GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: APR 11 2002

SUBJECT: BZA Application 16859 – Youth Detention Center & Community Service Center – Off Street Parking Requirements

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum dated February 19, 2002. This memorandum addresses the transportation elements of the application.

The Government of the District of Columbia, Department of Human Services/Youth Services Administration (DHS/YSA), filed the application. The property, located at 1000 Mount Olivet Road, N.E., is zoned for residential use, (R-4) but the applicant wishes to use the property for a Temporary Youth Detention Center, a Police Juvenile Processing Center and a 5,000 square foot Community Service Center, all in one structure. The applicant has requested:

1. Variance from the use of provision Section 330.5 to allow the establishment of a temporary youth detention center for 80 beds and 80 staff in an R-4 zone.
2. Variance from the percentage of lot occupancy limitation of Section 403.2 for a non-residential structure in an R-4 zone.
3. Special exception pursuant to Section 334.1 to allow for the establishment of a 5,000 square foot Community Service Center in the residential R-4 district.

The property used to house the District of Columbia Receiving Home and Classification Center for Juveniles. The Receiving Home has long been demolished. The proposed facility will consist of 80 beds for youth ages 11 to17 years old that have been detained in pre-trial status and/or committed by the Family Court Division and offices for 80 administrative and correctional personnel on rotating shift.

BZA
Case No. 16859
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16859
EXHIBIT NO.35

The applicant has indicated to us that the maximum personnel on duty per shift will not exceed 35. The site plan for the proposed facility indicates 65 parking spaces are provided. Of the 65 parking spaces, 14 are for visitors and the rest is for staff and personnel.

To determine the potential impact of this proposal, we have considered the street system leading to and from the site, trip generation during the peak hours and the parking provision to accommodate the proposal.

The project fronts on Mount Olivet Road a minor arterial, carrying an average daily traffic volume of 14,800 vehicles in the vicinity of the site. Parking is not allowed on both sides of the street. The next closest street to the project is the 1800 block of Corcoran Street. This is a one-way, northbound local street with parking allowed on both sides of the street. It should be noted that access to and from site is limited to Mount Olivet Road, away from any residential street.

With respect to trip generation, approximately 25 to 30 vehicle trips will be generated during the a.m. and the p.m. peak hours. This small level of traffic generation will not have an adverse traffic impact in the area road network. The Community Center opens after the morning rush hour and operates from 10 a.m. to 8 p.m. Most of the citizens using the Community Center will be walking to the center according to the applicant.

As regard to parking, the applicant will provide 65 parking spaces to accommodate the project. In our judgment, the proposed parking supply is more than adequate to accommodate the parking needs of the project and to minimize parking spillover into the neighboring area.

Therefore, we believe the project will not have any significant adverse traffic and parking impact on the neighboring residential area.

April 2, 2002

Gayle Turner
Administrator
Youth Services Administration
8300 Riverton Court
Laurel, MD 20724

Dear Ms. Turner:

This letter is written on behalf of the Ward 5 neighborhood residents and myself to express how excited we are about the new Youth Services Center. We are looking forward to building a professional relationship with the faculty and staff of Youth Services Administration.

We are delighted about the community space, and how our residents will benefit from it. We are anticipating the groundbreaking ceremony and the future construction ahead.

If you should need to contact me, please call me at 202-526-8717.

Sincerely,

Dorthia Austin

Dorthia Austin, President
Ivy City Patriots, Ward 5