

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



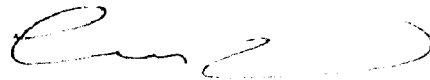
d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: Meridith Moldenhauer
Chairperson
DC Office of Zoning

FROM: Sam Zimbabwe
Associate Director, PPSA
District Department of Transportation




DATE: April 26, 2012

SUBJECT: BZA Case No. 18354 – 2909 North Capitol Street, NE
(Lot 37, Square 3500)

APPLICATION

Pursuant to DCMR Title 11 – Zoning, §3104.1, the applicant seeks a special exception under §205, to allow a child development center (12 children and 5 staff) in the R-3 District at 2909 North Capitol Street, NE (Lot 37, Square 3500). The applicant currently has a home occupancy permit that allows the operation of a Child Development Home with no more than 6 children and the proposal would expand the center.

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined, based on the information provided, there is no adverse impact to the transportation system. DDOT has no objection to the special exception sought by the applicant.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18354

EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia

TRANSPORTATION ANALYSIS

Overview

DDOT attended an onsite meeting with the applicant and staff from Office of Planning (OP) on Tuesday, April 17, 2012 at approximately 3:00 pm. The existing sidewalks and curbs-ramps are in good condition and provide adequate access to the site. No major traffic or safety concerns were observed.

Roadway Capacity and Operations

The center is located on the eastern side of North Capitol Street between Girard Street and Michigan Avenue, NE. North Capitol Street has rush-hour restrictions with no parking from 7:00 – 9:30 am on the Westside and no parking from 4:00 – 6:30 pm on the Eastside. Curbside parking is available on North Capitol Street and Girard Street to accommodate parents that drive to the facility. There were on-street parking spaces available on both streets during the site visit however this was before the start of the evening rush-hour restrictions.

Safety

No immediate safety issues of concern with the proposed development were identified.

Bicycle and Pedestrian Facilities

Patrons will use the front entrance to access the site and there is a rear entrance on the alley. A majority of the students are expected to walk to the site from the immediate community.

Transit Services

The site is served by a number of Metrobus routes that traverse Michigan Avenue and North Capitol Street, NE.

Site Access and Loading

Students will enter the site using the main entrance on North Capitol Street. There is a separate entrance in the rear that accesses the play area and parking pad.

The property is approximately 0.4 miles or a 5 minute walk from the *Edgewood Playground* located at the southeast corner of the intersection of 4th Street and Franklin Street, NE. The playground can serve as an off-site play facility for the *Center*, if necessary.

Parking

The row-house was constructed in 1910 prior to the adoption of the *DC Zoning Regulations* and is credited with one (1) parking space. The applicant will reduce the play area to provide a parking pad in the rear for one (1) vehicle satisfying the *Zoning Requirements* of providing a minimum of 2 parking spaces for the 5 staff. *DDOT would support the elimination of the parking space to maintain the existing play area, if requested by the applicant.*

Streetscape/Public Realm

No concerns were identified.

Transportation Demand Management (TDM)

No TDM measures are required by the applicant.

SUMMARY

The proposal will have a negligible impact on the transportation network.

SZ:lb