

Petworth Parking Management Plan (PMP)

Problem Statement

New development around the Georgia Avenue / Petworth metro rail station is anticipated to create additional trips to the area. While many of these trips will be served by metro rail and bus, it is possible that the land use changes will also increase pressure on surrounding on-street parking resources.

Approved mixed-use developments along Georgia Avenue from Otis Place NW to Upshur Street NW are expected to bring at least 47,500 square feet of retail and 350 new residential units to the corridor.

Residents in the immediate neighborhood have expressed concern that on-street parking spaces are becoming increasingly difficult to find.

A total of 30 block faces were reviewed for this study along Georgia Avenue from Otis Place to Upshur Street, which included one block east and west of Georgia Avenue plus the 3700 block of 9th Street behind the Park Place Development and the 4100 block of Kansas Avenue behind the 4100 Georgia Avenue mixed-use building to include a new Yes! Organic Market. The study area consisted of residential only, mixed-use, and commercial blocks with varying regulations and signage.

Project Description

The District Department of Transportation (DDOT) has conducted a parking analysis around the Petworth metro station in order to:

- Survey parking supply and utilization rates;
- Evaluate parking regulations and signage;
- Identify potential issues / problems; and
- Devise strategies to effectively and efficiently utilize existing parking resources to accommodate the proposed development, while protecting parking resources for District residents, businesses and the immediate neighborhood.

Summary of Findings

Site visits were completed between 9:00am and 1:00pm during two typical weekdays.

The study team found that the Georgia Avenue corridor lacks a cohesive regulatory parking system. Many blocks do not have consistent or uniform signage, and several regulations are outdated and do not match the adjacent land use. Detailed information can be found in the technical appendix.

Parking supply, when observed, appeared to be adequate on most blocks in the study area.

On average, each block had 25% or more parking spots available. Notable exceptions were observed on the 3700 block of Georgia Avenue, 3700 and 3600 blocks of New Hampshire, and the 800 Block of Quincy Street. These streets had less than 10% of available spots open than the other streets observed and are all within one block of the Petworth metro station. Interestingly, the 900 block of Quincy along with the 3700 block of 9th had at least 30% open spots available for parking even though they are within one block from the Westside metro entrance. This situation might be due to the current construction of Park Place, which closed the metro entrance and parking lane on the west side of Georgia Avenue for a long period.

About 10 vehicular parking spots near the metro station were missing any curbside parking regulations and were for the most part occupied by out of state vehicles.

Two business owners along Georgia Avenue complained that they do not have parking since they are not Ward 4 residents and have to endure high fines and penalties while paying District taxes and servicing the neighborhood.

Recommendations

Although a parking shortage was not observed with at least 25% of open spots available on 26 of the block faces, signage and regulatory updates are needed to bring consistency to the corridor, encourage turn over for business patrons, and ensure residential parking restrictions near planned development.

In addition, blocks experiencing high demand that serve both residential and commercial needs can benefit from dedicated RPP only parking restrictions to preserve residential parking and meters to encourage fast turn over for patrons.

In order to address community concerns regarding the new mixed-use development and possible additional parking pressures on RPP, the following is recommended:

Park Place Development

- Restrict the north side of the 900 block of Quincy and the Westside of the 3700 block of 9th street be restricted to RPP only parking from 9am-8:30pm Mon-Sat.
- Add 2hr meters along the commercial frontage on Quincy Street from 9am-6:30pm Mon-Sat.

Yes! Organic Market

- Add “no parking” restrictions in front of the 4100 Georgia Avenue Residences Entrance.
- Add 2hr meters along the 4100 block of Georgia Avenue.
- Add 2hr parking restrictions on the 900 block of Taylor Street 9am-8:30pm.

Proposed changes to curbside regulations; specific signage updates and proposed new meters can be found in the technical appendix.