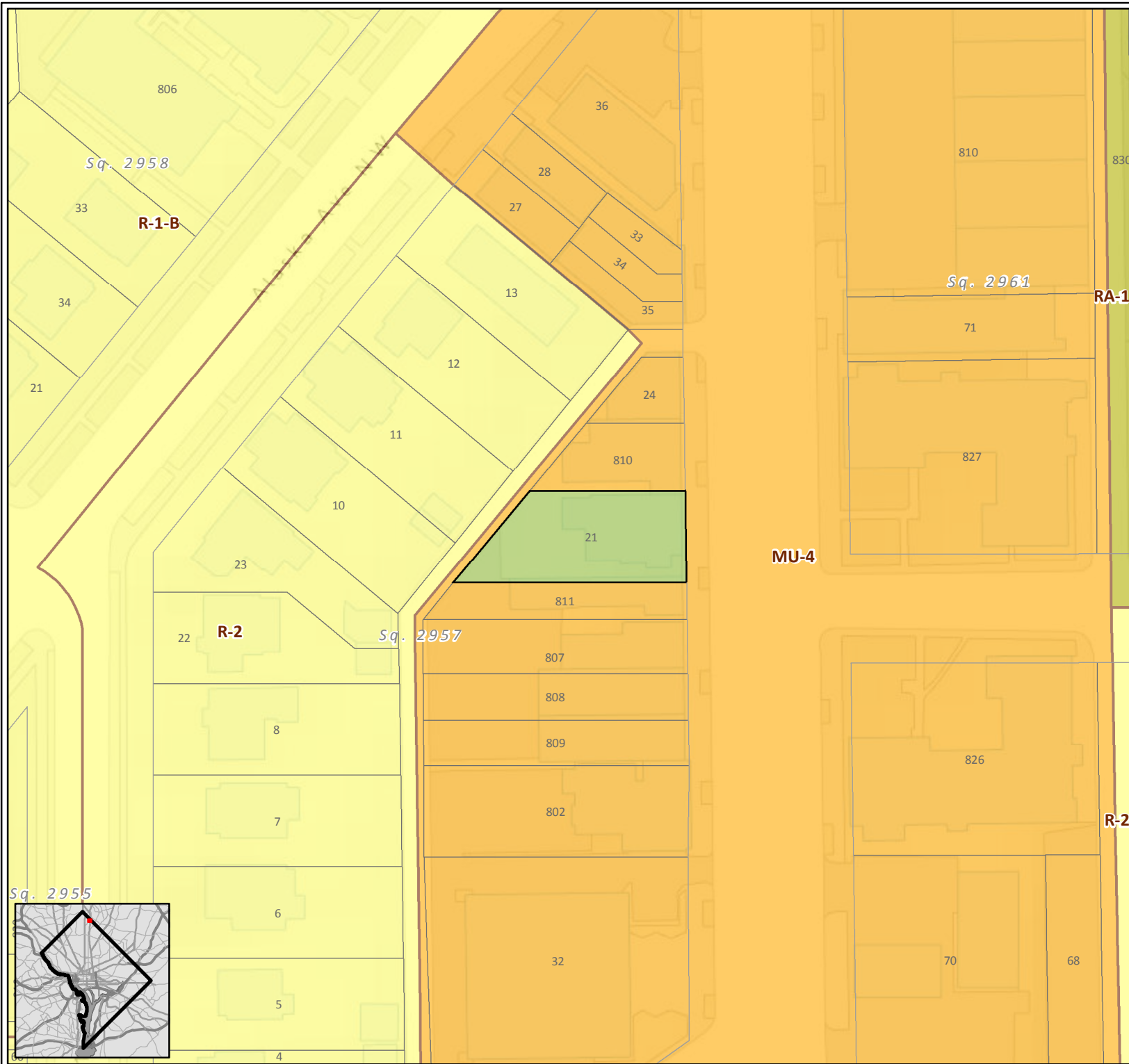





Tab *A*

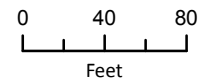


## Legend

-  Mixed-Use
-  Residential Apartment
-  Residential



## Zoning Map of the District of Columbia



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO)  
Exported on: 9/18/2017

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,  
441 4th St NW, Suite 200 South, Washington, DC 20001  
202-727-6311 | [dcoz@dc.gov](mailto:dcoz@dc.gov)

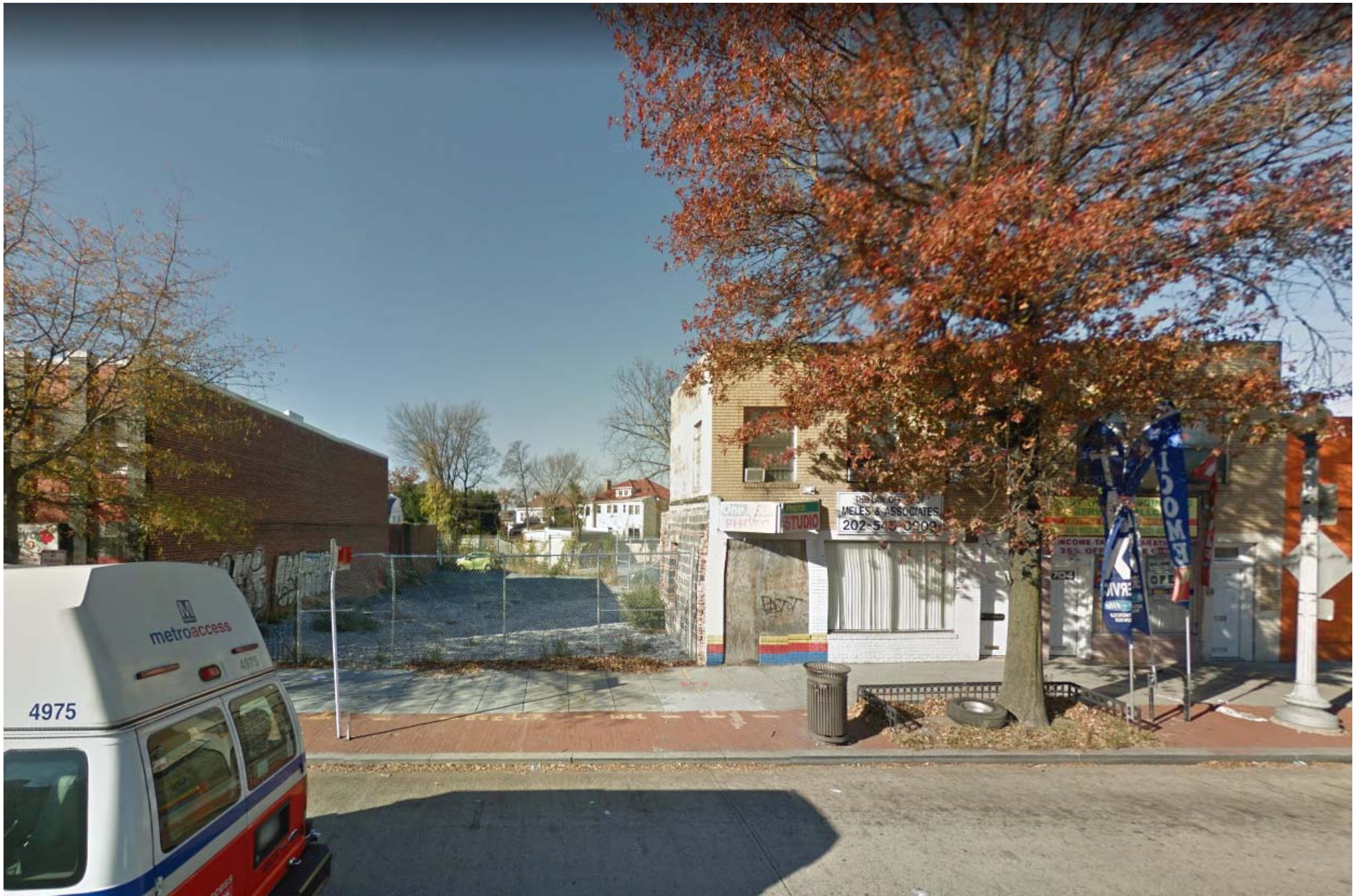
Tab B



# 7700-7706 GEORGIA AVE NW

WASHINGTON DC 20012

SHEET INDEX - PT ARCHITECTURAL	
SHEET #	SHEET NAME
SD1.0	COVER
SD1.1	ZONING ANALYSIS
SD2.0	SITE PLANS - OPTION 1 & OPTION 2
SD2.1	CELLAR PLANS - OPTION 1 & OPTION 2
SD2.2	1ST FLOOR PLANS - OPTION 1 & OPTION 2
SD2.3	TYPICAL FLOOR PLANS - OPTION 1 & OPTION 2
SD2.4	4TH FLOOR PLANS - OPTION 1 & OPTION 2
SD2.5	ROOF/PENTHOUSE PLANS - OPTION 1 & OPTION 2
SD3.0	SECTION



# ZONING ANALYSIS

SQUARE	LOT	ZONE	LOT SIZE	HISTORIC
2957	0021 & 0810	MU-4	5099 SF & 2412 SF	NOT APPLICABLE

	ALLOWABLE / REQUIRED	PROPOSED OPTION 1	PROPOSED OPTION 2 (ELEVATOR)
LOT SIZE	7,511 SF	7,511 SF	7,511 SF
LOT OCCUPANCY	75% FOR IZ (5,633 SF)	75% (5,632 SF)	75% (5,632 SF)
FAR	3.0 FOR IZ (22,533 SF)	3.0 (22,161 SF)	3.0 (22,161 SF)
PENTHOUSE FAR	0.4 (3,004 SF)	0.4 (3,004 SF)	0.4 (3,004 SF)
REAR YARD SETBACK	15'-0" MIN (MEASURED FROM CENTER OF ALLEY FOR 25' IN HEIGHT, GRADE AT MIDDLE OF THE BUILDING TO 25' IN ELEVATION)	15'-0"	15'-0"
SIDE YARD SETBACK (S)	2"/1'-0" OF HEIGHT, NOT LESS THAN 5'-0" - AT 50' HEIGHT, 8'-4" MIN SIDE YARD REQUIRED	NOT APPLICABLE	NOT APPLICABLE
BUILDING HEIGHT	50'-0"	50'-0"	50'-0"
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4 <ul style="list-style-type: none"><li>702.1(C) PARKING REQ. CAN BE REDUCED BY 50% - PROJECT SITE IS LESS THAN .25 MILES FROM GEORGIA AVE / 7TH STREET BUS ROUTE 70</li><li>708.2 - UP TO TWO DEDICATED CAR SHARE SPACES PROVIDED MAY COUNT AS THREE REQUIRED PARKING SPACES</li><li>712.3 AT LEAST 50% OF REQUIRED PARKING MUST MEET FULL SIZED PARKING SPACE STANDARD</li></ul>	33 UNITS - 4 = 29 / 3 = 10 PARKING SPACES REQUIRED  PROJECT PROVIDES: 1 CAR SHARE 8 STANDARD SPACES (WITH 1 ADA)	35 UNITS - 4 = 31 / 3 = 10 PARKING SPACES REQUIRED  PROJECT PROVIDES: 1 CAR SHARE 8 STANDARD SPACES (WITH 1 ADA)
LONG TERM BICYCLE PARKING	1 SPACE / 3 DWELLING UNITS	10 SPACES	10 SPACES
SHORT TERM BICYCLE PARKING	1 SPACE / 20 DWELLING UNITS	1 SPACES	1 SPACES
GAR	0.3, SEE ZRR SUBTITLE C CHAPTER 06		
IZ	10% OF GFA DEDICATED FOR RESIDENTIAL USE OR 75% OF ACHIEVABLE BONUS DENSITY, SEE ZRR SUBTITLE C CHAPTER 10	10% OF GFA = <b>2,991 SF</b>  75% OF ACHIEVABLE BONUS DENSITY = (.5 X 7511 SF) X .75 = 2,817 SF	10% OF GFA = <b>2,991 SF</b>  75% OF ACHIEVABLE BONUS DENSITY = (.5 X 7511 SF) X .75 = 2,817 SF

