation	7826 Eastern Avenue, Suite 515, Washington, DC 20012	7						0				
128.	Uza, Henry, EA	7826 Eastern Avenue, Washington, DC 20012	7						0				
129.	World Child, Inc.	7826 Eastern Avenue, Washington, DC 20012	7						0				
130.	Greater Washington Dental Service	7824 Eastern Avenue, Washington, DC 20012	8						0				
									Subtotal:	56	56	11	
									Eastern Avenue / 7800 Block of the west side of Georgia Avenue Subtotal:	429	309	58	16
131.	Shepherd Park Medical Center	7733 Alaska Avenue, Washington, DC 20012	8	1,389					0	0	12	14	
132.	Eddie's Carry Out	7730 Georgia Avenue, Washington, DC 20012	4	2,530					11	10			
133.	Shepherd Park Barber Shop	7716 Georgia Avenue, Washington, DC 20012	11	861					0	0			
134.	D&T Alteration Specialists	7712 Georgia Avenue, Washington, DC 20012	11	1,227					0	0			
135.	China Hut Carry Out	7708 Georgia Avenue, Washington, DC 20012	4	1,178					0	0			
	7702-7706 Georgia Avenue		11	2,041					0	0			
136.	Investors Real Estate	7706 Georgia Avenue, Washington, DC 20012	11						0				
137.	Beauty Supply	7702 Georgia Avenue, Washington, DC 20012	11						0				
				Aggregation totals for businesses 131-137 with land use code:	4	3,708			23				
				Aggregation totals for businesses 131-137 with land use code:	8	1,389			0				
				Aggregation totals for businesses 131-137 with land use code:	11	4,129			4				
									Subtotal:	27	10		
138.	Rainbow Seafood Carryout	7700 Georgia Avenue, Washington, DC 20012	4	1,716					3	1			
139.	C.A.M.	7618 Georgia Avenue, Washington, DC 20012	11	1,443					0	0			
140.	Universal Martial Arts Center	7616 Georgia Avenue, Washington, DC 20012	15	4,419					3	6			
	7612-7614 Georgia Avenue			2,000							10		
141.	New Dimensions Kingdom Ministries	7612 Georgia Avenue, Washington, DC 20012	14			100			1				
142.	Academia de la Porta Christian School	7612-7614 Georgia Avenue, Washington, DC 20012	17				7	45	5				
	7608-7610 Georgia Avenue			3,457							14		
143.	The Word Baptist Church ¹	7610-A Georgia Avenue, Washington, DC 20012	14						0				
144.	The James Gallery	7610 Georgia Avenue, Washington, DC 20012	1						0				
145.	B&T Jewelry	7608 Georgia Avenue, Washington, DC 20012	11						0				
				Aggregation totals for businesses 138-145 with land use code:	4	1,716			3				
				Aggregation totals for businesses 138-145 with land use code:	11	4,900			7				
				Aggregation totals for businesses 138-145 with land use code:	14		100		1				
				Aggregation totals for businesses 138-145 with land use code:	15	4,419			3				
				Aggregation totals for businesses 138-145 with land use code:	17		7	45	5				
									Subtotal:	19	31		
	7600 Georgia Avenue Office Building	7600 Georgia Avenue, Washington, DC 20012	7	31,120					49	35			
146.	LL IBN. Corporatoin Supretech, Inc.	7600 Georgia Avenue, Suite 100, Washington, DC 20012	7						0				
