GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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2005 NOV 17 AM 9:45

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: November 2, 2005

SUBJECT: **BZA Application No. 17373 – Special Exception Application to Allow for the Establishment of a Child Development Center at 2017 Savannah Terrace, SE, Square 5894, Lot 40, in a R-5-A District**

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 applicant, Douglas Knolls, LLC, proposes to establish a child development center (Center) on the subject property. The proposed Center will be part of a housing development located on Savannah Terrace and 22nd Street, SE, consisting of 18 apartment buildings arranged in one, two and three unit building modules occupying a total of 11 lots. The subject site and abutting properties face Savannah Terrace, SE, which is at a much lower grade than the structures, creating a valley effect on the street.

The Center would be located to the rear of the subject site adjacent to a surface parking lot that is flanked by two existing apartment buildings. A total of 90 children and 20 staff will occupy the facility. The applicant seeks a variance from complying with the accessory parking requirements of the zoning regulations that stipulate the day care center shall provide a minimum of one parking space per four staff. The Center is required to provide a total of five parking spaces for the proposed twenty staff. The adjacent surface parking lot serves the existing residential tenants and has a total of 19 parking spaces with two spaces reserved for handicapped vehicles, with a trash dumpster at the rear.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17373
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
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DDOT previously approved the project proposal in the review and supplemental review of BZA Application No. 16902. (Attachments) DDOT withheld approval of the applicant's request due to a lack of a designated drop-off and pick-up area for children. Regarding the proposed parking variance, some curbside spaces were available for staff but may result in competition with residents, and hiring staff from the neighborhood community could minimize the parking impact. DDOT recommended the use of the 23rd Street, SE cul-de-sac as the safest location for student loading. The applicant agreed to dedicate three parking spaces nearest the center for student drop-off between 7:00 AM and 9:00AM, and for pick-up activity from 4:30 PM to 6:00 PM.

The applicant has complied with DDOT recommendations regarding student loading and should contact the DDOT Curbside Management Division for appropriate signage prior to opening the Center. Accordingly, DDOT has no objections to the project.

KL:lb

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 Rick Rybeck for KL
Transportation Policy and Planning Administration

DATE: July 22, 2002

SUBJECT: BZA Application No.16902 - Special exception to construct a Daycare Center at 2017 Savannah Terrace, SE

The Department of Transportation (DDOT) has reviewed the application and other material submitted by the Office of Planning. This memorandum addresses the transportation elements of the proposal.

The proposal is for the construction of a child development center for 89 children, ages from infant to 12 years old. The primary hours of operation of the center will be from 6:30 a.m. to 7:00 p.m., Monday through Friday. The applicant proposes to employ a staff of 20 persons and seeks a variance from the off street-parking requirement for employees of the Center.

The property is located on the east side of Savannah Terrace, a 34-foot local street. Unrestricted parking is allowed on both sides of the street. Another local street serving the project is 22nd Street, which terminates in a cul-de-sac.

It should be noted that the proposed Center is a part of a larger residential development containing approximately 182 apartment units. We also note that the day care center is situated away from the street and the challenge for kids is to safely walk from the street to the center.

To determine the potential impact of the proposal in the area, we have examined the project with regard to parking availability and the provision of a safe drop-off and pick up area to accommodate parents who will drive to and from the Center.

With regard to parking, the applicant is unable to provide the five parking spaces required under the Zoning Regulations. DDOT staff survey of on-street parking in the vicinity of the site indicated that some curb parking may be available but may result in competition with the residents of the apartment complex. Hiring staff from the neighboring community could minimize the impact of the parking.

A safe drop off and pick up at the center is an issue in this case. As previously stated, Savannah Terrace is a 34-foot, two-way street with parking on both sides. Any drop-off and pick up will block traffic on Savannah Terrace, not to mention the safety hazard the children will be exposed to. For the above reason the Department of Transportation will not support this project unless the applicant provides a designated drop-off /pick up area for the students.

Cc: Andrew Altman, OP

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
Transportation Policy and Planning Administration

DATE: AUG 21 2002

SUBJECT: BZA Application No. 1902 – Supplemental review

The Department of Transportation conditions its support for this case to the applicant providing a designated pick-up drop-off area for the students. The applicant has suggested three alternatives to include Savannah Terrace, which we rejected as unsafe in our previous report, the parking lot adjacent to the project and the cul-de-sac on 22nd Street. In our judgment, the cul-de-sac (See Attachment) is the only acceptable solution from a safety standpoint.

Presently, the cul-de-sac is used as parking area for the abutting residential apartment buildings. Accordingly, the applicant will dedicate 3 car spaces nearest to the Center for pick-up drop-off activity between 7:00 a.m. and 9:00 a.m. in the morning and from 4:30 to 6:00 p.m. in the afternoon. For signage, the applicant is directed to contact the DDOT's Curb Side Management Division before opening the Center.

Attachment

Cc: Venita Ray OP

DISTRICT DEPARTMENT OF TRANSPORTATION

FAX TRANSMITTAL

TO:	FROM:
Jerrily R. Kress	Lewis C. Booker
COMPANY:	DATE:
Zoning Commission	November 4, 2005
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
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PHONE NUMBER:	SENDER'S FAX NUMBER:
(202) 727-6311	(202) 671-0617
RE:	YOUR PHONE NUMBER:
BZA No. 17373	(202) 671-2238

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NOTES/COMMENTS:

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