

# Executive Summary

Case No. 19503

## Project Description

Applicant: District of Columbia  
Department of General Services

Request: Parking space relief associated with new recreation/ community center constructed as part of the renovation of the park's playgrounds and tennis courts.

## Site Description

Address: Square 1560 Lot 805 –  
4500 Van Ness St. NW

Zoning: R-1-B

Use: Property has been a park with a recreation/ community center for decades without off-street parking spaces. As part of playground renovation, a new recreation/ community center was constructed that triggered the ZR-16 parking requirement.

### Public Transportation:

- Metro: Tenleytown/AU (0.7 miles)
- Bus: N4, N6, (0.1 miles); M4, N2 (0.3 miles)
- Car share: 1 car-sharing option within 0.3 miles, 1 within .6 miles
- Capital Bikeshare: 1 station within 0.3 miles, 2 stations within .6 miles

## Satisfies Standard for Relief

### **Harmonious with Purpose and Intent of Zoning Regulations and Zone Maps**

- R-1-B development standards seek to promote “a suitable environment for family life”, which includes recreation and parks.
- Use of the Property as a park is not changing as a result of this Application.

### **No Adverse Effect on Neighbors**

- There is ample on-street parking surrounding the park.
- Time restrictions on parking along 45<sup>th</sup> Street and sections of Van Ness Street do not apply on weekends and evenings, when the park is most likely to be used.

### **Applicant meets conditions of § C-703.2**

- (a) Physical constraints of the Property result in the inability to provide parking on the lot or within 600 feet.
  - No off-street parking can be provided due to the park's programmed recreational spaces and mature trees and the lack of a curb cut for vehicular access
- (h)(1) The Property has no public alley and a curb cut permit has been denied by DDOT.
  - DGS has applied for a curb cut as part of the public space permit and DDOT DDOT's comments on that permit application stated that “DDOT PSD does not support” a curb cut.”
- C-703.3: Parking relief only for the amount that cannot be provided and is proportionate
  - No parking can be provided on site, and reduction is proportionate because the Park has not provided off-street parking.
- C-703.4: TDM- Applicant no longer seeks waiver and will provide TDM measures as directed by DDOT.

### **Special Exception**

Parking  
(§§ C-703.2)

### Community Outreach:

- **Resolution of Support for ANC 3E in record at Exhibit No. 28. Area of proposed designated street parking requested by ANC shown in plans filed with this Pre-Hearing Statement.**