147.	HL Walker & Associates, Architects and Planners	7600 Georgia Avenue, Suite 204, Washington, DC 20012	7						0				
148.	Capital Real Estate Appraisers	7600 Georgia Avenue, Suite 205, Washington, DC 20012	7						0				
149.	Ego & Company PC Certified Public Accts	7600 Georgia Avenue, Suite 206, Washington, DC 20012	7						0				
150.	Egbe mo Yoruba WCFN	7600 Georgia Avenue, Suite 207, Washington, DC 20012	7						0				
151.	Law Offices Sloan & Associates, PC. Attorney at Law	7600 Georgia Avenue, Suite 208, Washington, DC 20012	7						0				
152.	K. Dockett Trucking Inc. Trucks to Go, Inc.	7600 Georgia Avenue, Suite 209, Washington, DC 20012	7						0				
153.	Maxwell Barbour & Associates - Speech, Language and Hearing Professionals	7600 Georgia Avenue, Suite 210, Washington, DC 20012	7						0				
154.	O.N. Okkeh & Associates, PC. Certified Public Accountants	7600 Georgia Avenue, Suite 215, Washington, DC 20012	7						0				
155.	Interiors Unlimited Inc.	7600 Georgia Avenue, Suite 217, Washington, DC 20012	7						0				
156.	Briscoe Carr Consultants	7600 Georgia Avenue, Suite 220, Washington, DC 20012	7						0				
157.	Rapid Accounting Business Service	7600 Georgia Avenue, Suite 300, Washington, DC 20012	7						0				
158.	The Carrington Group, Inc.	7600 Georgia Avenue, Suite 301, Washington, DC 20012	11						0				
159.	Francis Awoyera & Associates CPAs	7600 Georgia Avenue, Suite 302, Washington, DC 20012	7						0				
160.	Tax & Accounting Services	7600 Georgia Avenue, Suite 303, Washington, DC 20012	7						0				
161.	(nothing listed)	7600 Georgia Avenue, Suite 304, Washington, DC 20012											
162.	Trust Tax & Financial Service	7600 Georgia Avenue, Suite 306A, Washington, DC 20012	7						0				
163.	Garcete Construction, Inc.	7600 Georgia Avenue, Suite 306, Washington, DC 20012	7						0				
164.	Lance Bailey & Associates, Inc. Architects and Planners	7600 Georgia Avenue, Suite 308, Washington, DC 20012	7						0				
165.	Diversified Engineering / Diversified Asbestos Removal Company	7600 Georgia Avenue, Suite 315, Washington, DC 20012	7						0				
166.	Dynamic International, Inc.	7600 Georgia Avenue, Suite 325, Washington, DC 20012	7						0				
167.	Masonic & Eastern Star Home MESH Inc.	7600 Georgia Avenue, Suite 402, Washington, DC 20012	7						0				
168.	MVS, Inc.	7600 Georgia Avenue, Suite 403, Washington, DC 20012	7						0				
169.	DC ANC 4A	7600 Georgia Avenue, Suite 404, Washington, DC 20012	7						0				
170.	The Crisis Publishing Co., Inc.	7600 Georgia Avenue, Suite 405, Washington, DC 20012	7						0				
171.	Simon Construction Corp	7600 Georgia Avenue, Suite 409, Washington, DC 20012	7						0				
172.	Ubom Law Group, PLLC	7600 Georgia Avenue, Suite 410, Washington, DC 20012	7						0				