**GSF PROPOSED (SAME FOR BOTH OPTIONS)**

CELLAR FLOOR	4,741 SF
1ST FLOOR	4,741 SF
2ND FLOOR	5,811SF
3RD FLOOR	5,811SF
4TH FLOOR	5,811 SF
PENTHOUSE	3,004 SF

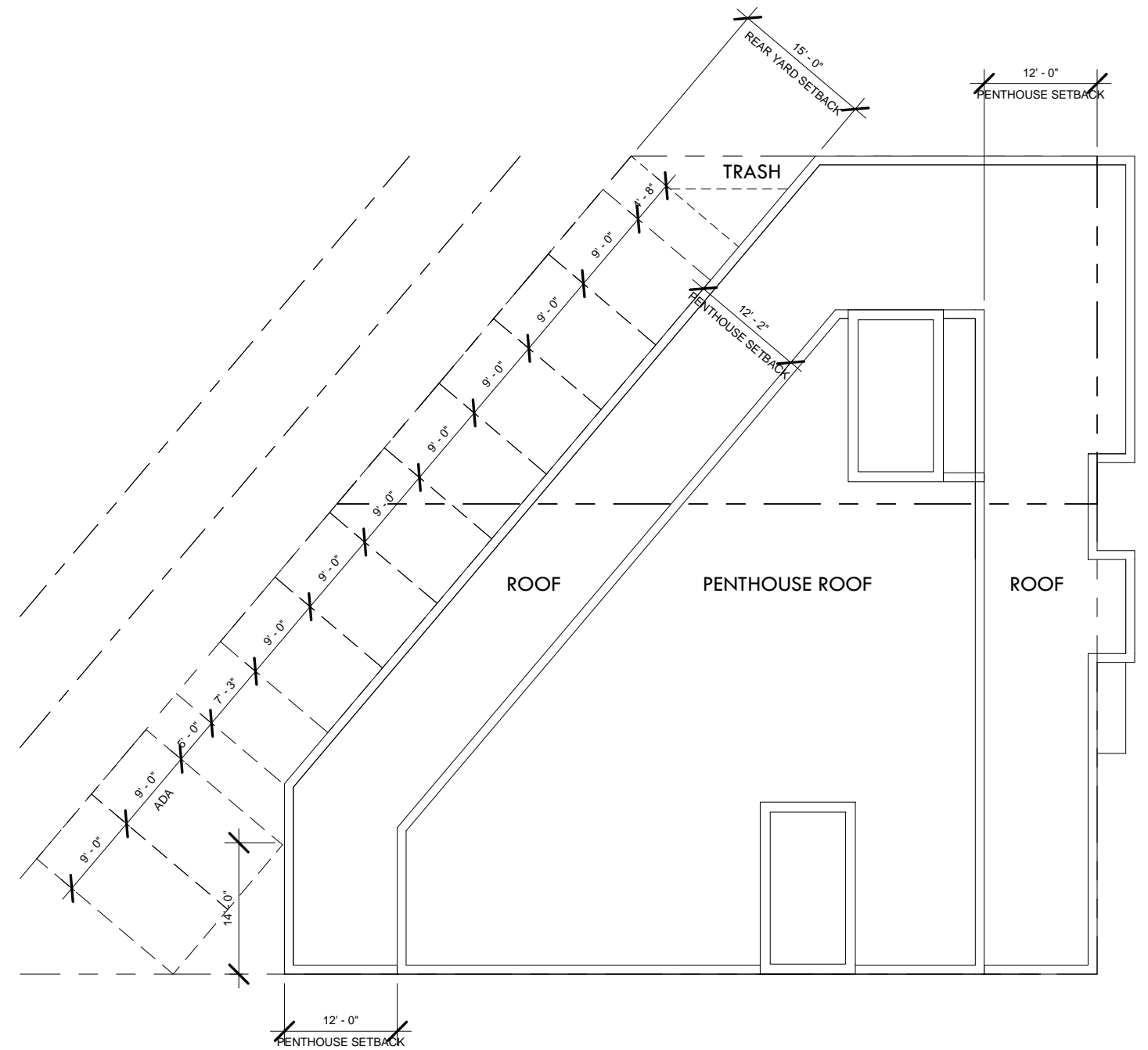
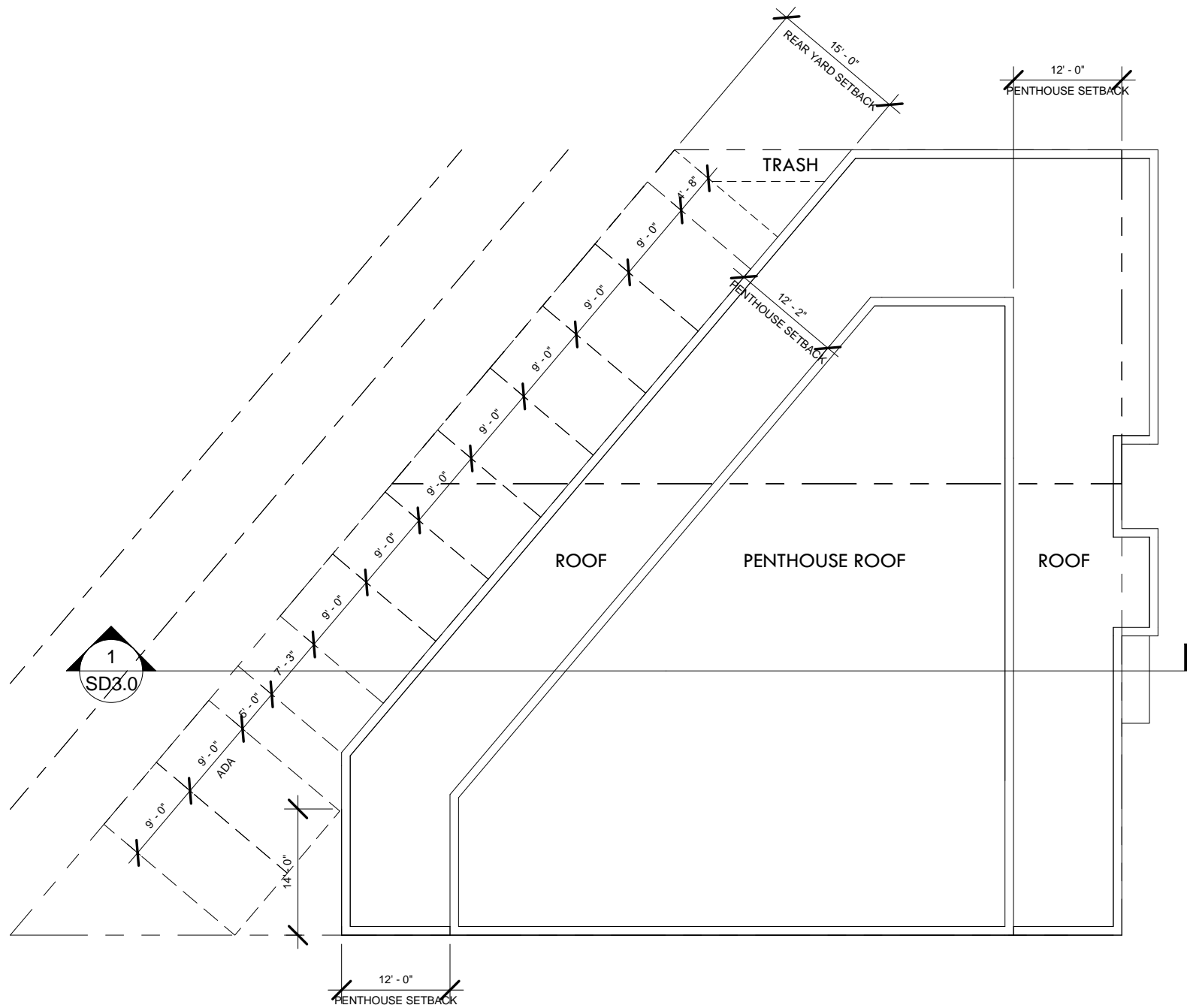
**GSF TOTAL 29,919 SF**

**PROPOSED FAR (SAME FOR BOTH OPTIONS)**

CELLAR FLOOR	0 SF
1ST FLOOR	4,741 SF
2ND FLOOR	5,632 SF
3RD FLOOR	5,632 SF
4TH FLOOR	5,632 SF
PENTHOUSE	0 SF

**TOTAL 21,637 SF**





**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 800 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
-UNIT 12 = 802 SF  
-UNIT 13 = 466 SF  
-UNIT 14 = 815 SF  
-UNIT 15 = 485 SF

**SECOND FLOOR = 7 UNITS**

-UNIT 21 = 800 SF  
-UNIT 22 = 576 SF  
-UNIT 23 = 601 SF  
-UNIT 24 = 602 SF  
-UNIT 25 = 1,089 SF  
-UNIT 26 = 764 SF  
-UNIT 27 = 611 SF

**THIRD FLOOR = 7 UNITS**

-UNIT 31 = 800 SF  
-UNIT 32 = 576 SF  
-UNIT 33 = 601 SF  
-UNIT 34 = 602 SF  
-UNIT 35 = 1,089 SF  
-UNIT 36 = 764 SF  
-UNIT 37 = 611 SF

