GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Jerrily R. Kress, FAIA
Director
Zoning Office

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: JUN - 1 2004

SUBJECT: BZA Application No. 17163 – Special exception to operate a child development center in an R-1-B District.

The District Department of Transportation (DDOT) has reviewed the subject application and other material accompanying your memorandum of March 8, 2004. The proposal is for a child development center for 28 children, ages from two to four. The center will be located in a single family dwelling at 1309 Farragut Street, N.W., in an R-1-B zone.

Farragut Street is a two-way, 30-foot wide local street. Parking is unrestricted on both sides of the street for street cleaning purposes except on Tuesday between 9:30 a.m. and 11:30 a.m. on the north side adjacent to the site and on Wednesday between 9:30 a.m. and 11:30 a.m. on the south side.

The applicant proposes to employ a staff of four and states that one to two parents will also be in the center at different times of the school day. Two cars can be accommodated in an existing garage located in the rear of the building. Access to the garage is via a 20-foot wide public alley. The primary hours of operation for the center will be between 8:30 a.m. and 6:00 p.m. Children will be dropped off and picked up by vehicles pulling into the north curb adjacent to the site according to the applicant.

DDOT's survey of on-street parking in the vicinity of the site indicated that some curb parking is available during the operation of the center. However, as previously stated, parking is prohibited on Tuesday between 9:30 a.m. and 11:30 a.m. for street cleaning purposes.

During those hours the curb parking is not available for drop-off. We note that due to the age the children (2 to 4 years old), parents have to park and take the children to the

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center. This would take time and there is no guarantee that curb parking would always be available during the peak arrival for drop off. In our estimate, approximately 22 vehicles will be generated by the center during the peak morning arrival for drop off. During the after noon pick up, due to the stagger departure of the students, only 13 vehicles will arrive during the peak departure.

To the extent that there will be no off site facility for drop off and pick up, there is the potential for cars cruising around the block in search of a curb parking or, at worst, double park to drop off and pick up and create an unsafe condition for the children. Accordingly, the proposal may create traffic and parking problems for the adjoining community.