

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director 

DATE: April 13, 2015

SUBJECT: BZA Case No. 18013A – 119 Franklin Street, N.E. (Square 3505, Lot 802)

APPLICATION

Pursuant to 11 DCMR §§3103.2 and §§3104.1 Franklin Commons Intergenerational Day Care Center, Inc. (the “Applicant”) seeks a variance from the off-street parking requirement under §§2101.1, and a special exception from the child development center provisions under §205, for the continued operation of a child development center consisting of 50 children and 14 staff in the R-3 District at premises 119 Franklin Street, N.E. (Square 3505, Lot 802)

SUMMARY AND RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested variance and special exception.

TRANSPORTATION ANALYSIS

DDOT requires applicants who request approval from the Zoning Commission complete a Comprehensive Transportation Review (CTR) in order to determine the project’s impact on the overall transportation network. Accordingly, an applicant is expected to show the existing

conditions for each transportation mode affected, the proposed impact on the respective network, and any proposed mitigations, along with the effects of the mitigations on other travel modes. A CTR should be performed according to DDOT direction. The daycare facility is located within the campus of the Franklin Commons Apartments and serves as an amenity for residents and the general public with no operational changes proposed. DDOT reviewed the Applicant request and determined a CTR is not required for the project.

Operations

The proposed hours of the child care center will be from 7:00 AM to 7:00 PM. There is no specific drop-off or pick-up period, however children must arrive before 9:15 AM for breakfast service and there is a late fee for children picked-up after 7:00 PM. Parents arriving by vehicle use the parking lot in front of the building for student loading with staff present to provide assistance.

Parking

The Applicant is required to provide a total of four (4) parking spaces at a ratio of one (1) parking space for every four (4) employees. The Applicant is seeking relief from the parking requirements and will not provide any onsite parking spaces. However the Applicant entered into an agreement with a neighboring property to use four (4) parking spaces to satisfy the off-street parking requirements and alleviate potential on-street parking impacts. The accessory parking spaces are located within a commercial parking lot at 200 Michigan Avenue, N.E.

Public Space Impacts

DDOT's lack of objection to the zoning variance and special exception should not be viewed as an approval of public space elements. If any portions of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.