Palisades Montessori

A Neighborhood Preschool Since 1984



BZA CASE NO. 19694 OF 5104 MACARTHUR LLC JANUARY 18, 2017

Board of Zoning Adjustment District of Columbia CASE NO.19694 EXHIBIT NO.58

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

The Application meets the requirements of Subtitle C § 703:

- •Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot
- •The Property is an interior lot with no alley access. The rear of the Property abuts other properties, not an alley
- The Property does not have access to an open public alley, as it is landlocked
- •The reduction in the required number of parking spaces is only for the amount that the Applicant is physically unable to provide
- •The Applicant has provided a Transportation Demand Management Plan



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