

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Policy Planning and Sustainability Administration

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D.C. OFFICE OF ZONING

MEMORANDUM

TO: Lloyd Jordan, Chairperson
DC Board of Zoning Adjustment

FROM: Samuel Zimbabwe *SZ*
District Department of Transportation

DATE: July 13, 2012

SUBJECT: BZA case 18383
(Application of Barbara Chambers Children's Center; 1470 Irving Street, N.W.
Washington, D.C 20010)

**BOARD OF ZONING ADJUSTMENT
District of Columbia**
CASE NO. 18383
EXHIBIT NO. 27

APPLICATION

Pursuant to 11 DCMR § 3104.1, for a special exception to permit the expansion (from 150 to 225 Children and 31 to 47 Staff) of an approved child development center (BZA Order No. 17731) under section 205, in the R-5-B District at premises 1470 Irving Street, N.W.

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends approval of the Applicant's request for the special exception to permit the expansion of an existing child development center at 1470 Irving Street, N.W. The Applicant has worked with DDOT to provide information

that the expansion should not impose impacts on the neighborhood. The Applicant has responded affirmatively to a number of recommendations discussed more in detail.

Roadway Capacity and Operations

The Applicant's proposal does not result in any noticeable increase in intersection delays at the area intersections.

Safety

The vehicles exiting through the alley, onto westbound Irving Street, may pose some danger to those pedestrians and bicyclists on Irving Street. DDOT has spoken with the Applicant about this type of exiting vehicle movement and the Applicant is aware that exiting the alley needs to be done in a cautious manner considering the poor sightline visibility for drivers.

Bicycle and Pedestrian Facilities

DDOT applauds the Applicant for agreeing to install the bicycle rack and announcing its availability to staff, parents and visitors. The bike rack will accommodate four or more bicycles. The rack will be installed on the side of the building, away from the parking area. This is a vast improvement over the current conditions of no bicycle rack and allowing cyclists to lock bicycles to a chain link fence on the child care center property. DDOT staff has informed the Applicant that showers for the employees at Barbara Chambers Children's Center should be made available as part of the request to increase the staff.

Transit Services

There is ample transit access to this location including access to the 50 series bus route traveling north and south along 14th Street. The MacPherson-Woodley Park Circulator also serves as a convenient transit option. The Columbia Heights Metro station (3030 14 Street, N.W.) is located approximately 500 feet from the site location (1470 Irving Street, N.W.). The H bus line also runs an east to west route connecting Northwest Washington to the Brookland-CUA Metro Station.

Site Access and Loading

DDOT suggested to the Applicant to provide some small adjustments to the pick-up and drop-off in the rear of the property. The employees at Barbara Chambers Children's Center will implement a pickup and drop-off plan as illustrated in the site plan (see exhibit). Parents will enter the alley (southbound) off of Irving Street, NW and proceed into the North entrance to the parking lot. The parents will park in one of the designated drop-off and pickup parking spaces, adjacent to the brick wall. Parents will then escort their child or children to the attendance check-in point. The parents will then drive out of the South entrance and proceed through the alley to Columbia Road, NW.

The Applicant conducted a pickup/drop off car count, to validate previously used data. The maximum number of cars observed dropping off or picking up children was 15, spread over the course of a two-hour window. More specifically, the Applicant provided the following counts:

Friday, June 22, 7 AM to 9 AM	10 cars
Monday, June 25, 7 AM to 9 AM	15 cars
Tuesday, June 26, 7 AM to 9 AM	13 cars
Tuesday, June 26, 4 PM to 6 PM	13 cars

It is worth noting that there are thirty-two (32) staff members at the Barbara Chambers Children's Center. Five or fewer employees drive on a regular basis. Two staff members are occasional bikers. Fifteen are regular metro riders. The remaining ten employees walk from the local neighborhood.

Parking

The Applicant has an existing parking lot located in the rear of the subject property. The unstriped parking lot contains approximately fifteen (15) parking spaces. There are no plans to stripe the parking spaces to accommodate any additional vehicles that may need to be located in the parking lot. DDOT is unaware of any parking concerns associated with Barbara Chambers Children's Center. The Applicant plans to clearly stripe, or define, the pick-up and drop-off area

to alert drivers of where to temporarily park while dropping off children. The Applicant's exhibit shows where the pick-up and drop-off area is to be located.

Streetscape/Public Realm

The Applicant has no plans to physically expand the building structure. However, if plans change, the Applicant is aware that it will need to restore any public space, including the Irving Street sidewalk. Additionally, if the Applicant expands the building, it will need to move all building associated utilities inside of the building property line. There will be no utility grates located in the pedestrian path, adjacent to the subject address.

Transportation Demand Management (TDM)

The Applicant has been informed that TDM measures will inform the employees about the number of transportation options in the neighborhood. In response to the request for Barbara Chambers Children's Center to sign up for Washington Metropolitan Area Transit Authority (WMATA) SmartBenefits program, the Applicant has agreed to take action. Joining the SmarTrip benefits program will enable pre-tax salary to be transferred directly to employee SmarTrip cards. The program results in tax savings for employer and employee. DDOT understands the program will become active after a Barbara Chambers Children's Center staff meeting in July 2012.

SUMMARY AND RECCOMENDATION

DDOT recommends approval of the Applicant's request for the special exceptions to increase the enrollment of children at 1470 Irving Street N.W. The Applicant's actions include employing an improved pick-up and drop-off to ensure the impacts are lessened on the existing surrounding neighborhood. Lastly, DDOT is satisfied that the Applicant will follow the provided TDM option and furthermore employ some form of performance monitoring to ensure a continuous and appropriate response to traffic management.

SZ:jj