

# Government of the District of Columbia

## Department of Transportation



### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Sam Zimbabwe   
Associate Director

**DATE:** November 3, 2015

**SUBJECT:** BZA Case No. 18309A – 1474 Columbia Road, N.W. (Square 2669, Lot 825)

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### APPLICATION

Jubilee Housing, Inc. (the “Applicant”) seeks a minor modification to plans approved under BZA Order No. 18309 dated February 27, 2012 allowing, a child development center with a maximum of 70 children and 16 employees and community service center serving 30 high school aged students on the ground-floor of a mixed-use residential development with a total of 65 affordable dwelling units.

### RECOMMENDATION

The purpose of the District Department of Transportation’s (DDOT’s) review is to assess the impact of the proposed action on the District’s transportation network and, as necessary, propose appropriate mitigations. After an extensive, review of the case materials submitted by the Applicant, DDOT finds:

- The reduced enrollment and staff levels of the child development center will reduce the total amount of trips to and from the site;
- The Applicant proposes no changes to the approved Transportation Demand Management Plan approved in BZA Order 18309; and
- The proposed change in operations will have a negligible impact on traffic conditions.

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 minor modification.

#### **TRANSPORTATION ANALYSIS**

The Applicant seeks to modify the approved plans and development program by reducing the overall footprint of the child development center by 1,572 SF and the enrollment to a maximum of 48 children supported by a maximum of 16 staff. The building area removed from the child development center will be redirected to community service center use with 1,470 SF used for a meal preparation area and 102 SF designated for a market pantry.

The new community service use will be operated by a mobile soup kitchen that prepares approximately 250 meals per day for homeless and hungry individuals at three offsite Northwest locations in the evenings. The food preparation service will employ one staff member augmented by up to 12 volunteers. Meals are delivered daily using two vans that depart the facility at 4:45 pm and return around 6:45 pm. The vans will utilize off-street parking spaces for storage.

The market pantry will provide a limited amount of free non-perishable goods and produce to local families and residents. Participants in the program will access the facility once per month. The Applicant anticipates the center to have one volunteer on site and an average of 20 visits per day for individuals registered in the program.

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