GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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

From: Kenneth G. Laden

Date: October 21, 2003

Re: **BZA Application No. 17067** – Special Exception to Continue the Use of a Child Development Center Located at 2000 Rosemont Avenue, NW, Square 2618, Lot 807 in an R-4 District

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. This memorandum addresses the transportation impacts of the application.

The applicant, the House of Mercy, Inc, proposes to renovate the existing Rosemont Center (Center), the project site, and increase staff levels while seeking special exception approval to continue the use of the child development center for children ages 6 to 12 years old. The site is located on the southwest corner of Klingle Road and Rosemont Avenue, NW. The use of the Center was previously approved in BZA Order 15585, dated December 11, 1991, with an enrollment cap of 147 students and staff cap of 52. The applicant proposes to maintain the existing enrollment level, but increase the staff level to 85.

The Center operates between 7:00 AM and 6:30 PM. The staff are divided equally among three shifts, the first operating between 7:00-7:30 AM to 3:30-4:00 PM, the second between 8:00-8:30 AM to 4:30-5:00 PM and the last between 9:00-9:30 AM to 5:30-6:00 PM. An accessory parking lot is provided towards the rear of the site with a total of 39 parking spaces including; 28 stacked parking spaces, six (6) parallel parking spaces, two (2) handicapped spaces, and three (3) spaces reserved for visitors. Zoning regulations require one (1) parking space per each four (4) employees. The proposed increase of staff to 85 would require 22 parking spaces, which the applicant exceeds.

Upon a site visit, the parking lot was well maintained, clearly striped, and free of debris. A circular drive aisle provides a designated route for the drop-off and pick-up of children. Several visitors were observed blocking the drive aisle, which could create congestion during high volume times, and restrict onsite circulation. Additional unrestricted spaces are available along the north and south curb of Rosemont Avenue, NW. The applicant

BZA
Case No. 17067
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17067
EXHIBIT NO. 31

hired a traffic consultant to study the future transportation impacts of the site. The proposed increase in staff will have no significant impact on the level of service of nearby intersections.

DDOT recommends the applicant maintain a clear drive aisle, by installing no parking signs along the section adjacent to the Center, and by informing staff, parents and visitors to keep the drive aisle clear from parked vehicles. The proposed use will not create objectionable traffic conditions. Accordingly, DDOT has no objection to the application, provided the applicant maintains a clear drive aisle for circulation.

KL:lb