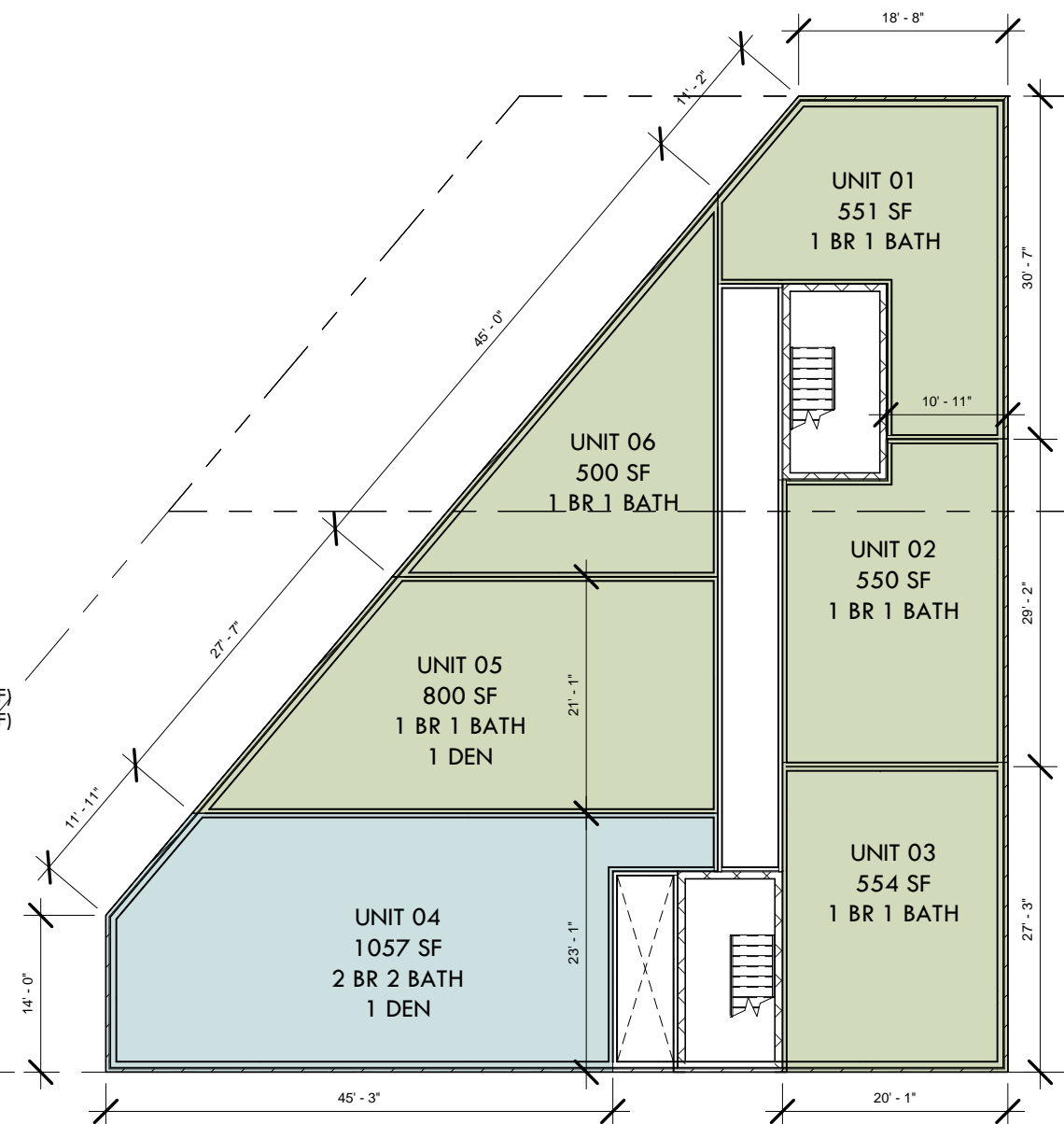
**FOURTH FLOOR = 8 UNITS**

-UNIT 41 = 735 SF  
-UNIT 42 = 900 SF (INCL ABOVE SF)  
-UNIT 43 = 828 SF (INCL ABOVE SF)  
-UNIT 44 = 870 SF (INCL ABOVE SF)  
-UNIT 45 = 810 SF (INCL ABOVE SF)  
-UNIT 46 = 1,510 SF (INCL ABOVE SF)  
-UNIT 47 = 1,264 SF (INCL ABOVE SF)  
-UNIT 48 = 954 SF (INCL ABOVE SF)

**PENTHOUSE**

-UNIT 32.2 = +400 SF  
-UNIT 33.2 = +427 SF  
-UNIT 34.2 = +370 SF  
-UNIT 35.2 = +420 SF  
-UNIT 36.2 = +500 SF  
-UNIT 37.2 = +544 SF  
-UNIT 38.2 = +304 SF

**TOTAL UNITS= 33**



PLAN - CELLAR OPT. 1  
1/16" = 1'-0"

**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 699 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
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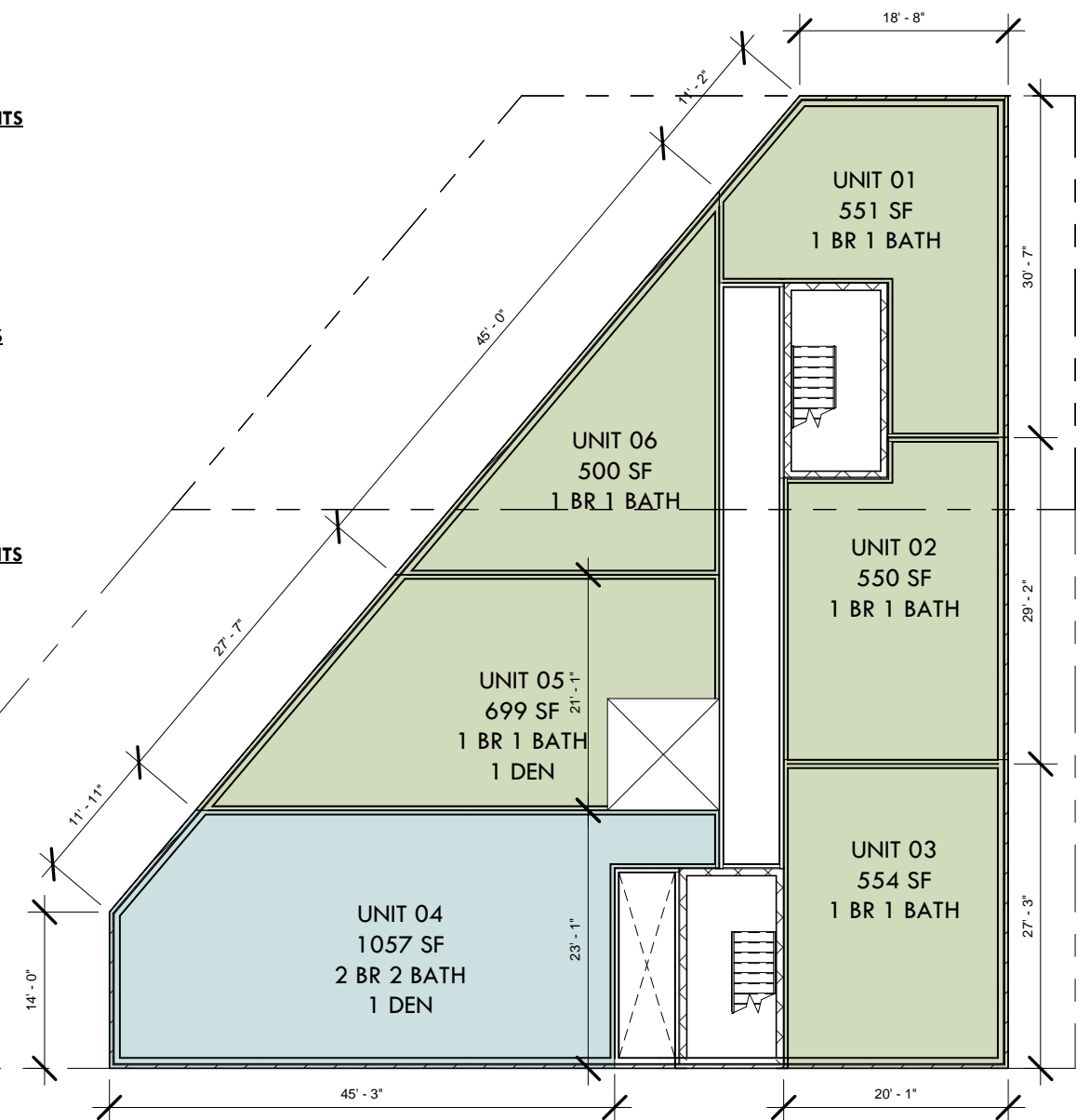
**FOURTH FLOOR = 7 UNITS**

-UNIT 41 = 800 SF  
-UNIT 42 = 570 SF  
-UNIT 43 = 600 SF  
-UNIT 44 = 602 SF  
-UNIT 45 = 1,090 SF  
-UNIT 46 = 709 SF  
-UNIT 47 = 600 SF

**PENTHOUSE = 3 UNITS**

-UNIT 41 = 740 SF  
-UNIT 42 = 780 SF  
-UNIT 43 = 633 SF

**TOTAL UNITS= 35**



PLAN - CELLAR OPT. 2  
1/16" = 1'-0"

CELLAR FLOOR = 6 UNITS

- UNIT 01 = 551 SF
- UNIT 02 = 550 SF
- UNIT 03 = 554 SF
- UNIT 04 = 1,057 SF
- UNIT 05 = 800 SF
- UNIT 06 = 500 SF

FIRST FLOOR = 5 UNITS

- UNIT 11 = 448 SF
- UNIT 12 = 802 SF
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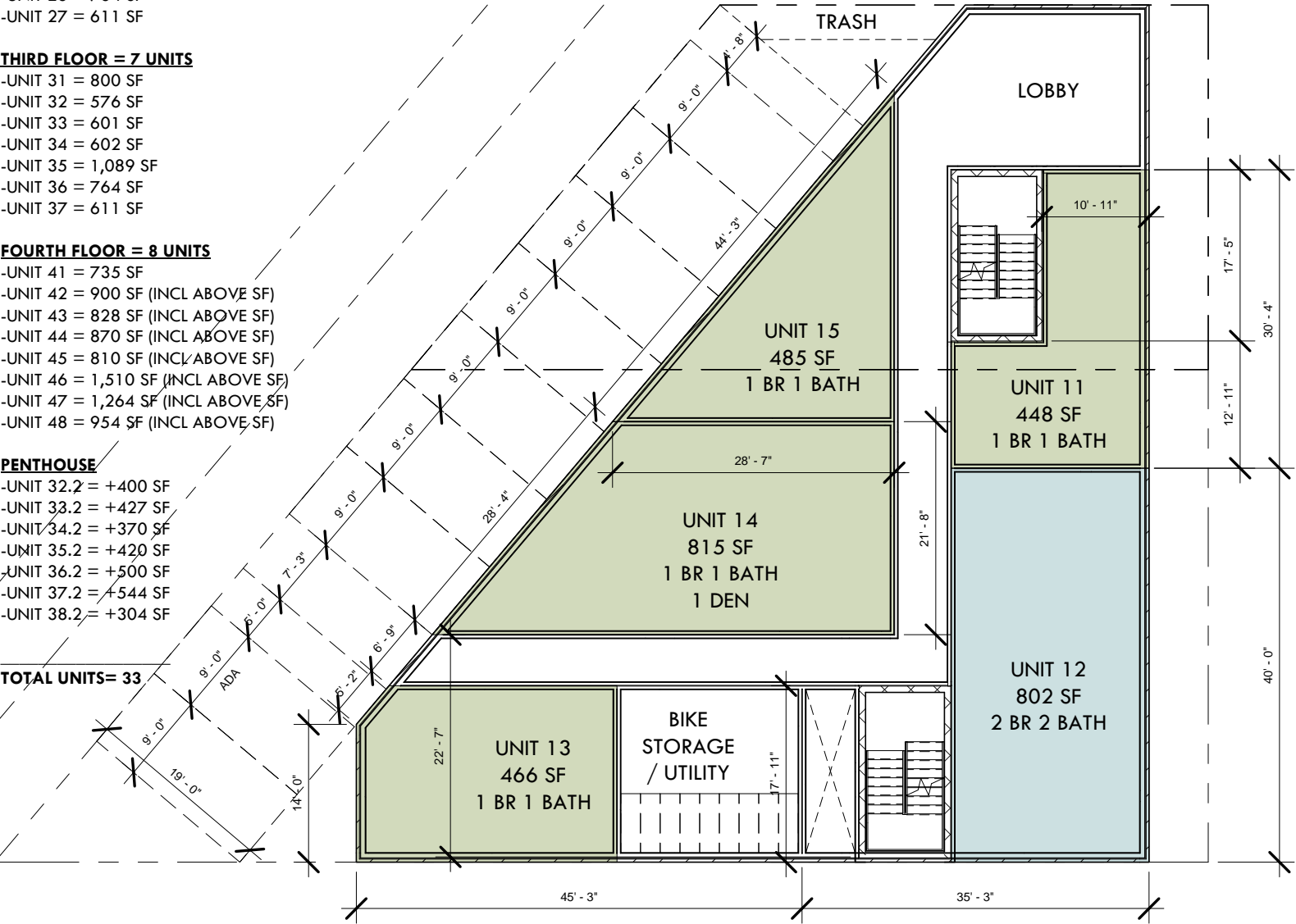
FOURTH FLOOR = 8 UNITS

