GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

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Transportation Policy and Planning Administration

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MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

BZA
Case No. 16817
Exhibit No. 35

DATE: January 14, 2002

SUBJECT: BZA Application No. 16817 – Special Exception to Provide for the Expanded Use of an Existing Child Development Center Located at 1470 Irving Street, NW, Lot 723, Square 2672 in an R-5-B District

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The previous BZA Order No. 16161, dated October 16, 2001, granted a special exception for a child development center at the subject site for a period of 5 years, which terminated on November 1, 2001. The exception allowed the applicant to establish a child development center with a maximum of 80 students and 17 staff. The hours of operations were Monday to Friday from 7:00 AM to 6:00 PM. Children

The current application proposes to increase the center's activities by increasing the enrollment from 80 students to a maximum of 150, and staff levels from 17 to 31. The hours of operations would be extended to 10:00 PM, Monday to Friday. The off- street parking requirements for the site increase from four to eight spaces, providing one parking space for each four staff or other employees.

The subject site is located on the south side of Irving Street, NW near the intersection with 15th Street, NW. The north side of Irving Street has rush hour, no parking restrictions from 7:00 to 9:30 AM and 4:00 to 6:30 PM Monday through Friday. The south side of Irving Street has no parking or standing restrictions from 7:00 AM to 6:30 PM Monday through Friday, except for 9:30 to 11:30 AM on Tuesday.

The site is bordered by a 15' - wide public alley to the east. The alley provides access to the parking lot located to the rear of the site. The parking lot exceeds the minimum zoning requirement of eight parking spaces however the parking spaces are not striped to clearly identify each space.

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Access to the lot is provided off the public alley by a two-way driveway. The parking lot is separated from the alley by a brick wall.

In the previous order, students were dropped off and picked up at the center's front entrance on Irving Street. At that time, curbside parking was allowed on the south side of the street. Current traffic conditions, safety concerns and parking regulations prohibit the same arrangement. DDOT recommends the applicant re-design the parking lot to provide a designated drop-off and pick-up aisle for students, while maintaining the required parking spaces. One option is to provide another point of access into the parking lot from the alley to allow for the safe maneuverability of vehicles via a dedicated entrance and exit. Accordingly, DDOT has no objection to the proposal.

KL:lb