Table F3
Existing Parking Deficit Calculations

No.	Business Name	Address	Zoning/L and Use	Net			Number of Students	Parking Spaces Required	Available Off-Street Parking	Available Georgia / Eastern Street Parking	Available Side Street Parking
				Business Square Footage	Number of Rooms	Number of Seats					
173.	Ubom, White & Roberts, LLC, Attorney at Law	7600 Georgia Avenue, Suite 411, Washington, DC 20012	7				0				
174.	Law Offices John Pressley, Jr Alan S Gregory Esq	7600 Georgia Avenue, Suite 412, Washington, DC 20012	7				0				
175.	Bernard Bettis & Associates, Attorneys at Law	7600 Georgia Avenue, Suite 416, Washington, DC 20012	7				0				
176.	Catherine E. Abbey, Attorney At Law	7600 Georgia Avenue, Suite 417, Washington, DC 20012	7				0				
177.	Saleh's Hair Studios	7600 Georgia Avenue, Washington, DC 20012	11				0				
							Subtotal:	49	35	12	
178.	Lee Memorial Baptist Church Office	7530 Georgia Avenue, Washington, DC 20012	7	9,355			13	8		9	
179.	Fuente's Motors ²	7512 Georgia Avenue, Washington, DC 20012	11	1,978			0	30			
	7506-7510 Georgia Avenue		11	3,717			3	0			
180.	Cash Now Payday Advances	7510 Georgia Avenue, Washington, DC 20012	11				0				
181.	McCain's Coiffures	7506 Georgia Avenue, Washington, DC 20012	11				0				
				Aggregation totals for businesses 178-181 with land use code:	7	9,355	13				
				Aggregation totals for businesses 178-181 with land use code:	11	5,695	9				
							Subtotal:	22	8		
182.	Juanita E. Thornton/Shepherd Park Branch Library	7420 Georgia Avenue, Washington, DC 20012	20	20,000			36	12			
							Subtotal:	36	12		
	7414-6 Georgia Avenue		11	2,726			0	22			
183.	Twist n Turns	7416 Georgia Avenue, Washington, DC 20012	11				0				
184.	Naturally Yours Hair	7416 Georgia Avenue, Washington, DC 20012	11				0				
185.	Hair Attractions by S&T	7416 Georgia Avenue, Washington, DC 20012	11				0				
186.	State Farm Insurance	7414 Georgia Avenue, Washington, DC 20012	11				0				
187.	Samuel B. Cofer Real Estate	7414 Georgia Avenue, 2nd Floor, Washington, DC 20012	11				0				
188.	Teddy's Roti Shop	7414 Georgia Avenue, Washington, DC 20012	4				0				
189.	Ragtime	7414 Georgia Avenue, Washington, DC 20012	11				0				
190.	LM Printing Services	7412 Georgia Avenue, Washington, DC 20012	11	2,622			0	0			
191.	Dixon's Termite and Pest Management	7410 Georgia Avenue, Washington, DC 20012	11	1,363			0	0			
192.	Georgia Avenue Business Resource Center	7408 Georgia Avenue, Washington, DC 20012	7	1,363			0	0			
193.	McGuire Funeral Home ¹	7400 Georgia Avenue, Washington, DC 20012	13	9,188			9	20			
				Aggregation totals for businesses 183-193 with land use code:	7	1,363	0				
				Aggregation totals for businesses 183-193 with land use code:	11	6,711	13				
				Aggregation totals for businesses 183-193 with land use code:	13	9,188	0				
							Subtotal:	13	42	9	
194.	The Geranium Market	7350 Georgia Avenue, Washington, DC 20012	11	1,747			0	2		10	
195.	ASC Security Specialists	7348 Georgia Avenue, Washington, DC 20012	11	1,656			0	2			
196.	Rex Cleaners	7346 Georgia Avenue, Washington, DC 20012	11	1,250			0	1			
197.	Mayfair Liquors	7312 Georgia Avenue, Washington, DC 20012	11	1,482			0	18			
198.	Tito Contractors	7308 Georgia Avenue, Washington, DC 20012	11	1,874			0	8			
199.	2 Know Him	7304 Georgia Avenue, #2, Washington, DC 20012	7	1,618			0	1			
				Aggregation totals for businesses 194-199 with land use code:	7	1,618	0				
				Aggregation totals for businesses 194-199 with land use code:	11	8,008	17				
							Subtotal:	17	32	10	
							West side of Georgia Avenue Subtotal:	183	170	31	14
							Total:	893	694	120	59
							Parking Deficit for Entire Study Area:	20	(893-694-120-59)		

Side street parking available for commercial usage was estimated to be fifteen percent of the available spaces on the following streets:
 West of Georgia Avenue between Georgia Avenue and 12th Street: Fern, Geranium, Shepherd Streets; Alaska Avenue; Kalmia Road
 East of Georgia Avenue between Georgia Avenue and 8th Street: Fern Place, Geranium, Hemlock, Juniper Streets; Blair Road
 South of Eastern Avenue between Eastern Avenue and Kalmia Road: 12th, 13th, 14th Streets

¹ Washington DC zoning regulations calculate parking for churches and funeral homes based on their number of seats. Where the number of seats was not available, the required parking was calculated based on square footage.

² Since repair shop and car lot parking is self contained and may not be used by adjacent businesses, this surplus value is removed from the calculation of parking deficits for repair garages and car lots.