- UNIT 41 = 735 SF
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- UNIT 44 = 870 SF (INCL ABOVE SF)
- UNIT 45 = 810 SF (INCL ABOVE SF)
- UNIT 46 = 1,510 SF (INCL ABOVE SF)
- UNIT 47 = 1,264 SF (INCL ABOVE SF)
- UNIT 48 = 954 SF (INCL ABOVE SF)

PENTHOUSE

- UNIT 32.2 = +400 SF
- UNIT 33.2 = +427 SF
- UNIT 34.2 = +370 SF
- UNIT 35.2 = +420 SF
- UNIT 36.2 = +500 SF
- UNIT 37.2 = +544 SF
- UNIT 38.2 = +304 SF

TOTAL UNITS= 33



PLAN - 1ST FLOOR OPT. 1  
1/16" = 1'-0"

CELLAR FLOOR = 6 UNITS

- UNIT 01 = 551 SF
- UNIT 02 = 550 SF
- UNIT 03 = 554 SF
- UNIT 04 = 1,057 SF
- UNIT 05 = 699 SF
- UNIT 06 = 500 SF

FIRST FLOOR = 5 UNITS

- UNIT 11 = 448 SF
- UNIT 12 = 802 SF
- UNIT 13 = 466 SF
- UNIT 14 = 715 SF
- UNIT 15 = 485 SF

SECOND FLOOR = 7 UNITS

- UNIT 21 = 800 SF
- UNIT 22 = 576 SF
- UNIT 23 = 601 SF
- UNIT 24 = 602 SF
- UNIT 25 = 1,089 SF
- UNIT 26 = 694 SF
- UNIT 27 = 611 SF

THIRD FLOOR = 7 UNITS

- UNIT 31 = 800 SF
- UNIT 32 = 576 SF
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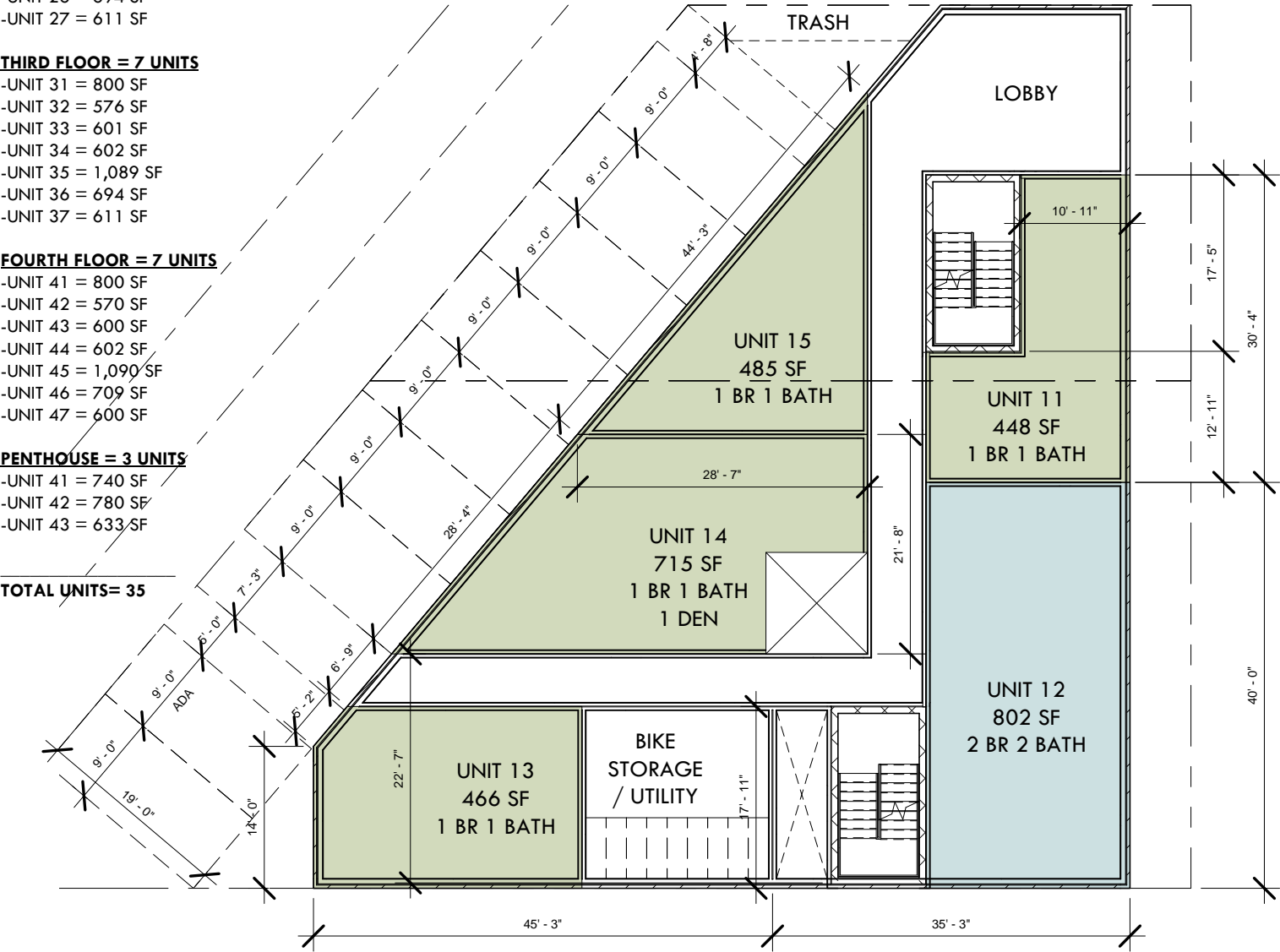
FOURTH FLOOR = 7 UNITS

- UNIT 41 = 800 SF
- UNIT 42 = 570 SF
- UNIT 43 = 600 SF
- UNIT 44 = 602 SF
- UNIT 45 = 1,090 SF
- UNIT 46 = 709 SF
- UNIT 47 = 600 SF

PENTHOUSE = 3 UNITS

- UNIT 41 = 740 SF
- UNIT 42 = 780 SF
- UNIT 43 = 633 SF

TOTAL UNITS= 35



2 PLAN - 1ST FLOOR OPT. 2  
SD2.2 1/16" = 1'-0"



### BAY CALCULATION

-87' BUILDING WIDTH  
 -24' OF WIDTH = 13' OF BAY, ANYTHING  
 BEYOND 24' IS 6" PER 1'-0" OF WIDTH  
 -87'-24' = 63'  
 -63' X 6" = 378/12 = 31'-6"  
 -31'-6" + 13' = 44'-6"  
**TOTAL 44'-6"**  
 SEE BELOW - 32'-7" + 11'-11" = 44'-6"

#### CELLAR FLOOR = 6 UNITS

-UNIT 01 = 551 SF  
 -UNIT 02 = 550 SF  
 -UNIT 03 = 554 SF  
 -UNIT 04 = 1,057 SF  
 -UNIT 05 = 800 SF  
 -UNIT 06 = 500 SF

#### FIRST FLOOR = 5 UNITS

-UNIT 11 = 448 SF  
 -UNIT 12 = 802 SF  
 -UNIT 13 = 466 SF  
 -UNIT 14 = 815 SF  
 -UNIT 15 = 485 SF

#### SECOND FLOOR = 7 UNITS

-UNIT 21 = 800 SF  
 -UNIT 22 = 576 SF  
 -UNIT 23 = 601 SF  
 -UNIT 24 = 602 SF  
 -UNIT 25 = 1,089 SF  
 -UNIT 26 = 764 SF  
 -UNIT 27 = 611 SF

#### THIRD FLOOR = 7 UNITS

-UNIT 31 = 800 SF  
 -UNIT 32 = 576 SF  
 -UNIT 33 = 601 SF  
 -UNIT 34 = 602 SF  
 -UNIT 35 = 1,089 SF  
 -UNIT 36 = 764 SF  
 -UNIT 37 = 611 SF

