

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
Associate Director

DATE: June 2, 2015

SUBJECT: BZA Case No. 19002 – 505 57th Street, S.E. (Square 5277, Lots 3 and 4)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Rainbow Child Development Center (the “Applicant”) seeks a special exception from the child development center requirement under §205 to expand a child development center with 42 children and 9 staff to a child development center with 72 children and 12 staff in the R-2 District at premises 505 57th Street, S.E. (Square 5277, Lots 3 and 4)

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

TRANSPORTATION ANALYSIS

The Applicant retained a transportation consultant to analyze the projected impacts on the transportation network. DDOT reviewed the transportation scoping form and determined a Comprehensive Transportation Review (CTR) was not required. The proposed changes to the operations of the child development center will not lead to a substantial increase of new vehicular trips during the peak periods and will have a negligible impact on the transportation network.

Operations

The Applicant occupies an existing one-story building with plans to construct a one-story addition and close an existing driveway curb-cut as part of future site improvements. Parents arriving by vehicle use curbside parking spaces on the eastside of 57th Street for student loading. Drew Elementary School is located directly across the site on 57th Street. The site lacks recreation or athletic facilities and will rely on the Drew athletic field and playgrounds for recess and exercise. Children access the school by walking along the eastern side of 57th Street to the existing crosswalk on Eads Street.

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. An existing driveway curb-cut serving a single parking space will be closed. Currently, three of the nine staff members drive to the facility and use on-street parking spaces. The expanded staff numbers has the potential to increase on-street parking demand in the area.

Public Space Impacts

DDOT's lack of objection to the zoning special exceptions should not be viewed as an approval of public space elements. For the portions of the project with elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The existing over-height fence is located in public space and requires a permit and approval from the Public Space Committee. DDOT could not locate a permit record for the fence and it should be removed.

The eastern side of 57th Street does not have a sidewalk. The Applicant is expected to improve the public space abutting the site to DDOT standard to include a continuous landscaped strip along the curb and a minimum 6 ft. wide concrete sidewalk. The Applicant should coordinate with DDOT on additional streetscape improvements along the other portions of the eastern side of 57th Street.

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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