

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: Samuel Zimbabwe
Associate Director 

DATE: May 10, 2016

SUBJECT: BZA Case No.16257A – 5413 16th Street NW

APPLICATION

Sixth Presbyterian Church (the “Applicant”), requests a special exception from the child development center requirements under § 205, to continue to operate a child development center for 130 children and 12 adults in the SSH-1/R-1-B District at premises 5413 16th Street NW (Square 2718, Lots 853 and 1235).

RECOMMENDATION

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The Applicant is reducing the amount of employees from 18 to 12;
- The Applicant is required by zoning to provide three parking spaces; and
- The Applicant has not provided information on drop-off and pick-up operations.

DDOT has no objection to the approval of the requested special exception with the following conditions:

- Three off-street parking spaces shall be provided and clearly marked for use by the child development center;
- Drop-off and pick-up should occur at rear parking lot; and

Board of Zoning Adjustment
District of Columbia

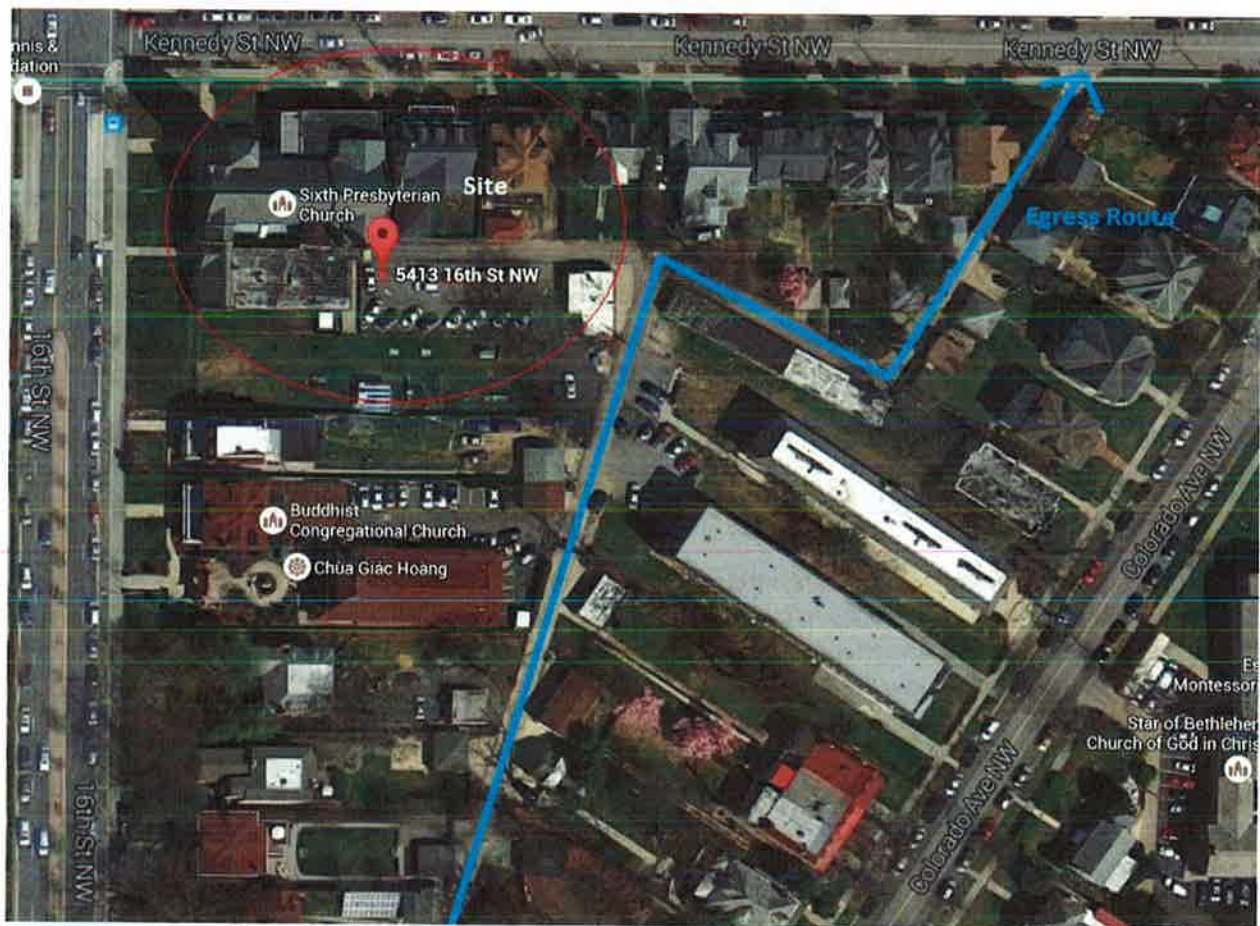
CASE NO.16257A

- Vehicular access to the site shall be by way of the public alley that abuts the property. Egress shall be from the portion on public alley that terminates to Kennedy Street.

TRANSPORTATION ANALYSIS

Site Access

The site is bounded by 16th Street to the west, Kennedy Street to the north, and residential buildings to the east and south. Access to off-street parking is via an abutting public alley that connects Colorado Avenue and Kennedy Street. Pedestrian access is from Kennedy Street and 16th Street. DDOT expects the Applicant to meet the condition for vehicular site access as stipulated in BZA Order No. 16257, which requires vehicle access to the site to be by way of the public alley and egress to be from the portion of public alley that terminates towards Kennedy Street.



The Applicant did not provide information for current pick-up and drop-off operations. There are “No Parking” signs adjacent to the site on Kennedy Street and signage for “No Standing” between 7:00am – 9:30am and 4:00pm – 6:30pm on 16th Street. To reduce traffic impacts on 16th Street and Kennedy Street, DDOT expects pick-up and drop-off to occur on-site at the rear parking lot.

Off-Street Parking

The off-street parking lot can accommodate up to 17 parking spaces. BZA Order No. 16257 stipulated that the Applicant provides five off-street parking spaces that are clearly marked as reserved for the exclusive use of the child development center; however, due to reduction of employees from 18 to 12, the Applicant is required by zoning to provide three parking spaces. DDOT expects the Applicant to continue to clearly mark the three spaces as reserved for exclusive use of the child development center. The additional parking spaces may be used to help facilitate pick-up and drop-off operations.

Streetscape and the Public Realm

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. If any portion of the project has 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 the Public Realm Design Manual.

SZ:rj