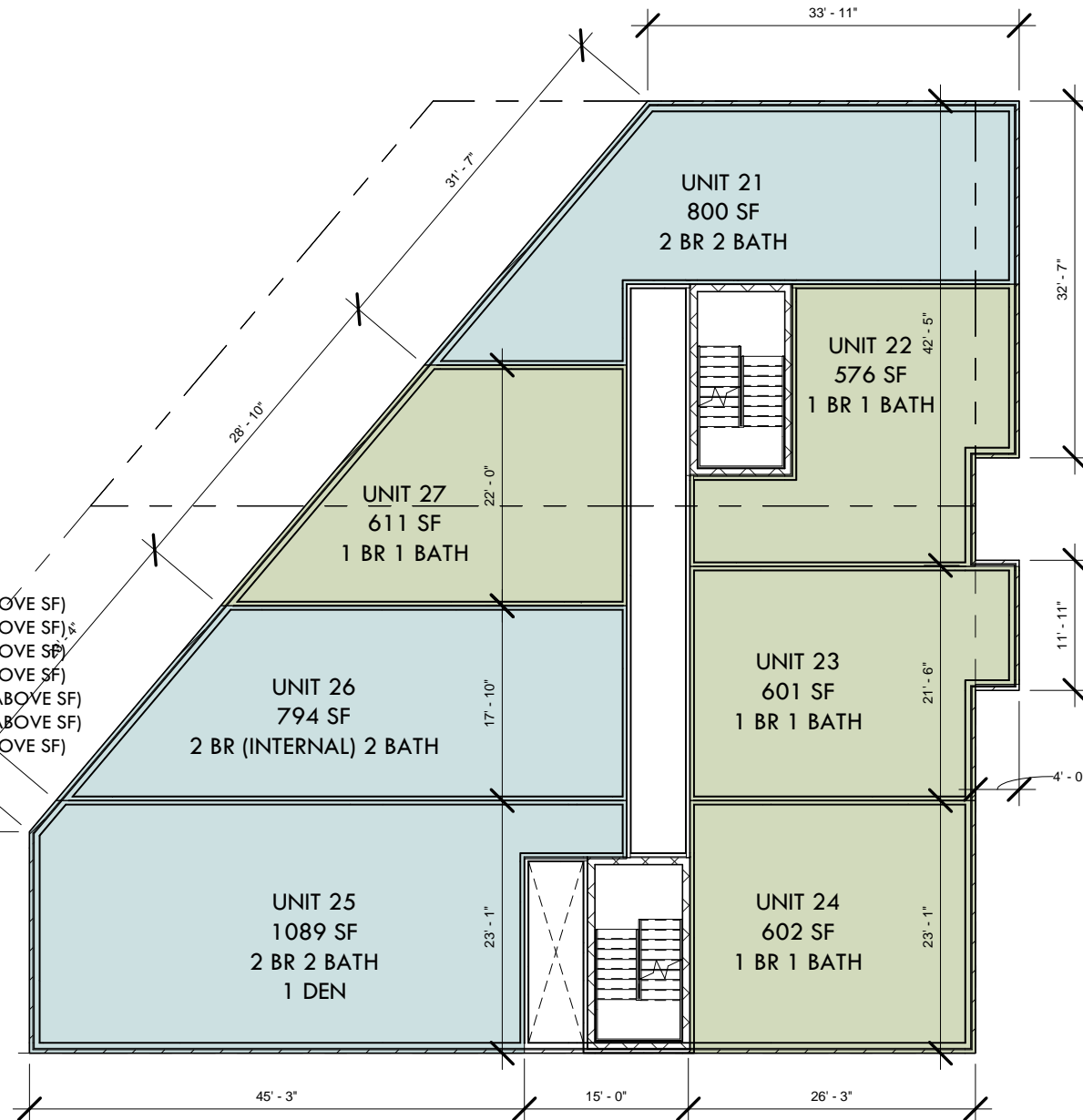
#### FOURTH FLOOR = 8 UNITS

-UNIT 41 = 735 SF  
 -UNIT 42 = 900 SF (INCL ABOVE SF)  
 -UNIT 43 = 828 SF (INCL ABOVE SF)  
 -UNIT 44 = 870 SF (INCL ABOVE SF)  
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 -UNIT 46 = 1,510 SF (INCL ABOVE SF)  
 -UNIT 47 = 1,264 SF (INCL ABOVE SF)  
 -UNIT 48 = 954 SF (INCL ABOVE SF)

#### PENTHOUSE

-UNIT 32.2 = +400 SF  
 -UNIT 33.2 = +427 SF  
 -UNIT 34.2 = +370 SF  
 -UNIT 35.2 = +420 SF  
 -UNIT 36.2 = +500 SF  
 -UNIT 37.2 = +544 SF  
 -UNIT 38.2 = +304 SF

**TOTAL UNITS= 33**



PLAN - 2ND/3RD FLOOR OPT. 1

1/16" = 1'-0"

### BAY CALCULATION

-87' BUILDING WIDTH  
 -24' OF WIDTH = 13' OF BAY, ANYTHING  
 BEYOND 24' IS 6" PER 1'-0" OF WIDTH  
 -87'-24' = 63'  
 -63' X 6" = 378/12 = 31'-6"  
 -31'-6" + 13' = 44'-6"  
**TOTAL 44'-6"**  
 SEE BELOW - 32'-7" + 11'-11" = 44'-6"

#### CELLAR FLOOR = 6 UNITS

-UNIT 01 = 551 SF  
 -UNIT 02 = 550 SF  
 -UNIT 03 = 554 SF  
 -UNIT 04 = 1,057 SF  
 -UNIT 05 = 699 SF  
 -UNIT 06 = 500 SF

#### FIRST FLOOR = 5 UNITS

-UNIT 11 = 448 SF  
 -UNIT 12 = 802 SF  
 -UNIT 13 = 466 SF  
 -UNIT 14 = 715 SF  
 -UNIT 15 = 485 SF

#### SECOND FLOOR = 7 UNITS

-UNIT 21 = 800 SF  
 -UNIT 22 = 576 SF  
 -UNIT 23 = 601 SF  
 -UNIT 24 = 602 SF  
 -UNIT 25 = 1,089 SF  
 -UNIT 26 = 694 SF  
 -UNIT 27 = 611 SF

#### THIRD FLOOR = 7 UNITS

-UNIT 31 = 800 SF  
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 -UNIT 33 = 601 SF  
 -UNIT 34 = 602 SF  
 -UNIT 35 = 1,089 SF  
 -UNIT 36 = 694 SF  
 -UNIT 37 = 611 SF

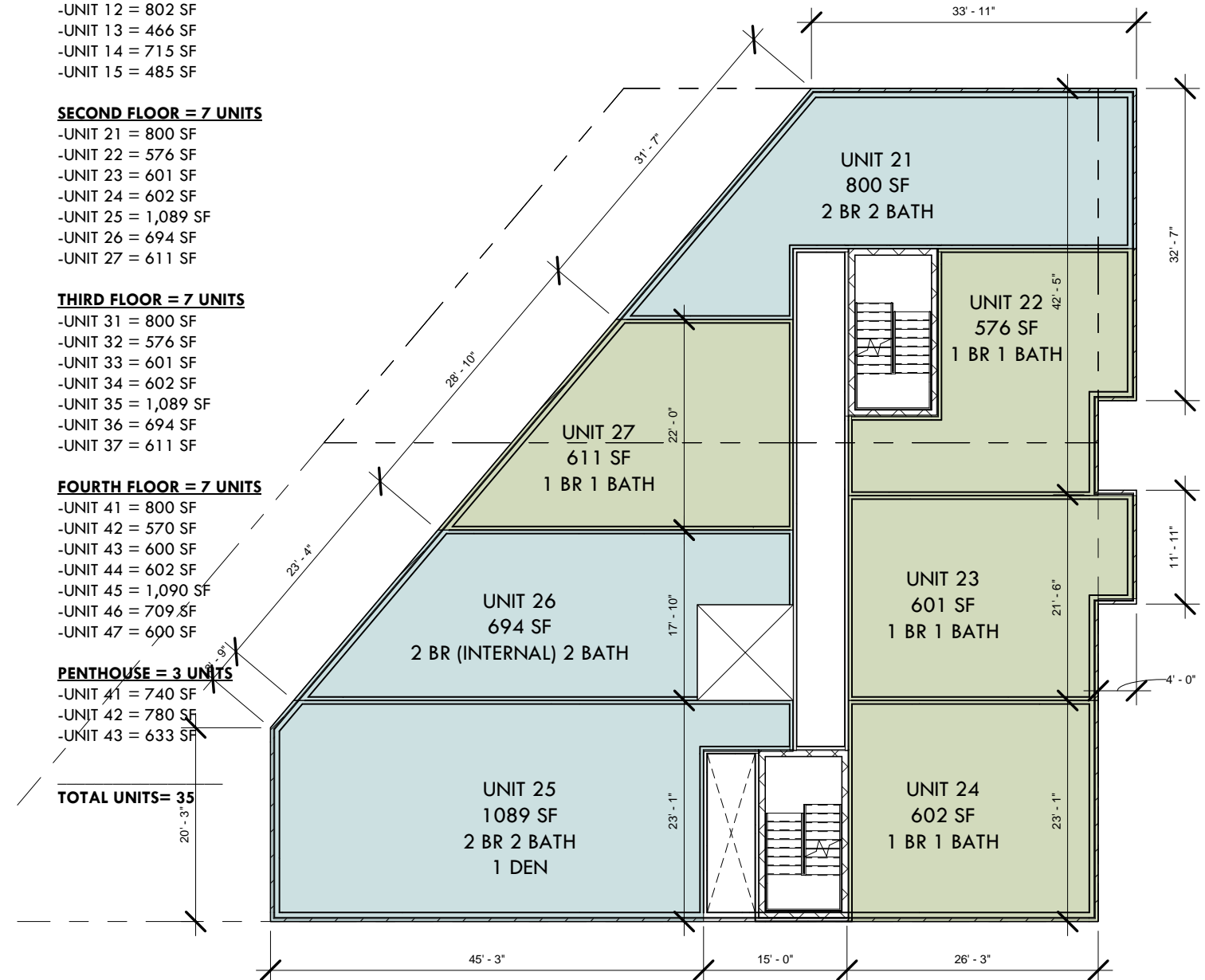
#### FOURTH FLOOR = 7 UNITS

-UNIT 41 = 800 SF  
 -UNIT 42 = 570 SF  
 -UNIT 43 = 600 SF  
 -UNIT 44 = 602 SF  
 -UNIT 45 = 1,090 SF  
 -UNIT 46 = 709 SF  
 -UNIT 47 = 600 SF

#### PENTHOUSE = 3 UNITS

-UNIT 41 = 740 SF  
 -UNIT 42 = 780 SF  
 -UNIT 43 = 633 SF

**TOTAL UNITS= 35**



PLAN - 2ND/3RD FLOOR OPT. 2

1/16" = 1'-0"

**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 800 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
-UNIT 12 = 802 SF  
-UNIT 13 = 466 SF  
-UNIT 14 = 815 SF  
-UNIT 15 = 485 SF

**SECOND FLOOR = 7 UNITS**

-UNIT 21 = 800 SF  
-UNIT 22 = 576 SF  
-UNIT 23 = 601 SF  
-UNIT 24 = 602 SF  
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-UNIT 26 = 764 SF  
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**THIRD FLOOR = 7 UNITS**

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-UNIT 34 = 602 SF  
-UNIT 35 = 1,089 SF  
-UNIT 36 = 764 SF  
-UNIT 37 = 611 SF

