

ANC 2F

Community Development Committee

January 22, 2014

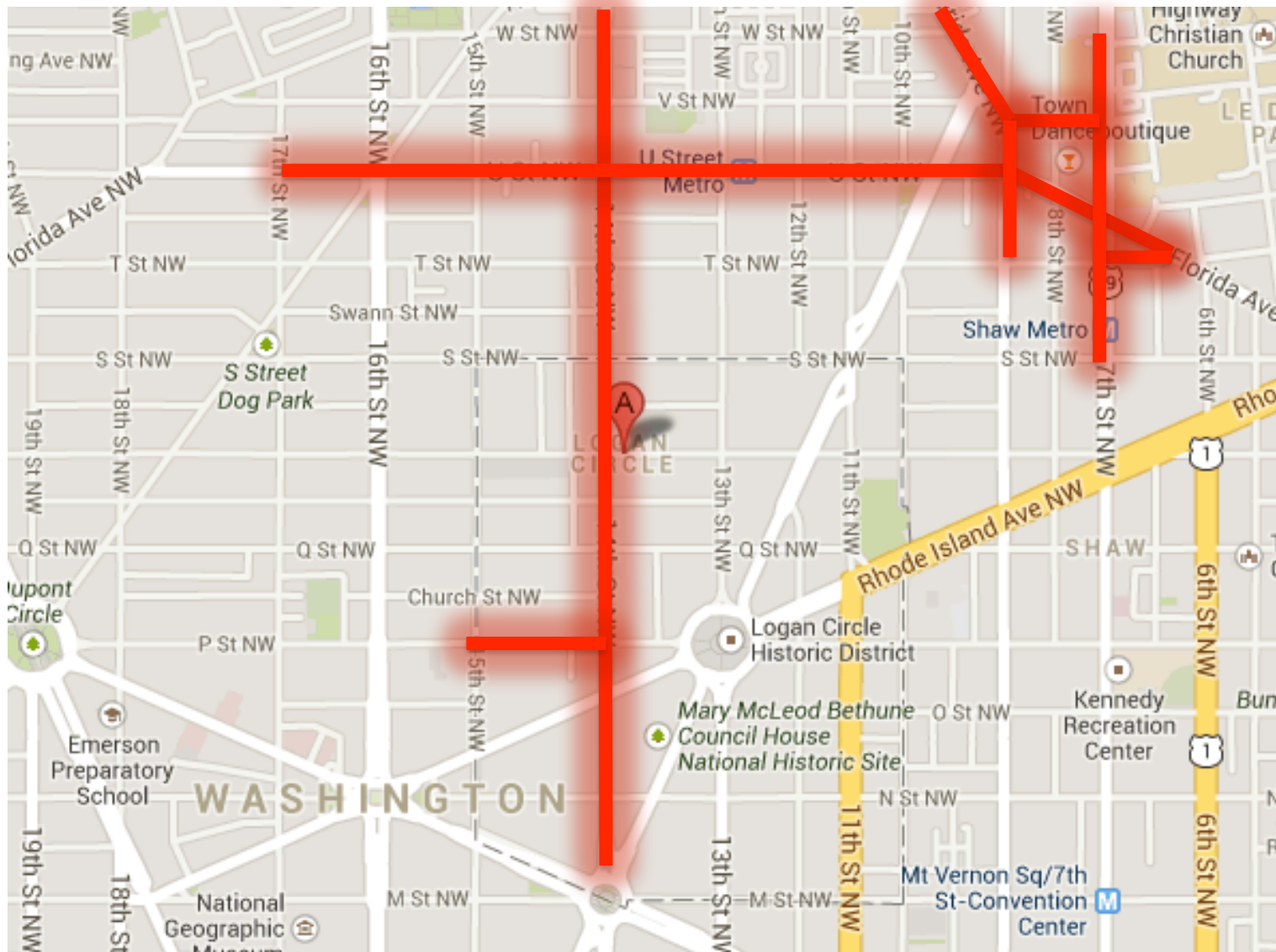
MidCity BID

Business Improvement Districts...