APPENDIX G DETAILED LIST OF BUSINESS COMMENTS

DRAFT

Upper Georgia Avenue Parking Study
Business Comments

Comments	Want More		Customer / Client Parking	Longer Parking	Improve Safety	Better Parking Enforcement	Provide Employee Permits / Stickers	Ticketing is too Strict	Build Parking Lot / Garage	Broken Meters	Meter Issues			There are no Parking Problems	Other Concerns
	General Parking	Employee Parking									Want More Meters	Want Fewer Meters	Want Longer Meters		
"Don't want to be bothered. We've already got parking. Police the meters more frequently."						●									
1. One hour parking limit does not give customers / patients enough time to complete business. 2. Even though we own property & business and have to spend long hours at the establishment, we cannot obtain a parking permit, because our cars have a MD license, so we have to move the vehicle every 2 hours to avoid parking violations. This is very inconvenient and impractical.				●			●	●							
We have 3 designated parking spaced in our building lot, however there is always a problem with visitors to building businesses parking in the lot which is reserved.			●			●									Monitoring of private lot usage
Almost all employees have been ticketed at least twice.							●								
Build a surface parking lot at GA & Geranium (between Exxon and McDonalds). Expand library parking. Better coordination between DC and Montgomery County.	●								●						Expand library parking / better coordination between DC and Maryland
Build more parking garages, though we have couple.	●								●						
Build parking garage.	●								●						
Building management needs to increase parking monitoring (check to make sure cars are parked in marked/allocated spaces). Need clear parking markings.						●									Monitoring of private lot usage
Check the condition of meters. Tickets issued so quickly.							●		●						
Current meters are one-hour. Need 4-hour meters or at least two-hour meters. Meters break down a lot. Need better maintenance.				●					●				●		
Currently, employees park in the owner's property (alley). Customers get tickets and don't come again. Has lost a lot of customers. Has asked to have bus stop and loading zone in the front moved. Wants a parking space in front of business.			●				●								Asked to have bus stop and loading zone moved to create space in front of business
Definite need for parking. Can only park on Geranium Street since it's unrestricted parking. Why are zone stickers needed at all?	●														
Doesn't feel there is a parking problem.														●	
Employees do not drive. No parking complaints.														●	
Employees have a hard time finding parking.		●													
Employees park in the back, but there is no specific off-street parking.		●													
Get more street parking, without regulations. One of the employees parks on the street due to lack of off-street parking.	●														Want unregulated street parking

Upper Georgia Avenue Parking Study
Business Comments

Comments	Want More			Longer Parking	Improve Safety	Better Parking Enforcement	Provide Employee Permits / Stickers	Ticketing is too Strict	Build Parking Lot / Garage	Broken Meters	Meter Issues			There are no Parking Problems	Other Concerns
	General Parking	Employee Parking	Customer / Client Parking								Want More Meters	Want Fewer Meters	Want Longer Meters		
Has lost employees due to the parking situation, at least 20. People get ticketed coming in to pick up their paycheck. Instantaneous ticketing. Broken meters. Walter Reed creates parking problem. Expand the back alley to provide parking. Could use a 15-minute space in front of business. The problem is mainly in the evenings. Perhaps implement some sort of off-site employee busing program for GA Avenue businesses.	●	●						●		●					Walter Reed / expand back alley / employee busing
Increase the hours for parking along the streets and increase parking lot size.	●			●											
It would be good for business if a parking garage was developed for customers.		●	●						●						
It would be nice to have public parking for employees / customers. No convenient parking for customers. Lack of "convenient parking" results in loss of customers, since the business is mainly for customer leisure or entertainment. Customer loss, particularly during rush hours.	●	●	●												
Maybe make the shopping center lot a paid lot to reduce the amount of "damage" found on weekends. Owner calls to have illegally parked cars ticketed / towed.						●									Make shopping center lot a paid lot / illegally parked cars in shopping center
Members attend meetings generally after 6pm. Parking lot appears adequate. If need to use office during the day, park on side street.													●		
Metermaids ticket before the meters run out and beyond the posted hours on signs/meters. Unjustified tickets hurt business. Clients don't want to go to the office.			●			●		●							
Meters broken. Sent a letter complaining about meters. When the garbage collectors come, she moves her car to another spot and gets ticketed.								●		●					
Meters in front of building were converted to 4-hour parking after businesses went to Adrian Fenty. Ticketed while parked at a 4-hour meter in front of the building. Ticket said the meter was two hour parking.	●					●		●							
Montgomery County has Kennet Street Garage, but it's nearly empty. Why aren't other parking garages open to the public, and if they are, why isn't it well publicized? Development on Newell Street and Eastern Avenue (both in Montco): what accommodations are being made for parking?															Open parking garages in Silver Spring to the public / questions about parking for new development
More meters needed.											●				
More off-street parking. During the AM, approximately 4-5 customers every 10 minutes.		●	●						●						
Need business parking permits for hours of operation.							●								
Need more parking, either meters or off-site.	●								●		●				
Need more parking.	●														
Need more parking.	●														

