

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe *fz*
Associate Director

DATE: March 10, 2015

SUBJECT: BZA Case No. 18949 – 2535 Bladensburg Road, N.E. (Square 4356, Lot 802)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Bright Future Early Learning Center, LLC, the Applicant, seeks a variance from the off-street parking requirements under 2101.1 to allow the operation of a child development center for 62 children and 11 staff in the C-2-A District at premises 2535 Bladensburg Road, N.E. (Square 4356, Lot 802)

SUMMARY AND RECOMMENDATION

The District Department of Transportation (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. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact.

Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception.

TRANSPORTATION ANALYSIS

DDOT reviewed the Applicant's request and determined a CTR is not required for the project.

Operations

The proposed hours of the child care center will be from 6:30 AM to 6:30 PM. Drop-off begins at 6:30 AM and continues until 8:30 AM. Pick-up begins at 4:30 PM and continues until 6:30 PM. Parents arriving by vehicle use the public alley at the rear of the building for student loading with staff present to provide assistance.

Parking

The Applicant is required to provide a total of three (3) parking spaces at a ratio of one (1) parking space for every four (4) employees. The Applicant is seeking relief from the parking requirements and will not provide any onsite parking spaces. However the Applicant entered into an agreement with a neighboring commercial property to use three (3) parking spaces to alleviate potential on-street parking impacts. The accessory parking lot is located at 2614 28th Street, N.E approximately one (1) block northwest of the subject site.

Public Space Impacts

DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. If any portions of the project had elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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