- Focused on safety, cleanliness, neighborhood & small business marketing, events programming (MidCity Dog Days, MidCity Artists, etc), parking management
- Several Already Exist in DC: Georgetown, NOMA, Adams Morgan, Mount Vernon Triangle, Golden Triangle, Capitol Riverfront
- Services funded through add-on tax on commercial property owners in a specified geographical area
- Requires vote/approval of 50%+ of property owners
- Add-on tax can have a sliding scale based on existing use, property size or assessed value, etc.

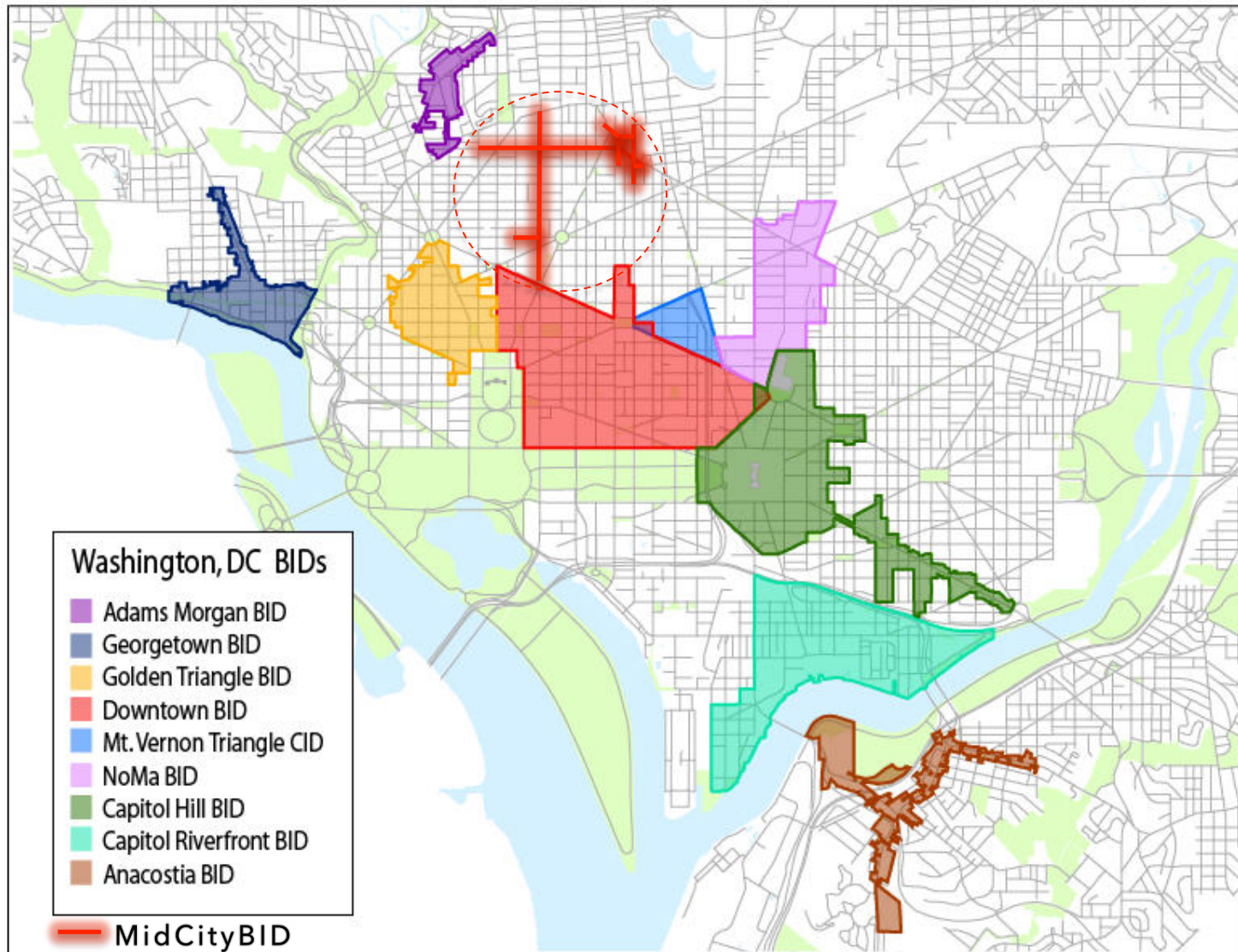
MidCity BID

Possible Geographic Area:



