GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: May 13, 2003

SUBJECT: **BZA Application No. 17013 – Special Exceptions to Construct a New Residential Development, Construct and Operate a Child Development Center, and Extend R-5-A District Located at 4638 H Street, SE, Lot 324, Square 5359**

The District 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 subject site is triangular shaped and is bounded by H Street, SE to the south, Hanna Place, SE to the north, a 20-foot wide public alley to the east, and existing properties to the west. The site is divided between R-2 zoning on the western portion, and R-5-A zoning along the H Street, SE and Hanna place, SE frontage. The site is currently vacant. The applicant, First Rock Baptist Church Foundation, Inc, proposes to construct a 74-unit residential structure for seniors, a 7,000 square foot child development center that will accommodate 90 children, and 3,500 square feet of community space for residents.

The subject building is T-shaped with the main entrance frontage on H Street, SE. The site will have two separate drop-off areas for each type of use. A circular driveway is proposed at the main entrance on H Street, SE to provide for the pick-up and drop-off of senior residents. Drop-off and pick-up activities for students enrolled in the Child Development Center occur via a one-way driveway that traverses the rear parking lot accessed off Hayes Street, SE to the rear of the site. Two surface parking lots are provided to the rear and eastern edge of the site with a total of 47 parking spaces, exceeding the required total of 16

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spaces on site for combined uses. However, no handicap parking spaces are proposed on site plans and should be considered by the applicant based on the needs of the residents.

The applicant submitted a Traffic Impact Analysis in support of the proposed application. The report provides information on the existing and future traffic conditions of the site and nearby roadway network including traffic impacts, trip generation and roadway capacity. The project, consisting of senior residents, will not generate a large number of peak hour trips. Intersections in the study area currently operate at acceptable levels of service and the project will have a minimal impact on the transportation system. Additionally, more than half of the proposed students for the Child Development Center are currently enrolled in the Applicant's Child Care Program and live in the vicinity of the subject site.

Accordingly, DDOT has no objection to the application.

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