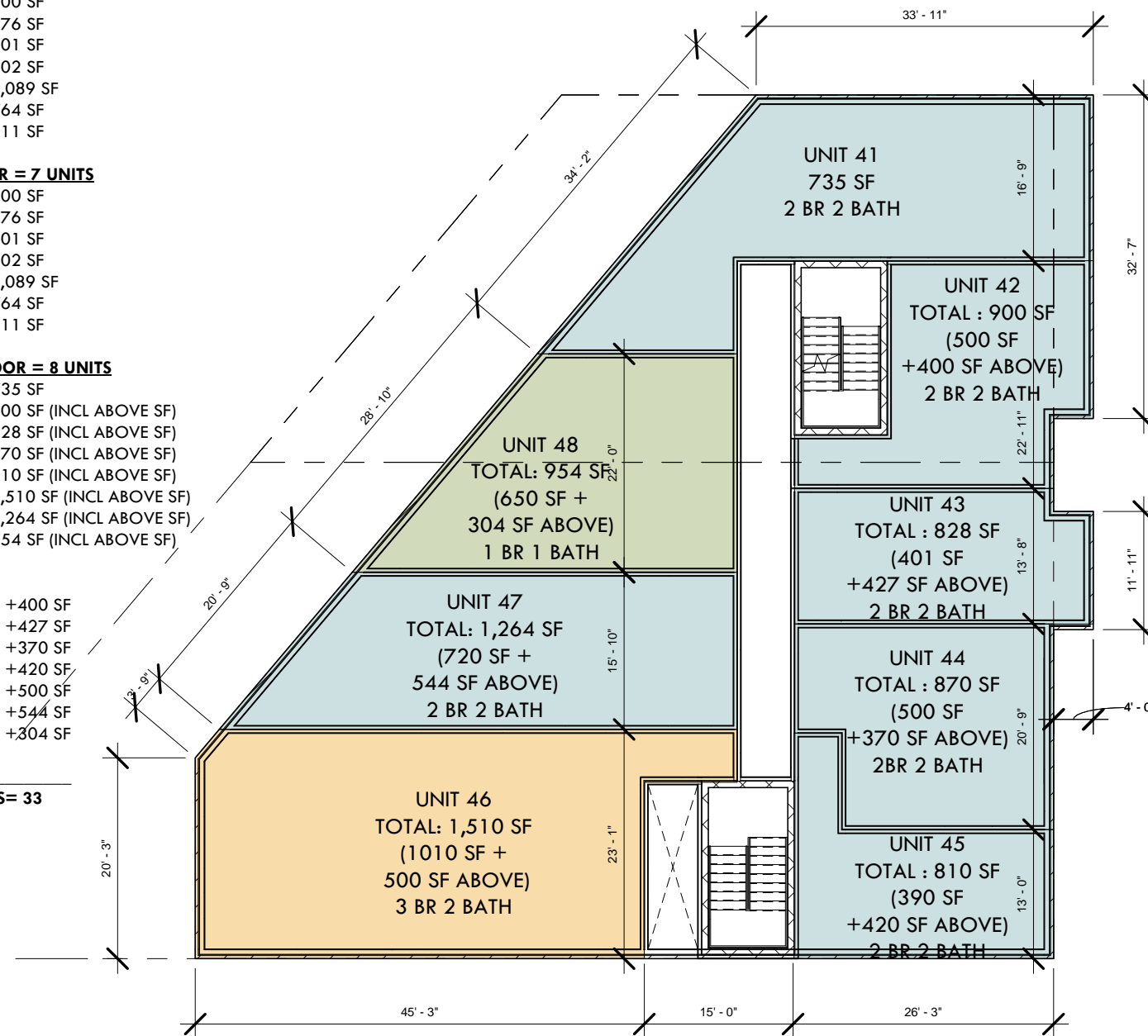
**FOURTH FLOOR = 8 UNITS**

-UNIT 41 = 735 SF  
-UNIT 42 = 900 SF (INCL ABOVE SF)  
-UNIT 43 = 828 SF (INCL ABOVE SF)  
-UNIT 44 = 870 SF (INCL ABOVE SF)  
-UNIT 45 = 810 SF (INCL ABOVE SF)  
-UNIT 46 = 1,510 SF (INCL ABOVE SF)  
-UNIT 47 = 1,264 SF (INCL ABOVE SF)  
-UNIT 48 = 954 SF (INCL ABOVE SF)

**PENTHOUSE**

-UNIT 32.2 = +400 SF  
-UNIT 33.2 = +427 SF  
-UNIT 34.2 = +370 SF  
-UNIT 35.2 = +420 SF  
-UNIT 36.2 = +500 SF  
-UNIT 37.2 = +544 SF  
-UNIT 38.2 = +304 SF

**TOTAL UNITS= 33**



PLAN - 4TH FLOOR OPT. 1  
1/16" = 1'-0"

**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 699 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
-UNIT 12 = 802 SF  
-UNIT 13 = 466 SF  
-UNIT 14 = 715 SF  
-UNIT 15 = 485 SF

**SECOND FLOOR = 7 UNITS**

-UNIT 21 = 800 SF  
-UNIT 22 = 576 SF  
-UNIT 23 = 601 SF  
-UNIT 24 = 602 SF  
-UNIT 25 = 1,089 SF  
-UNIT 26 = 694 SF  
-UNIT 27 = 611 SF

**THIRD FLOOR = 7 UNITS**

-UNIT 31 = 800 SF  
-UNIT 32 = 576 SF  
-UNIT 33 = 601 SF  
-UNIT 34 = 602 SF  
-UNIT 35 = 1,089 SF  
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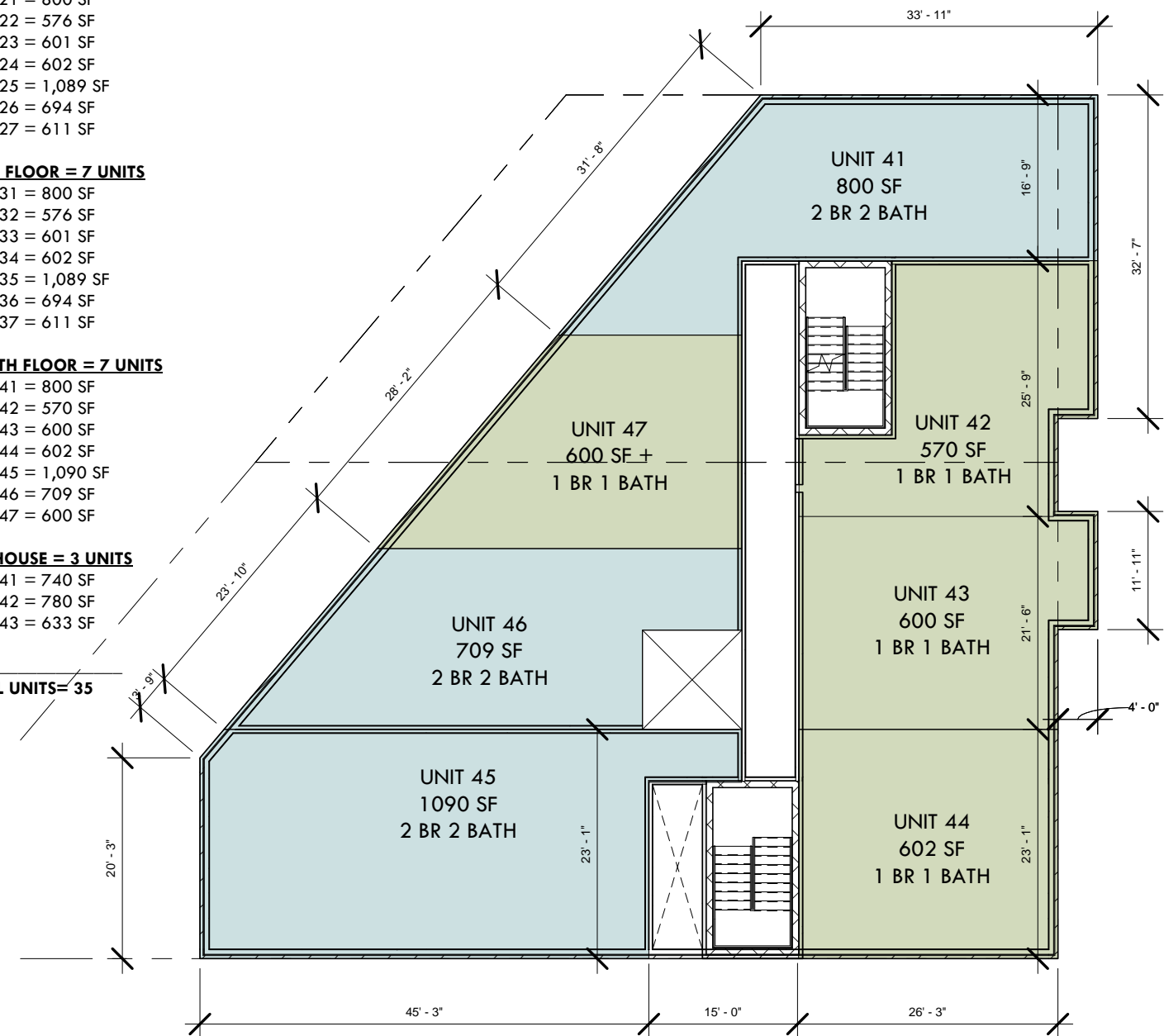
**FOURTH FLOOR = 7 UNITS**

-UNIT 41 = 800 SF  
-UNIT 42 = 570 SF  
-UNIT 43 = 600 SF  
-UNIT 44 = 602 SF  
-UNIT 45 = 1,090 SF  
-UNIT 46 = 709 SF  
-UNIT 47 = 600 SF

**PENTHOUSE = 3 UNITS**

-UNIT 41 = 740 SF  
-UNIT 42 = 780 SF  
-UNIT 43 = 633 SF

**TOTAL UNITS= 35**



PLAN - 4TH FLOOR OPT. 2  
1/16" = 1'-0"

**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 800 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
-UNIT 12 = 802 SF  
-UNIT 13 = 466 SF  
-UNIT 14 = 815 SF  
-UNIT 15 = 485 SF

**SECOND FLOOR = 7 UNITS**

-UNIT 21 = 800 SF  
-UNIT 22 = 576 SF  
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-UNIT 24 = 602 SF  
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-UNIT 26 = 764 SF  
-UNIT 27 = 611 SF