Upper Georgia Avenue Parking Study
Business Comments

Comments	Want More		Customer / Client Parking	Longer Parking	Improve Safety	Better Parking Enforcement	Provide Employee Permits / Stickers	Ticketing is too Strict	Build Parking Lot / Garage	Broken Meters	Meter Issues			There are no Parking Problems	Other Concerns
	General Parking	Employee Parking									Want More Meters	Want Fewer Meters	Want Longer Meters		
New meters were recently added. 2-3 months ago? Parking was easier before the meters.	●														
No parking problems.														●	
No parking problems.														●	
No public off street parking for our customers. Very little street parking. Build a public parking garage like they have in Silver Spring.	●		●						●						
Non-customers also park in parking lot. Employees do not drive. Owner has two cars, leaving eight spaces for customers						●									Non-customers park in business lot
Numerous accidents at Georgia and Kalmia. Enforcement of parking regulations, including more rush hour parking signs. Doesn't feel that parking is a problem for his business.					●	●								●	
One parking space is for the owner of the building. The other is first-come, first-served. The owner rents two apartments above the business and sometimes tenants park in both spaces.	●					●									
Owner had no complaints about parking needs.														●	
Owners of business should be allotted at least one parking permit for free parking on the street and adjoining neighborhood. We are paying taxes without benefits.		●					●								
Parking lots and parking meters will help relieve the situation.	●								●		●				
Parking problems are worse in the evening.															
Provide public parking within walking distance of Georgia and Alaska for employees and customers. Open design for security purposes. Located on Georgia Avenue.	●	●	●		●				●						
Public parking garage	●								●						
Reinstall parking on Eastern Avenue between the Social Security Building and GA Avenue.	●														
Reinstall parking on Eastern Avenue between the Social Security Building and GA Avenue. 15 minute parking would be fine. Employees get tickets.	●														
Remove the meters												●			
The apartments across GA Avenue use the business parking lot, and the owner is unhappy with it.	●					●									Non-customers use lot

Upper Georgia Avenue Parking Study
Business Comments

Comments	Want More		Customer / Client Parking	Longer Parking	Improve Safety	Better Parking Enforcement	Provide Employee Permits / Stickers	Ticketing is too Strict	Build Parking Lot / Garage	Broken Meters	Meter Issues			There are no Parking Problems	Other Concerns
	General Parking	Employee Parking									Want More Meters	Want Fewer Meters	Want Longer Meters		
The owner sometimes feeds the meters for customers. DC metermaids are predatory. Maryland metermaids ticket on Eastern Avenue. There needs to be better coordination between DC and Maryland authorities. More parking used to be available on the south side of Eastern Avenue between the social security building and Georgia Avenue. Owner said she called Montgomery County to see if the meters could be made consistent with those in DC. One quarter gets 24 minutes on GA Avenue in Montco, but one hour on Eastern Avenue in DC, causing patrons of MD businesses to park in DC.	●		●			●									Consistency between DC and Montgomery County / claims Maryland issues tickets on Eastern Avenue
There is a bus zone in front of the gate to the business. If the owner parks his car in front of his business to unlock the gate, he is ticketed. Need for 4-hour meters. 1-hour meter currently in front of the business. Need for "business permits." Pay DC for these permits rather than paying tickets.				●			●	●					●		
Too many tickets. Tickets too expensive. Customers don't want to shop because of tickets.			●					●							
Two hour parking is not long enough. Employees and clients don't always think of parking when conducting business. Questions of the safety of parking in residential areas east of Georgia Avenue. "Hanging out" on the street corner prior to business opening. Suggested "employee parking stickers" that would override parking regulations.		●		●	●		●								
Two of the employees have Ward 4 permits. They can park anywhere. Need for employee parking near the business. Feels there is not enough parking.		●					●								
Wishes for more consistency between signs and meters.															Wants more consistency
Wishes there was more consistency with regards to parking hours in the area. Clients usually stay 15-20 minutes.	●		●												Wants more consistency
Total:	23	10	11	5	3	11	6	12	10	4	3	1	2	7	

Percentage of Respondents Providing Comments:	40.4%	17.5%	19.3%	8.8%	5.3%	19.3%	10.5%	21.1%	17.5%	7.0%	5.3%	1.8%	3.5%	12.3%
Percentage of all Respondents:	31.9%	13.9%	15.3%	6.9%	4.2%	15.3%	8.3%	16.7%	13.9%	5.6%	4.2%	1.4%	2.8%	9.7%

Total response rate = 72 / 203 = 35.5%