

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe *sz*
Associate Director, PPSA
District Department of Transportation

DATE: March 29, 2012

SUBJECT: BZA Case#18338 (Application of Petit Scholars Early Learning Center)
2940 12th Street, N.E.

APPLICATION

The Applicant, pursuant to 11 DCMR § 3104.1, is seeking a special exception for a reduction in the number of required (subsection 2101.1) off-street parking spaces serving a child development center (35 children and 7 Staff) under subsection 2108.1, in the C-1 District at premises 2940 12th Street, N.E. (Square 3875, Lot 90).

RECOMMENDATION

The District Department of Transportation (DDOT) has no objection to the special exception request for a reduction in the number of required off-street parking spaces. Further, DDOT sees no potential adverse impacts on the transportation network as a result of this special exception.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18338
EXHIBIT NO. 23

TRANSPORTATION ANALYSIS

Roadway Capacity and Operations

DDOT aims to provide a safe and efficient roadway network that provides timely movement of people, goods, and services. The Applicant's request for a special exception will have negligible effect on the roadway network.

Transit Services

The District and the Washington Metropolitan Transportation Authority (WMATA) have partnered to provide extensive public transit service in the District of Columbia. DDOT's vision is to leverage this investment to increase the share of non-automotive travel modes so that economic development opportunities increase with minimal infrastructure investment. As noted in correspondence to DDOT from the Applicant, WMATA's H8 line has a stop adjacent to the site. In addition, the Brookland/CUA Metro Station entrance is located 7 blocks from the site.

Site Access and Loading

DDOT strives to accommodate vehicle loading in a reasonable and safe manner while at the same time preserving traffic flow and safety. Ample 2-hr and unrestricted parking exists adjacent to the site to allow for student drop-off/pickup.

Parking

The overall parking demand created by a development is primarily a function of land use, development square footage and price/supply of parking spaces. Ample unrestricted parking for staff is available nearby. In addition, as noted in correspondence between the Applicant and DDOT, John T Rines Funeral Home, adjacent to the Applicant's site, has offered the Applicant access to their off-street lot for staff parking.

SUMMARY AND RECOMMENDATIONS

The District Department of Transportation (DDOT) has no objection to the special exception request for a reduction in the number of required off-street parking spaces. The conclusion is based upon the existing availability of nearby adjacent on-street and off-street parking. Further, DDOT sees no potential adverse impacts on the transportation network as a result of this special exception.

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