MidCity BID

Existing DC BIDs + MidCityBID:



MidCity BID

Benefits to the MidCity Area:

- Would assist in developing strategies to mitigate issues such as public safety, parking management, neighborhood cleanliness and beautification
- Would have dedicated funds and an annual budget
- Would have an elected Board made up of neighborhood leaders and business owners
- Would create unifying 'voice' for the neighborhood and means to coordinate amongst various sub-neighborhoods, ANC's and civic associations

MidCity BID

Next Steps:

- Establishing a dedicated BID Exploratory Committee that may serve as the initial Board
- Hiring an Executive Director to manage upstart efforts
- Drafting Bylaws and setting up not-for-profit organization
- Collecting background tax assessment records and information; then analyzing potential boundaries, budgets and services (CU students assisting)
- Gaining support for BID from property owners, community leaders and the ANCs
- Set up MidCityBID website, information
- JBG has committed \$150,000 in upstart funding for the MidCity BID

MidCity BID

Resources / Links



www.dcbidcouncil.org

SOON! www.midcityBID.org **SOON!**

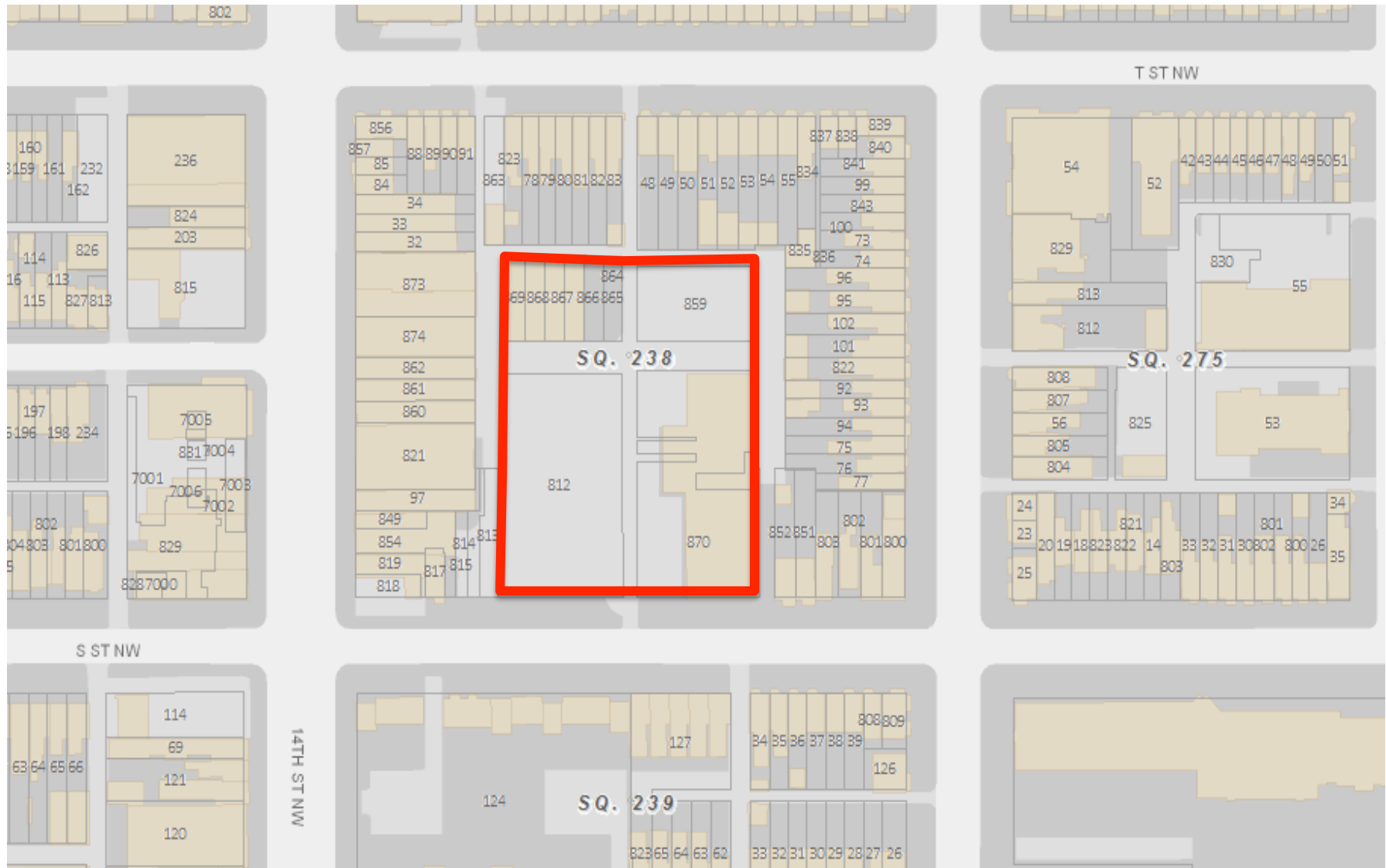
Questions:
midcityBID@gmail.com

1325 S Street NW

Background:

- RPP parking restrictions have affected the customers and workers of many non-residential uses, including cultural/arts, small retailers, and churches.
- The lack of large commercial buildings with abundant nighttime parking has exacerbated the parking issues in the Logan Circle area
- Cultural and retail uses have led to the vibrant walkable neighborhood we enjoy. However they also rely on a significant number of visitors to succeed
- Responding to this issue, the Studio Theatre established a “Parking Task Force” after noting significant reductions in their show subscribers and customer base, largely due to the lack of available public parking
- Encouraging other transit modes (metro, bus, walking and biking) is a must, but driving is also a necessary mode for many people (including the elderly)
- Case Studies of many great urban areas show how centrally-located public parking facilities solve transportation issues and spur economic development (locally, including Clarendon, Bethesda, and Shirlington)
- Central parking garages are an efficient use of parking resources, allowing the sharing of parking among many uses that have different parking demand times
