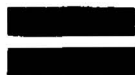


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION**



Transportation Policy and Planning Administration

Memorandum

TO: Board of Zoning Adjustment (BZA)
FROM: Ken Laden, Associate Director
District Department of Transportation
DATE: March 6, 2006
SUBJECT: BZA Application #17383 (The Lab School)
4759 Reservoir Road, N.W.

2006 MAR -6 PM 5:57

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APPLICATION

The Lab School (applicant) requests, pursuant to 11 DCMR 2500.1, special exception to permit the use, for school purposes, of Lot 840 in Square 1374 (the "New Property"). The Lab School's goal is to increase parking supply from 87 vehicle spaces to 165 vehicle spaces for the current three hundred thirty (330) students and one hundred eighty two (182) faculty/staff.

RECOMMENDATION IN BRIEF

DDOT disagrees with the proposed forty three (43) angle spaces on the south portion of Whitehaven Parkway. The Lab School (LSW) has not demonstrated clear indications that the measures to reduce peak parking demands are effective. DDOT agrees to the twenty (20) on-site stacked parking spaces as well as leasing fifteen off-site, off-street parking spaces. The Lab School has a demand that currently far exceeds available parking and must take stronger efforts to mitigate the use of parking in the neighborhood and community through use of transit, van shuttle services and carpools.

EXISTING SITE PARKING SUPPLY

The Lab School has eighty-seven (87) parking spaces the faculty, staff and students use on a daily basis. The strained supply is due to the high number of The Lab School faculty and staff for the various special needs of the student body.

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17383
EXHIBIT NO. 71

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DDOT feels the demand for parking can be decreased with the proper use of LSW's Transportation Management Plan (TMP). The TMP encourages parents to form carpools. However, it is not clear how many carpool participants currently exist. Additionally, there is no indication from LSW how many of the staff and faculty use public transportation, or take car pools or shuttle vans from transit stops to the school. These statistics are vital in assisting DDOT to understand the TMP and how effective it would be in reducing vehicle trips and parking demand. The traffic counts in the TMP demonstrate there may be little use of public transportation by the faculty and staff. DDOT asks that further participation from LSW occur in the TMP action plan to mitigate trips and parking.

Lastly, the use of public space on Whitehaven Parkway for forty-three (43) back-in parking spaces would be inconsistent with our desire to have the LSW reduce the number of parking spaces allocated to faculty and staff. DDOT would strongly recommend against providing public space for parking in this instance.

SUMMARY AND RECOMMENDATION

The applicant has not provided as much data or proposed measures that allow DDOT to recommend approval for the special exception. DDOT feels the applicant needs to further demonstrate the various TMP actions in order to mitigate the impacts on the surrounding community. DDOT requests that the school implement an aggressive carpooling and use of public transportation to reduce vehicle trips to LSW. Additionally, future monitoring of such actions (i.e. carpools, public transportation use and car sharing) needs to be addressed. Therefore, DDOT does not support the application at this time, and recommends that the LSW continue to seek ways to reduce vehicle trips and parking demand.