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 G. Laden
Associate Director

DATE: April 13, 2004

SUBJECT: BZA Application No. 17147 – Proposed Renovation of 5608 Broad Branch Road, NW – Request for Variance and Special Exception

The District of Columbia Department of Transportation (DDOT) has reviewed the above project, which entails the construction of a neighborhood market on the first floor and a child development center (CDC), which would occupy a small portion of the first floor and the entire second floor. The CDC would enroll a maximum of 60 children and employ approximately six to eight teachers and staff. The proposed project will provide four on-site parking spaces adjacent to the building.

The project is located at the intersection of Broad Branch Road and Northampton Street, NW. The traffic study conducted by the applicant indicates that traffic volumes would slightly increase. The proposed CDC would generate 32 AM peak hour vehicular trips, and 32 PM peak hour vehicular trips. The proposed neighborhood market would generate 15 new vehicular trips during each of the peak hours.

DDOT concurs with the applicant's capacity analysis and the level of service (LOS) computation at the Broad Branch Road/Northampton Street intersection. This intersection operates at LOS A during all peak hours.

The CDC should implement a plan consisting of the following elements: (A) CDC drop-off and pick up times should be dispersed and should not coincide with drop-off and pick up times at Lafayette Elementary School. (B) Parents should be discouraged from dropping-off children from 8:30 AM to 9:00 AM. (C) Parents should be discouraged from picking up children from 3:00 PM to 3:30 PM. (D) Parents and staff must legally park when dropping off or picking up students. (E) Encourage families in the immediate vicinity to walk and other families to carpool. (F) Encourage employees to walk, carpool,

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or even use public transportation. (G) Provide staff person(s) to assist children to and from cars during pick-up and drop-off times.

The market should implement a plan consisting of the following elements: (A) The curbside loading zone on the south side of Northampton Street adjacent to the market should be retained. (B) Market deliveries should be scheduled outside of CDC peak periods.

From a transportation standpoint, the project will not have an adverse impact on the area road network if the applicant implements the above recommended transportation management plan.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of Transportation
2000 14th Street, N.W., 7th Floor
Washington, D.C. 20009

Fax # 202-671-0617 Phone # 202-671-2730/40

TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: (Person)	Cliff May	**From:**	John Bullock
Company Name	Office of Zoning	**Date:**	4/13/04
Office Location			
Fax Number	727-6072	**Phone Number**	671-2218

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