- One of the most obvious and feasible sites for such a parking structure is the large city-owned parcel at 1325 S Street NW (Square 238, ANC 1B12)

Location of Site



1325 S Street NW

A centralized parking structure in the Logan/14th/U Street area could provide many benefits to the community, including:

- A more appropriate use of a prime parcel, which could include other space for the community such as a park, artist studios, and/or affordable housing
- Provides parking relief on residential streets
- Offering leases for certain spaces or blocks of spaces at certain times for residents or non-residential uses
- Minimizing visitors circling for parking, contributing to additional traffic
- Ensure long-term success of businesses and venues that provide daytime pedestrian traffic
- Some of the revenues from the garage could be placed into a community fund for use in the immediate neighborhood.

1325 S Street NW

The City could also benefit from a centralized parking structure at the site in the following ways:

- Could provide other benefits for the community (such as a park), or meet affordable housing goals
- Would allow the City to compete better with other local municipalities in attracting visitors, this additional sales tax revenue to the District
- Would support the continued economic growth of the neighborhood and ensure the long-term success of commercial tax-paying businesses
- Would create local jobs
- City could issue an RFP for a parking management contract to a third-party parking operator and receive leasehold fees from the parking operator and parking sales taxes

Various Options for the Lot

There are various options for the existing lot at 1325 S Street NW, including:

- A temporary “trial basis” parking lot on all or a portion of the existing lot. This could accommodate up to 150 cars at a time. The existing Parks & Rec vehicles would have to be relocated elsewhere or parked more compactly on the site
- A redevelopment of the site that included all or some of the below:
 - A below-grade parking structure that is totally hidden from public view, with up to 130 parking spaces per level.
 - An above-grade parking structure that has open light and air, which could be lined with retail space, community space, rowhouses or other uses
 - A public park located at grade
- Based on the redevelopment options above, the parking garage could accommodate between 150 and 550 parking spaces
- The site is currently zoned R-4 and is in the Greater U Street Historic District. The redevelopment of the site would require both PUD and HPRB approval.