**THIRD FLOOR = 7 UNITS**

-UNIT 31 = 800 SF  
-UNIT 32 = 576 SF  
-UNIT 33 = 601 SF  
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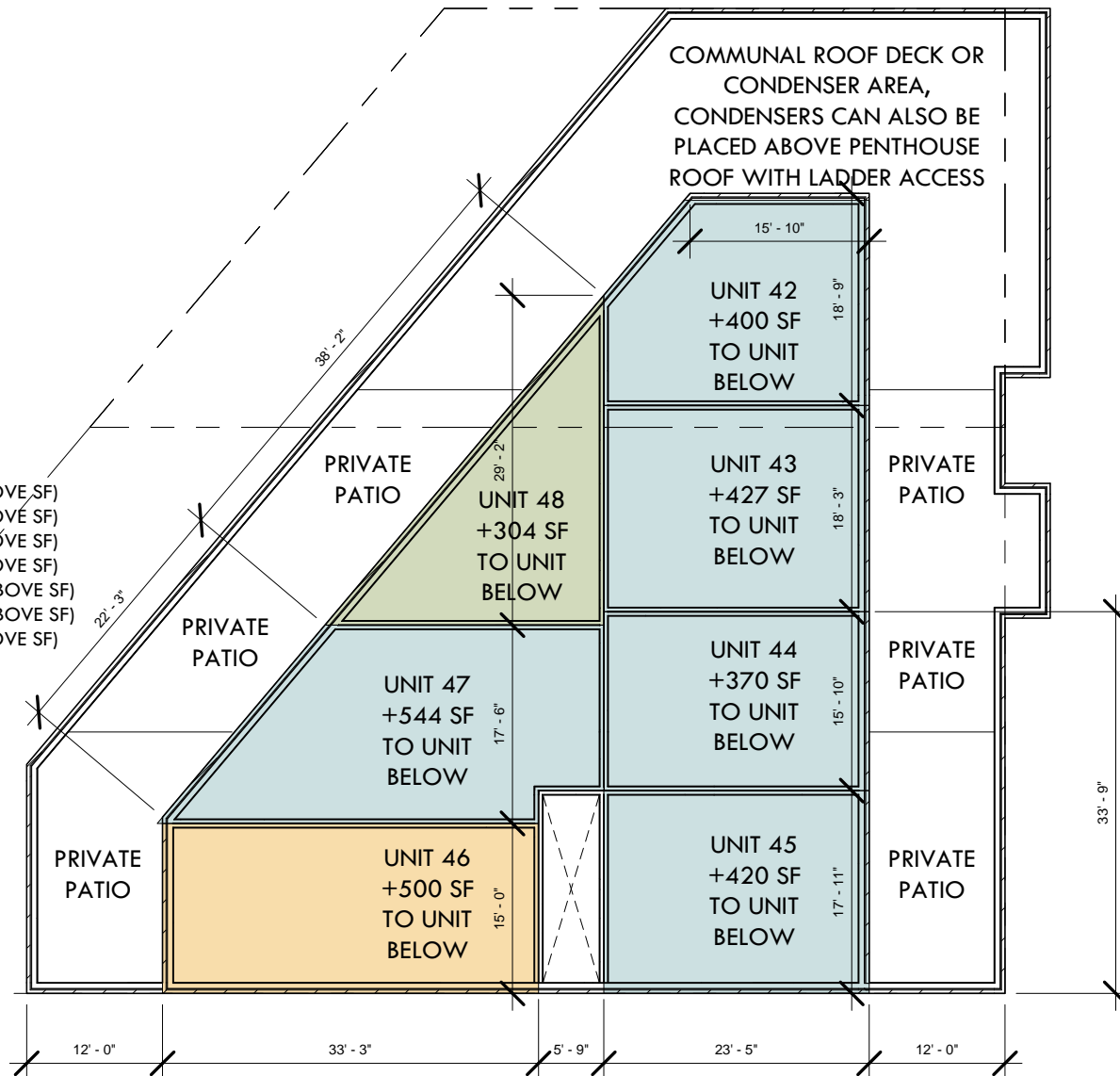
**FOURTH FLOOR = 8 UNITS**

-UNIT 41 = 735 SF  
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-UNIT 46 = 1,510 SF (INCL ABOVE SF)  
-UNIT 47 = 1,264 SF (INCL ABOVE SF)  
-UNIT 48 = 954 SF (INCL ABOVE SF)

**PENTHOUSE**

-UNIT 32.2 = +400 SF  
-UNIT 33.2 = +427 SF  
-UNIT 34.2 = +370 SF  
-UNIT 35.2 = +420 SF  
-UNIT 36.2 = +500 SF  
-UNIT 37.2 = +544 SF  
-UNIT 38.2 = +304 SF

**TOTAL UNITS= 33**



PLAN - ROOF/PENTHOUSE OPT. 1

1/16" = 1'-0"

**CELLAR FLOOR = 6 UNITS**

-UNIT 01 = 551 SF  
-UNIT 02 = 550 SF  
-UNIT 03 = 554 SF  
-UNIT 04 = 1,057 SF  
-UNIT 05 = 699 SF  
-UNIT 06 = 500 SF

**FIRST FLOOR = 5 UNITS**

-UNIT 11 = 448 SF  
-UNIT 12 = 802 SF  
-UNIT 13 = 466 SF  
-UNIT 14 = 715 SF  
-UNIT 15 = 485 SF

**SECOND FLOOR = 7 UNITS**

-UNIT 21 = 800 SF  
-UNIT 22 = 576 SF  
-UNIT 23 = 601 SF  
-UNIT 24 = 602 SF  
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-UNIT 26 = 694 SF  
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**THIRD FLOOR = 7 UNITS**

-UNIT 31 = 800 SF  
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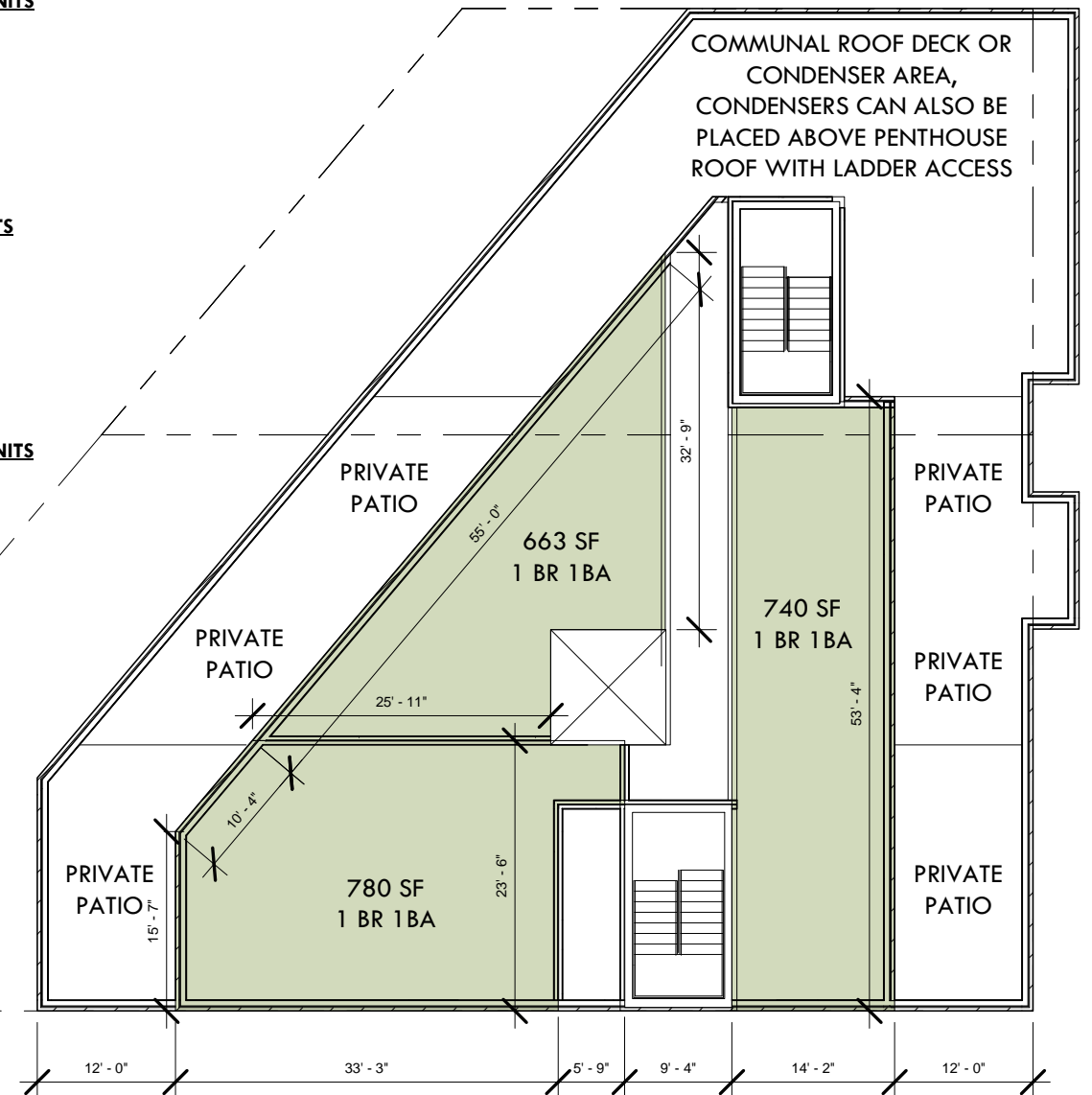
**FOURTH FLOOR = 7 UNITS**

-UNIT 41 = 800 SF  
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-UNIT 44 = 602 SF  
-UNIT 45 = 1,090 SF  
-UNIT 46 = 709 SF  
-UNIT 47 = 600 SF

**PENTHOUSE = 3 UNITS**

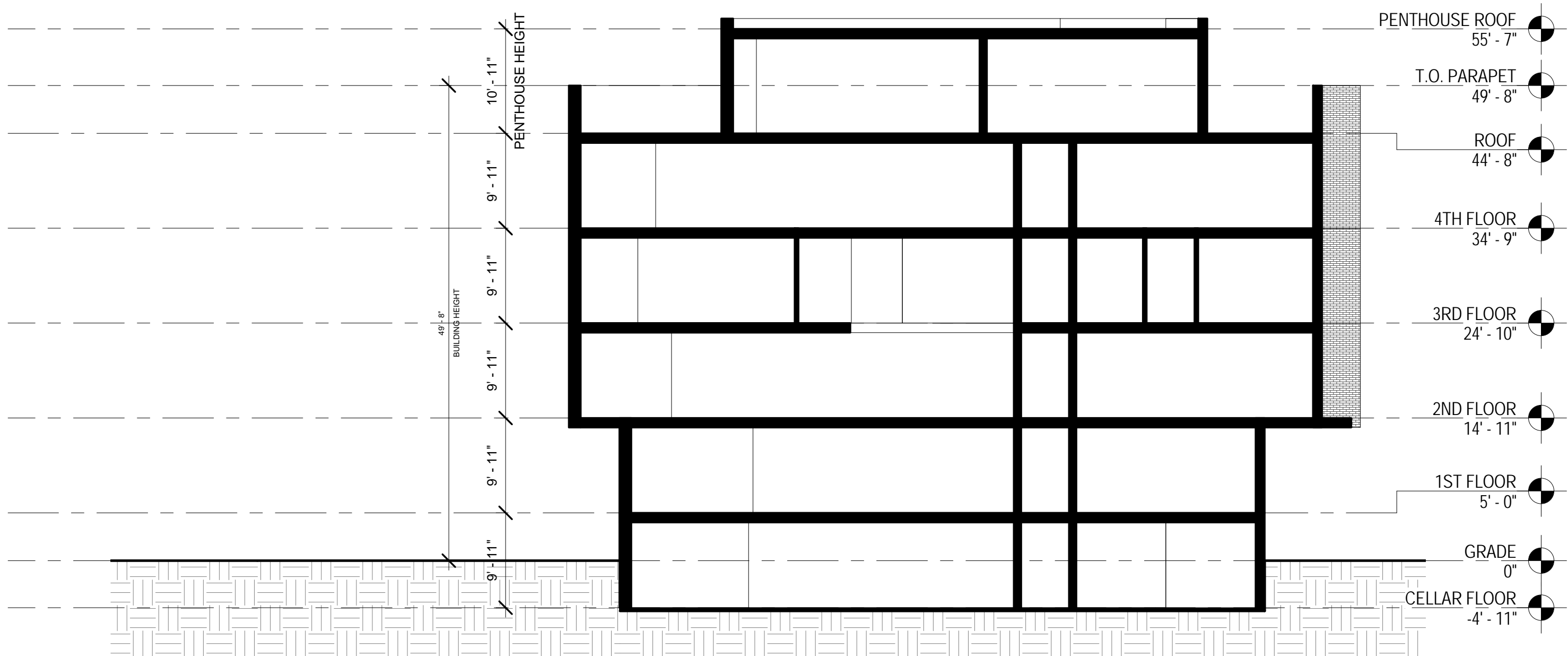
-UNIT 41 = 740 SF  
-UNIT 42 = 780 SF  
-UNIT 43 = 633 SF

