

Palisades Montessori
A Neighborhood Preschool Since 1984



BZA CASE NO. 19694 OF 5104 MACARTHUR LLC

JANUARY 18, 2017

Overview

- The Applicant is proposing to use 5104 MacArthur Blvd. as the site of a daycare center
- The proposed child development center use is permitted as a matter-of-right
- Subtitle 11-C DCMR § 701.5: “Daytime Care” use is required to provide 0.5 space per 1,000 square feet with a minimum of one (1) space
- Existing building is approximately 2,800 square feet; therefore, the Applicant has calculated that a child development center of this size must provide two (2) parking spaces. Under the 2016 Zoning regulations, the parking for child development centers is calculated based on sq. ft. rather than number of staff.
- Accordingly, the Applicant is requesting special exception relief pursuant to 11-C DCMR § 703 from the parking requirements of 11-C DCMR § 701.5

Agency and community approval

- ANC voted unanimously to support the Application
- OP has recommended approval of the Application
- Numerous letters in support of the Application in the record
- DDOT is in support of the Application

DDOT Conditions vs. TDM Plan

DDOT Conditions:

1. Applicant provide a pick-up and drop off plan for DDOT's review and approval;
2. The Applicant furnish and install one (1) inverted U rack to accommodate families who bike to the site
3. The Applicant offer employer-paid transit passes or reimbursements for bicycle commuters of no less than \$20 per employee per month

Applicant's Proposed TDM Plan:

1. Employer will provide every employee a pre-loaded MetroCard (\$20 value)
2. Employer will set up a Commuter Benefits Savings Plan for employees

Testimony from Heather Gustafson

- Based on the premises floor area, maximum number of children is 44 and maximum staff is 11
- Majority of families expected to come from Palisades neighborhood and likely to walk
- Remainder will be required to park legally and walk in their children
- Drop-off and pick-up times complement peak restaurant parking times
- Operator currently operates a child development center at 2828 Hurst Terrace, Northwest