1325 S Street NW

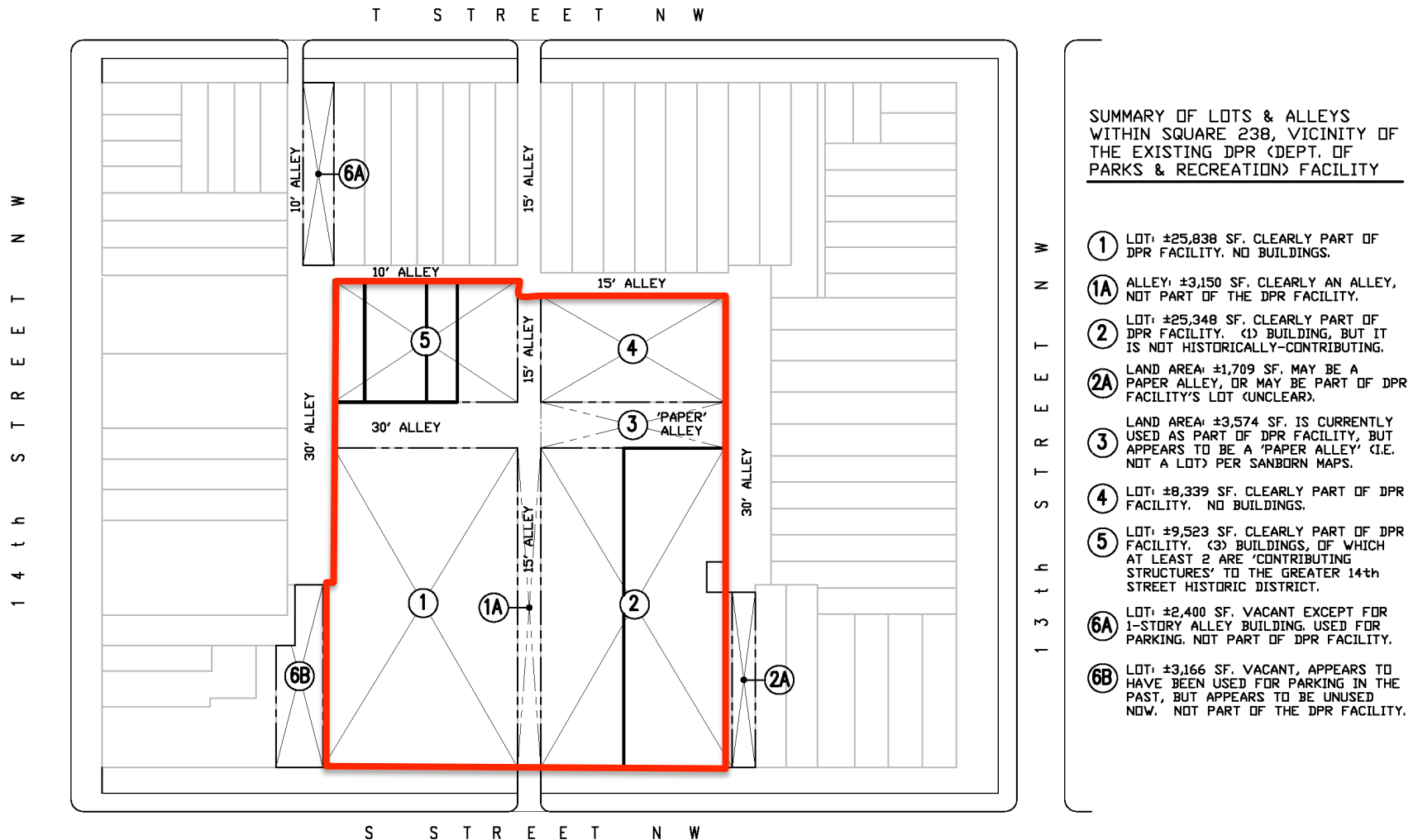
Aerial of Existing Site



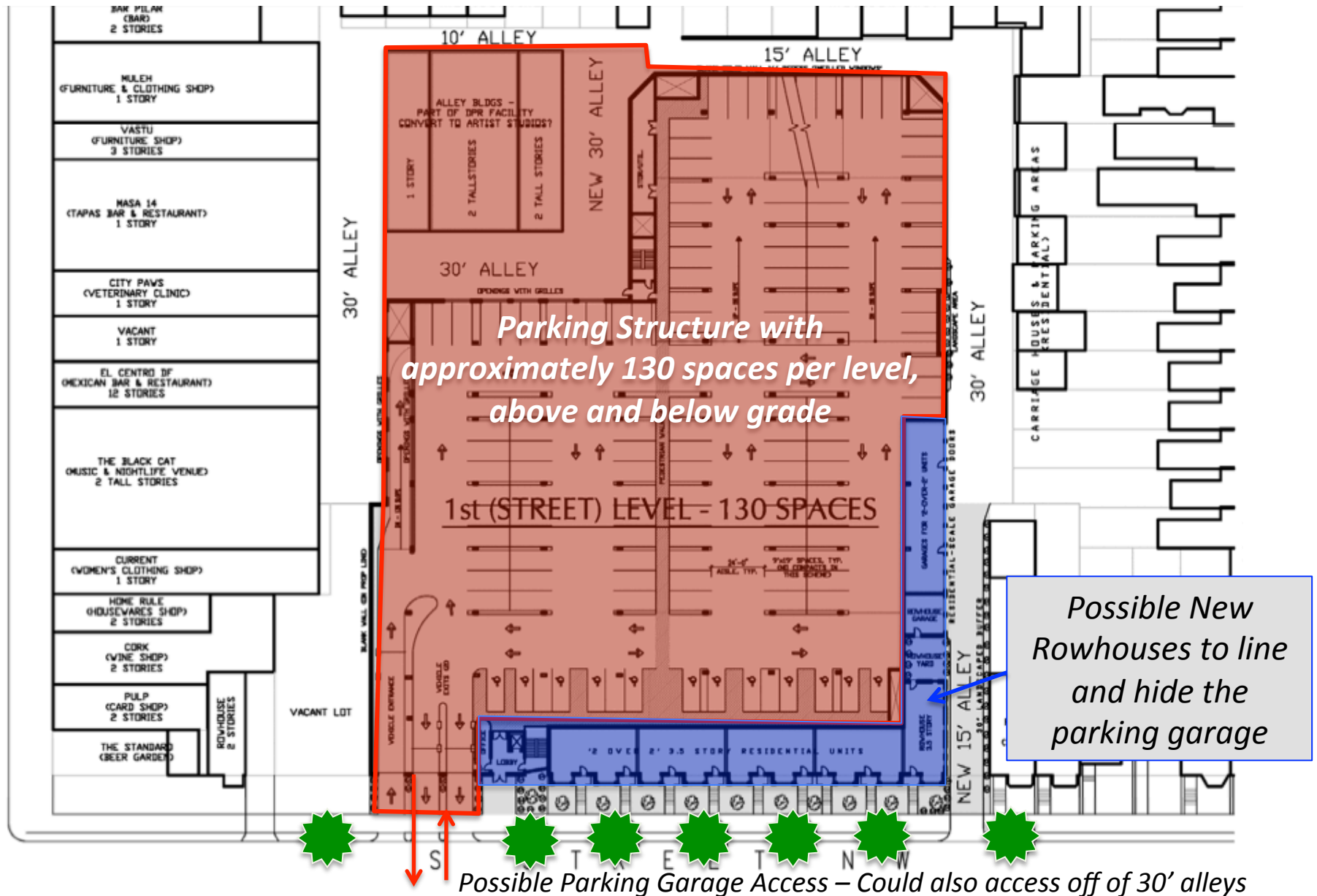
Site could accommodate approximately 125-150 parking spaces on existing surface lot; keeping existing buildings

