GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Memorandum

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman, Director
Office of Planning

DATE: July 1, 2002

SUBJECT: BZA Application #16894 Chapel of St. Philip the Evangelist Child Development Center: - 2001 14th Street, S.E.

APPLICATION

The application by Rev. William Lewis on behalf of *St. Philip the Evangelist Child Development Center and Church* requests approval of a special exception to allow a child development center, pursuant to 11 DCMR 3104.1 and subject to the standards outlined in Section 205.

SITE AND AREA DESCRIPTION

The proposed location of the child-care center is at 2001 14th Street, S.E. (Square 5774, Lot 836). The building is an existing two-story plus basement attached building of the main church facility known as St. Philip Episcopal. This annex has a total area of 28,180 square-foot.

The subject property is located in a predominantly residential section of **Historic Anacostia** in an R-3 zone district. To the north, south, and west of the subject property are two-story, single-family semi-detached and detached residences. In addition, Company 15 Fire and Rescue Station is located to the south, on the southwest corner of V and 14th Street. Directly opposite the site, on 14th Street is another church, the Union Temple Baptist Church.

PROPOSAL

The application proposes to convert the existing building to accommodate a child development center for ninety-five children (95), ages 3 months to 12 years. Twenty-one persons, including six teachers, six assistant teachers, three aides, two food service handlers, one housekeeper, one office manager, one head teacher and one director, will staff the center.

BZA
Case No. 16894
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16894
EXHIBIT NO.24

ANALYSIS

The facility where the proposed child development center will be located is owned by the St. Philip's Episcopal Church and functions as the church's annex. The building has been used by the church for various children's and other church activities such as Sunday school.

The children of church members and the community will have priority enrollment at the childcare center. The center will operate weekdays between 6:00 a.m. and 6:00 p.m. The weekday hours will cater for regular childcare, as well as after school care. The facility has approximately eight (8) rooms to accommodate various activities for the children, including a cafeteria/auditorium, library, computer lab, three (3) class- rooms and two sleeping rooms. Initially, the center hopes to have 55 children in attendance and the proposal requests a maximum of ninety-five (95) to accommodate growth in its enrollment.

The site has an outdoor play area of 1,326 square feet allowing 22 children at a time to occupy the play area according to the Program Space Requirements of 29 DCMR 328.1. St. Philips has a parking lot that can accommodate 19 cars, which exceeds the required amount for child development centers at 1 space for each of 4 teachers and other employees, according to 11 DCMR Section 2101.1. There is also ample on-street parking to the east and north side of the church. The east side entrance of the building is designated as the main entrance where children will be dropped off and picked up. This main entrance also receives employees, visitors and parish members. The south side entrance adjacent to the parking lot has been designated as "authorized use only" by the church. The majority of the attendees will be pedestrian, thus reducing adverse vehicular traffic impact on the neighborhood at drop-off and pick-up times.

SECTION 205

The subject site is zoned R3 and the Board of Zoning Adjustment is authorized to grant special exceptions to allow child development centers in the R-3 district. The application must be harmony with the intent of the Zoning Regulations and Maps and should not adversely affect the use of neighboring property, subject to the special conditions specified in Sections 205 as follows:

205.2 The center shall be capable of meeting all applicable code and licensing requirements.

The applicant has had personnel from the Department of Health visit the site for preliminary review and has been informed that the building can accommodate up to 95 children. If the application for the Special Exception is approved, the proposal will be further reviewed by the Department of Health and DCRA prior to obtaining its Certificate of Occupancy to operate the child development center.

205.3 The center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children or elderly persons.

The subject property's main entrance is located on 14th Street SE,.This street has a divided right-of-way which allows one way traffic (north/south) on either side of the right-of-way. Safety of the children will not be compromised at the drop-off and pick-up site at the main entrance. The applicant has stated that there will be an assigned staff member at the main entrance at drop-off and pick-up times. Access to or from adjacent residences should not be affected, as parents may park for short periods in the adjacent parking lot to the south, including the ample available on-street parking in the church's vicinity including, at the front of the main entrance on both sides of 14th Street, and on U and V Streets to the north and south. No parking restrictions were observed on either U or V Streets. D.DOT's review has also stated that the proposed use "will not negatively affect on-street parking in the neighborhood". (See attachment 2)



Main entrance – Drop off/Pick up

One –Way Traffic Flow

The center will operate between 6:00 am and 6:00 p.m. Drop-off and pick-up of children at the center will not add to or impact traffic movements to and from the school at these times. According to D.DOT's review, no traffic problems or unsafe conditions will be created by the proposed child-care center.

205.4 The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.

Section 2101 of the Zoning Regulations requires 1 parking space per 4 teachers and other employees. The childcare center will have a total staff of twenty-one (21) persons and therefore six (6) parking spaces are required. The applicant is providing nineteen (19) parking spaces. Children will be dropped-off and picked-up at the front of the building along 14th Street and there will no need to park for any extended period in the parking lot or along the street. Additionally, the applicant maintains that the majority of its enrollees will be pedestrian or will arrive via Metrobus service.

205.5 The center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise or activity, or visual or other objectionable conditions.

The play area of the proposed facility will be located to the rear of the building (west side) abutting the back yard of two residences. The area is fenced by chain link on all sides. The south side adjacent to the parking lot has a secured gate to a passageway leading to a side door of the building designated for authorized use only. The play area is accessed by a lower level (basement) door and stairway located to the rear of the building.

