GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

2005 FEB -1 PM 2:32 OFFICE OF ZONING

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

DATE: February 1, 2005

SUBJECT: **BZA Application No. 17280** – Special Exception to Expand a Child Development Center Located at 541 Newcomb Street, SE, Square 5985, Lot 818, in an R-5-A District

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

The applicant, Newcomb Daycare and Learning Center, seeks to expand enrollment and staff levels at an existing child development center located at the subject site. The project site is located in the middle of the 500 block of Newcomb Street, SW between Malcolm X Avenue and 5th Street, SE, west of Martin Luther King Jr. Avenue, SE. The first floor is used for a daycare for infants up to age two with 15 children and three staff, the second floor is occupied by the child development center for children aged two to six years old, with an enrollment of 29 children with six staff. The center has been in operation since 1992.

The applicant proposes to expand enrollment from the current level of 44 children to a total of 70 children, an increase of 19 on the first floor and seven on the second floor. The staff levels would also increase, however the applicant is uncertain of the exact number, which is dependant on the number of students licensed to attend, and is not

BZA
Case No. 17280
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17280
EXHIBIT NO. 30

expected to exceed a total of 16 based on standard student/staff ratios. Child development centers are to provide one accessory parking space for each four employees or teachers, a total of four parking spaces. The shape and size of the subject lot of the site prevent the applicant from providing the required accessory parking on site. DDOT staff conducted a midday site visit and observed that Newcomb Street, SE has unrestricted curb parking spaces with numerous parking spaces available to serve school staff without severely impacting on-street parking supply.

If approved by the Board, DDOT recommends the time period not exceed five years, allowing the community and the District an opportunity to observe the operations of the center and impact on parking supply with an increased enrollment level. Accordingly, DDOT has no objection to the application.

KL:lb

DISTRICT DEPARTMENT OF TRANSPORTATION

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Jerrily R. Kress	Lewis C. Booker
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Zoning Commission	February 1, 2005
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BZA Nos. 17280 and 17281	(202) 671-2238

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NOTES/COMMENTS:

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