1325 S Street NW

Existing Site and Adjacent Owners

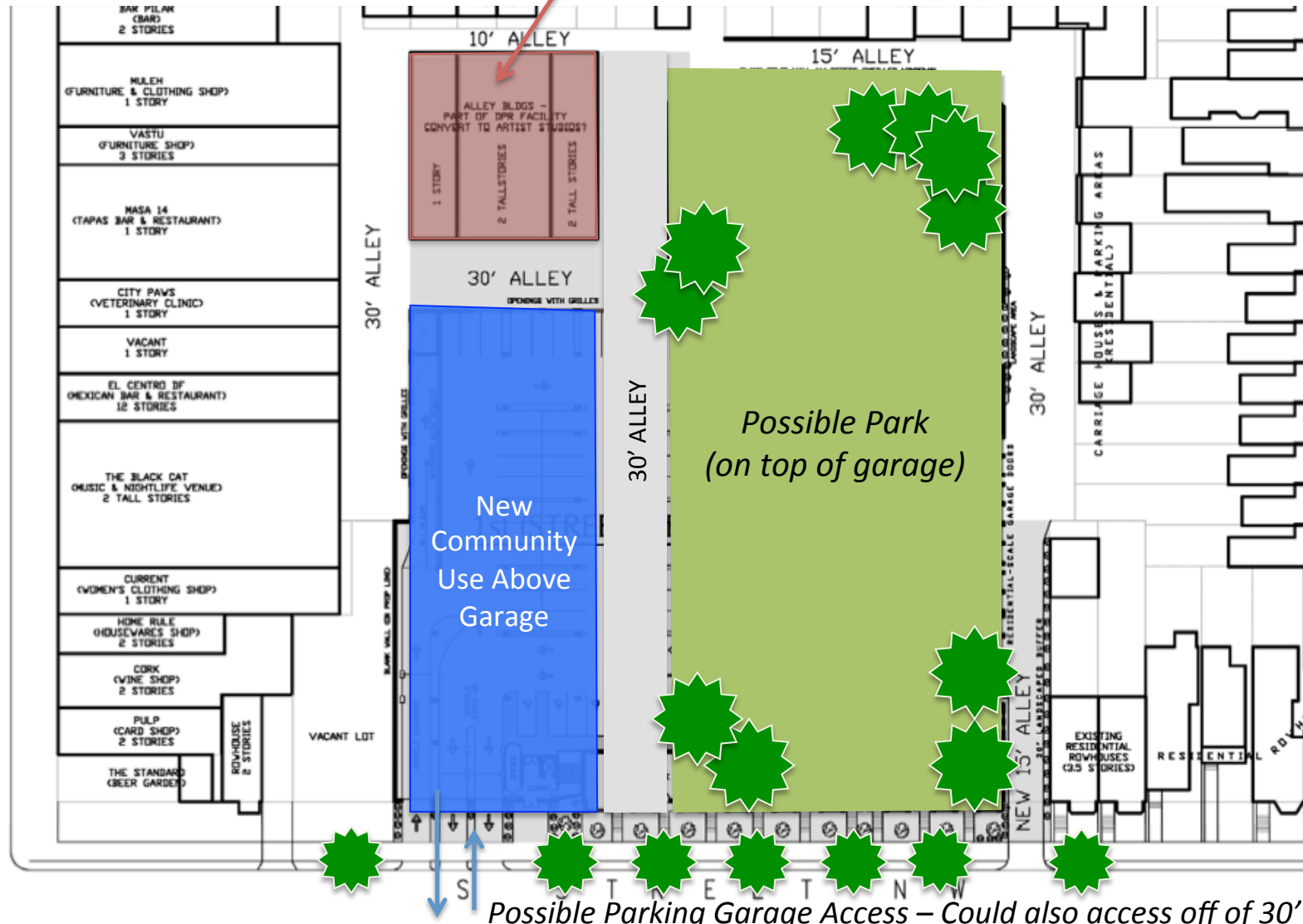


Large Garage Lined with Rowhouses



Possible Park & Community Space Above Garage

Existing Historic Structures to remain; convert to a community use, artist space, and/or affordable housing units?



1325 S Street NW

Request from ANC 2F CDC:

- Support additional exploration and analysis on the feasibility of a public parking facility in the Logan Circle neighborhood
- Existing lot could be used for public parking on a 'trial basis' while further study is conducted on a long-term solution
- Community could be involved in the planning of the site through a facilitated conversation or 'charrette' with planners and city leaders