

MEMORANDUM

District of Columbia Office of Planning



TO: District of Columbia Board of Zoning Adjustment
FROM: Arthur Jackson, Case Manager
Joel Lawson, Associate Director Development Review
DATE: March 22, 2013
SUBJECT: BZA Case 18472 Supplement

I. BACKGROUND

After the Board of Zoning Adjustment Public Hearing on December 18, 2012, the Board voted unanimously to approve a variance from § 2101.1 to reduce the off-street parking requirement for the Excel Academy, D.C. Public Charter School at 2501 through 2553 Martin Luther King, Jr. Avenue SE (Square 5862, Lot 960). This bench decision was subject to following conditions:

1. Approval shall be for a period of three years from the beginning of the 2013-2014 school year.
2. The Applicant shall designate a TDM (Transportation Demand Management) Coordinator to oversee and implement the TDM measures.
3. At the beginning of the school year, the Applicant shall distribute information to faculty, staff, and students explaining the benefits of sustainable transportation practices.
4. The Applicant shall provide incentives to encourage more employees to carpool. The incentives shall include those listed in the TDM plan.
5. The Applicant shall work with Metropolitan Washington Council of Governments ("MWCOG") to help parents to identify other parents to share vehicle trips to the site.
6. The Applicant shall allow employees to withhold funds from their paycheck for transit under the WMATA SmartBenefits program.
7. The Applicant shall monitor the trip generation and mode split for employees and students and report this information on an annual basis to DDOT in order to monitor the progress of the TDM program.
8. The Applicant shall restripe the existing parking areas to accommodate additional vehicle spaces.
9. The Applicant shall finalize the parking agreement between Excel Academy and Matthews Memorial Baptist Church across Martin Luther King, Jr., Avenue to lease 15 spaces with an option to increase the number of leased spaces, as necessary.
10. The Applicant shall complete a trip generation analysis of existing and future conditions associated with the population increase.
11. The Applicant shall maintain a comparable site trip generation rate for future conditions.
12. The Applicant shall develop and implement the student drop-off and pick-up plan presented as part of the TDM strategies in the December 18, 2012 Technical Memorandum in Exhibit 30.
13. The Applicant shall install at least five inverted bicycle U-racks at the main building entrance.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18472

EXHIBIT NO. 13

MAR 25



1100 4th Street, SE, Suite E650, Washington, D.C. 20024

phone 202-442-7600 fax 202-442-7638

www.planning.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 18472
EXHIBIT NO. 43

14 The Applicant shall install at least 10 inverted bicycle U-racks in an accessible and secured location within the building.

15 The Applicant shall implement the TDM strategies as outlined in Conditions 2 – 6 above

On January 9, 2013, the applicant filed a motion requesting that the Board reconsider condition no 1 which set a 3-year term for this approval. The reason stated was the higher cost of the capital needed to make physical improvements to the school and the adverse impact on future school enrollment.

After considering this motion during its meeting on February 12, 2013, the Board requested additional information about the projected school enrollment and employment. The applicant subsequently supplemented to the case file a packet of letters dated February 26, 2013 from the school administrator, an interested parent and a bank concerning school financing. On March 19, 2013, the applicant provided 10-year projections of future student and employee numbers. Based on these projections, school employees would peak at 162 in 9 years (by the 2021-2022 school year).

II. FURTHER OFFICE OF PLANNING ANALYSIS

The original traffic analysis prepared for the applicant by Gorove-Slade traffic engineers in its December 4, 2012, memorandum was based on Excel Academy employment increasing to 162 in 3 years and not 9 years. The rate of increase in the supplemental is a significant change from the original proposal.

When asked about this change, the District Department of Transportation (DDOT) expressed several concerns that are outlined in the attached memorandum.

Section 2101.1 requires a minimum of 2 parking spaces on-site for every 3 teachers and staff. There are 48 parking spaces available onsite and the current approval conditions require contracting for 15 additional spaces offsite. The supplement notes that an additional 27 parking spaces onsite would be "attendant assisted."

As the above table shows, based on the new projections, the total of 90 available parking spaces would leave no significant deficits until the 7-space deficit in the 2019-2020 school year.

The intent of the proposed TDM measures is to reduce the actual parking demand to equal the available spaces. Under the current approval conditions, progress toward achieving the required reduction in demand would be monitored over time by DDOT.

Category	Current	2020
Employees	127	145
Required Parking Spaces	85	97
Available Compliant Spaces	48	48
Relief Required	37	49
Supplemental Parking Resources		
Attendant-Assisted Spaces	27	27
Contract Spaces	-	15
Parking Total	75	90
Remaining Deficit	10	7

III. SUMMARY RECOMMENDATION

OP therefore supports the current approval conditions with the following suggestions:

- Change the approval term in condition no 1 from 3 years to 7 years (ending in the 2019-2020 school year). In the interim, this would allow Excel Academy and DDOT to gauge the effectiveness of the TDM measures, make the necessary adjustments and then report back to the Board.
- Add a condition setting the maximum number of school teachers and staff to 162.

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



d. Policy Planning and Sustainability Administration

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Sam Zimbabwe
Associate Director

DATE: March 22, 2013

SUBJECT: BZA Case No. 18472 – Excel Academy – 2501-2553 Martin Luther King, Jr Avenue S E
DDOT Supplement Report

The District Department of Transportation (DDOT) reviewed the March 19, 2013 Additional Support for Applicant's Motion for Reconsideration. According to the Applicant, the school will not attain its maximum staff capacity of 162 until the school year 2021-2022 and has requested their approval extend to the 2021-2011 school year. Growth in the area surrounding the school is expected to increase dramatically by 2020 due to a variety of new developments proposed at and around the Saint Elizabeth's Campus, which were not evaluated by the Applicant. DDOT has concerns that extending approval will not give the Applicant and DDOT adequate ability to mitigate potential impacts.

DDOT requests the following amended conditions to the previous Order:

- The Applicant complete a full trip generation and mode split analysis of the existing conditions under both schools co-located on site before the end of the 2012-2013 school year (condition # 10),
- Maintain the same site trip generation existing today for the site when Excel reaches their maximum staff capacity of 162 (condition #11), and
- Provide reporting every two years to DDOT on their trip generation and mode split rates for a period up to two years after they reach their maximum staff capacity of 162 (condition #7)

DDOT's position remains that the school should generate no more vehicle trips than currently exist at the site today.

SZ/ac