The play area will not be visually objectionable, as there will not be any large play equipment, and the smaller equipment will be stored away and taken out only at playtime. Due to the age differences, the children will not be scheduled to have outdoor play at the same time. All play activities will be supervised. For these reasons the impact of noise or activity from the childcare center will have minimal impact on adjacent properties. OP recommends that the applicant restrict the hours of outdoor play to begin no earlier than 9:00 am at the rear of the property to minimize the noise impact of the play area on neighboring residential properties.

205.6 The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirement as it shall deem necessary to protect adjacent and nearby properties.

The existing appearance of the building will not be changed and will continue to present the appearance and sense of the residential community. Therefore, no screening of the building is recommended. At this time, the applicant has a banner to advertise enrollment at the childcare center but has stated that they may request a sign permit in the future. It is recommended that the future sign be small, discreet, and not detract from the residential character of the historic neighborhood. The childcare center will have minimal impact on adjacent properties and therefore will not need any special screening.

205.7 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center itself.

The applicant informed OP that there have been discussions with the principal of Ketchum Elementary School located at (1919 15th Street S.E.) concerning the use of their play facilities as an off-site play area. This would involve a one block walk, including crossing 14th Street in front of the main entrance. This is a short, divided residential street with a small park area as the division, creating one-way directional traffic on both sides of the park. The children will be scheduled to visit the elementary school when it is in session and when traffic is at a minimum during the daytime. Therefore, this walk would not endanger the children. OP recommends that caution be exercised in transporting children to and from the center to the off-site play area.

205.8 ***The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.***

The closest child development center is located at the Ambassador Baptist Church at 1412 Minnesota Avenue in Square 5615, approximately three blocks away. Although the hours of operation are similar (6:30 a.m. to 6:30 p.m.) to the proposed center, traffic movement should not be impacted, since the new center is not located along the same street. In addition, the combined operations of both centers will not significantly increase the impact of noise and traffic on the adjacent neighborhood.

Section 3104.1

The standard by which the BZA should approve a special exception is set forth in Section 3104.1 of the Zoning Regulations. The following demonstrates how the proposed child development center has met these standards:

. . . special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The proposal upholds the general provisions of the R-3 zone as outlined in Section 320.1 that states:

320.1 ***...To maintain a family life environment, permitted related uses are the same in R-3 districts as in R-1 districts.***

The intent of the R-3 zone as mapped in this area will not be jeopardized, as the proposed childcare center is a use permitted by special exception in the R-3 zone, subject to review approval by the BZA. Therefore, the intent, purpose, and integrity of the Zoning Regulations and Map will be maintained.

AGENCY COMMENTS

According to the Department of Transportation report (Attachment 2), the proposed child development center would have no significant impact on local traffic or parking. Site visits at various times by OP and D.DOT indicated no significant traffic and ample available on-street parking.

COMMUNITY COMMENTS

At its ANC 6C community meeting, the ANC voted to recommend approval of the requested special exception.

SUMMARY AND RECOMMENDATION

The proposed special exception for the childcare center will be an asset to the community, as it will provide a needed service to parents in the community. This childcare location, and hours of operation will not negatively impact this community. As demonstrated above, the application meets the standards outlined in Section 205 for approval of a special exception. Additionally, the childcare center will be in harmony with the purpose and intent of the Zoning Regulations and the Zoning Map and will not adversely affect the surrounding neighborhood. The proposal is strongly supported by the ANC. Based on these facts, the Office of Planning recommends that the Board of Zoning Adjustment **APPROVE** the requested special exception with the condition that the scheduled play times at the play area to the rear of the property, begin no earlier than 9:00 am.

ATTACHMENTS:

Attachment 1 – Site Location

Attachment 2 – D.DOT Report



Feature Key

- Zoning Boundaries
- Site Location

Board of Zoning Adjustment

Application No. # 16894
St Philips Child Development Center

DC Office of Planning
July 1, 2002

Scale 1:1789

25 0 25 50 75 100 Feet

Attachment 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

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Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: July 2, 2002

SUBJECT: BZA No. 16894 – Application for a Special Exception to Establish a Child Development Center Located at 2001 14th Street, SE, Lot 836, Square 5774

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

The applicant requests a special exception to operate a child development center at an existing church between the hours of 6:00 AM and 6:00 PM Monday through Friday at the subject site. The applicant states the number of children shall not exceed 95 and the number of employees shall not exceed 22. The subject property is located on the western side of 14th Street and occupies the entire block bordered by U Street and V Street, SE. The 2000 block of 14th Street has a very wide median strip that separates the northbound and southbound traffic, making the street appear to have two one-way legs with southbound traffic traveling adjacent to the subject site.

DDOT staff conducted a midday site visit. The subject site, including the accessory parking lot, was in good condition, well maintained and free of debris upon a midday site visit conducted by staff. The applicant is required to provide six off street parking spaces, one parking space for each four employees. The applicant states the site exceeds the parking requirements by providing 19 parking spaces in an accessory lot located at the corner of 14th and V Street, SE. Staff observed stacked parking spaces in the accessory lot with the potential capacity for 25 automobiles. In the street classification system 14th Street is identified as a collector and U Street as a local road, and both streets had light vehicular traffic. On street parking is available adjacent to the site on 14th Street and all spaces were unoccupied.

The 14th Street curb adjacent to the site can be used as a curbside drop-off and pick-up area for the children. The applicant may re-design the parking lot to create a drop-off and pick-up area on site however, the parking lot is also used for church parking and re-striping the parking lot may reduce the stacked parking spaces necessary for church services.

The proposed use will not negatively effect on-street parking in the neighborhood, create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the proposal.

KL:lb