**TOTAL UNITS= 35**



PLAN - ROOF/PENTHOUSE OPT. 2

1/16" = 1'-0"



BUILDING SECTION  
3/32" = 1'-0"



Tab C

## Mazo, Samantha L.

---

**From:** Bridges, Kelsey (DDOT-Contractor) <kelsey.bridges@dc.gov>  
**Sent:** Thursday, August 24, 2017 10:04 AM  
**To:** Varga, Stephen  
**Cc:** Mazo, Samantha L.  
**Subject:** RE: RPP/meters - 4800 block of Georgia Ave. NW

Hello Steve,

Sorry for the delay. This would be a similar situation. This block of Georgia Avenue NW does not have RPP on Georgia Avenue NW. Georgia Avenue can't have RPP spaces because of its road function. The only way a resident on Georgia Avenue gets RPP is if their block is adjacent to a side street with RPP. Residents on this portion of Georgia Ave NW can apply for RPP parking because there is RPP on adjacent streets, such as Juniper.

Kelsey

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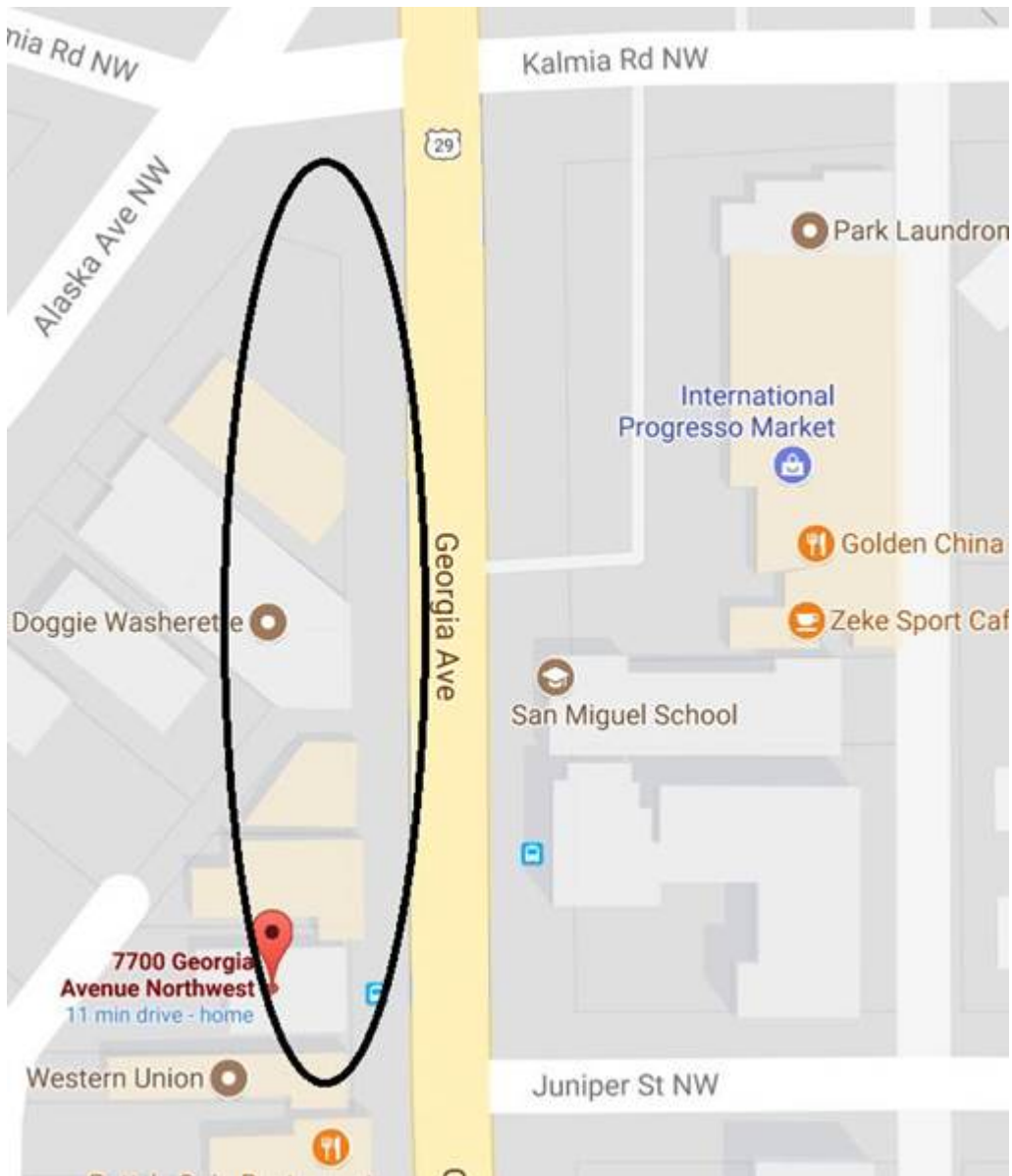
**From:** Varga, Stephen [mailto:SVarga@cozen.com]  
**Sent:** Monday, August 21, 2017 12:02 PM  
**To:** Bridges, Kelsey (DDOT-Contractor)  
**Cc:** Mazo, Samantha L.  
**Subject:** RE: RPP/meters - 4800 block of Georgia Ave. NW

Hi Kelsey,

Hope you're having a nice summer. I was hoping you could clarify the status of another block along Georgia Ave. NW regarding the "RPP eligibility/road function" question we posed to you late last month. Can you check with the parking team you reference to see if the same situation applies for the block of Georgia Ave. NW between Juniper St. NW and Kalmia Rd. NW (see image below)?

Thanks,

Steve



**Stephen Varga**  
**Planning Services Director | Cozen O'Connor**  
1200 19th Street NW | Washington, DC 20036  
P: 202-747-0770 C: 703-966-8732  
Email | [Map](#) | [cozen.com](#)

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**From:** Bridges, Kelsey (DDOT-Contractor) [mailto:kelsey.bridges@dc.gov]  
**Sent:** Tuesday, August 8, 2017 11:40 AM  
**To:** Varga, Stephen <SVarga@cozen.com>  
**Subject:** RE: RPP/meters - 4800 block of Georgia Ave. NW

Hi Steve,

Thanks for the additional information. It After a discussion with our Parking team this block of Georgia Avenue NW does not have RPP on Georgia Avenue NW. Georgia Avenue can't have RPP spaces because of its road function. The only way a resident on Georgia Avenue gets RPP is if their block is adjacent to a side street with RPP. Let me know if you have any further questions.

Kelsey

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**From:** Varga, Stephen [<mailto:SVarga@cozen.com>]  
**Sent:** Monday, August 07, 2017 3:00 PM  
**To:** Bridges, Kelsey (DDOT-Contractor)  
**Subject:** RE: RPP/meters - 4800 block of Georgia Ave. NW

Hi Kelsey,

Thanks for the quick reply.

Just to clarify, we have a client who wants clarity on their eligibility for the parking exemption located in Subtitle C 702.1(c) which states that the minimum parking requirement shall be reduced by 50% for any site which is located "Within one-quarter mile (.25 mi.) of one (1) of the following Priority Corridor Network Metrobus Routes located entirely or partially within the District of Columbia, provided that the property is on a street on which participation in a District Residential Parking Permit program is not permitted, or is otherwise exempted from a District Residential Parking Permit program: (1) Georgia Avenue/7th Street (Routes 70, 79);"

Because the street appears to have meters, is this block of Georgia Avenue eligible for participation in the RPP program? Or do the meters exempt it? See below for a screenshot of the list:



Residential Parking Permit Blocks

Showing 3,241 to 3,250 of 5,851

▼ OBJECTID	▼ Block Side	▼ Street Name ▲	▼ Street Type	▼ Quadra
82576	S	GEORGIA	AVE	NW
82934	S	GEORGIA	AVE	NW
82994	O	GEORGIA	AVE	NW
83008	B	GEORGIA	AVE	NW
84220	B	GEORGIA	AVE	NW
83330	B	GEORGIA	AVE	NW
83334	B	GEORGIA	AVE	NW
83340	B	GEORGIA	AVE	NW
84219	B	GEORGIA	AVE	NW
83009	B	GEORGIA	AVE	NW

Does this additional information have any impact on your assessment of the situation?

Please let me know. Thanks,

Steve



Stephen Varga  
Planning Services Director | Cozen O'Connor  
1200 19th Street NW | Washington, DC 20036

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**From:** Bridges, Kelsey (DDOT-Contractor) [<mailto:kelsey.bridges@dc.gov>]  
**Sent:** Monday, August 7, 2017 2:39 PM  
**To:** Varga, Stephen <[SVarga@cozen.com](mailto:SVarga@cozen.com)>  
**Subject:** RE: RPP/meters - 4800 block of Georgia Ave. NW

Hello Steve,

I did some searching and think I have the answer to your question. RPP spaces will not be put on a metered street, especially on this block of Georgia Ave NW. Per 18 DCMR 2411.4(b), even though the block is metered, it can get RPP if adjacent streets are RPP. To get around that, RPP would have to be stripped from adjacent blocks.

Is this for a new development?

Let me know if you have any further questions.

Thanks,  
Kelsey

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**From:** Varga, Stephen [<mailto:SVarga@cozen.com>]  
**Sent:** Monday, July 31, 2017 11:36 AM  
**To:** Westrom, Ryan (DDOT)  
**Cc:** Bridges, Kelsey (DDOT-Contractor); Samantha Mazo  
**Subject:** RPP/meters - 4800 block of Georgia Ave. NW

Hi Ryan and Kelsey,

Ryan, as a follow up to my voicemail, can you please tell me if the 4800 block of Georgia Ave. NW is RPP-eligible? It appears to be based on the map and database, however it also appears to have parking meters. What happens under these circumstances? Are the meters no longer in effect?

Any information you can lend would be much appreciated.

Thanks,

Steve



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