



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: July 2, 2021

SUBJECT: BZA No. 18400C, 6045 16th Street, N.W.: Request for a Modification of Significance to increase the number of students, and faculty and staff; and to reduce the number of required on-site parking spaces.

I. RECOMMENDATION

The Office of Planning (OP) recommends the Board grant the Modification of Significance as requested by the applicant, subject to the following:

The applicant shall comply with the revised Transportation Demand Management Plan (TDM) as approved by DDOT.

to ensure adequate parking is provided, the number of trips to and from the school does not exceed the cap as stipulated by the TDM, and that the enrollment and faculty and staff do not exceed that which is proposed by this application.

II. BACKGROUND

BZA Order 18400-B, effective January 15, 2016, approved the operation of the Jewish Primary Day School, now known as the Milton Gottesman Jewish Primary Day School, on the subject property, subject to the following conditions:

1. *Enrollment shall not exceed 350 students.*
2. *Faculty and staff combined shall not exceed 72.*
3. *The Applicant shall implement the recommendations contained within the Transportation Impact Study under Exhibit 24 of the record.*
4. *A minimum of 25 off-site parking spaces shall be provided to faculty and staff, enabling those employees to carpool to the school, with reserved or preferential parking provided onsite.*
5. *The Applicant shall amend the Performance Monitoring Plan and establish a trip cap to include the following:*
 - a. *The Applicant shall conduct counts and provide a monitoring report to DDOT's Policy, Planning, and Sustainability Administration twice per year (fall and spring semesters, not to coincide within a week before or after any extended school for two years beginning when the school reaches 275 enrolled students and again when the school reaches the proposed*

- cap of 350 students.*
 - b. Trip generation counts and queuing shall be observed a minimum of 7:00 a.m. to 9:30 a.m. and 2:30 p.m. to 6:00 p.m.*
 - c. Vehicle trip generation shall include all vehicle trips to the site, inclusive of vehicles traveling to the site but not entering the driveway.*
 - d. The Applicant shall establish a vehicle trip generation cap of 271 total trips (ins and outs) during the a.m. peak hour and 135 total trips during the school p.m. peak hour (not commuter p.m. peak hour).*
 - e. Vehicle queuing for pick-up and drop-off shall be within the property line. Vehicle queuing shall not extend to block the sidewalk across the driveway or onto any public streets.*
 - f. If vehicle queuing does not meet the above-mentioned criteria or the site exceeds the vehicle trip generation count, the Applicant shall employ additional Transportation Demand Management (“TDM”) measures and continue monitoring twice per year for two years for a total of four successful monitoring reports.*
 - g. The Applicant shall document all current TDM measures.*
 - h. The Applicant shall include any proposed updates to the TDM plans.*
 - i. The Applicant shall return to the BZA to seek relief, lower their student and staff enrollment, or provide additional and more aggressive TDM measures should vehicle queue length not meet the criteria established above or should trips generated exceed the 271 total trips during the a.m. peak hour and 135 total trips during the school p.m. peak hour threshold for two consecutive monitoring periods.*
- 6. The Applicant shall construct three ADA-compliant curb ramps at the intersection of Fort Stevens Drive and Rock Creek Ford Road*
- 7. The Applicant shall provide six long-term bicycle parking spaces.”*

III. LOCATION AND SITE DESCRIPTION

Address	6045 16 th Street, N.W.
Legal Description	Square 2726, Lot 9
Zone	R-1-B and RA-1
Ward, ANC	Ward 4, ANC 4A
Lot Characteristics and Existing Development	Unusually shaped lot fronting on three streets with no alley access.
Adjacent Properties and Neighborhood Character	North: Across Fort Stevens Drive, high-rise apartment house South: Across Military Road and Missouri Avenue, one-family detached dwellings East: Mid-rise apartment house West: One-family detached dwelling on the east side of 16 th Street and Rock Creek Park on the west side of 16 th Street

IV. DESCRIPTION OF MODIFICATION

The applicant proposes no changes to the existing use, with the exception of:

1. Increasing the number of students from 350 to 425 (Condition No. 1);
2. Increasing the number of faculty and staff from 72 to 87 (Condition No. 2); and
3. Increase the number of off-street parking spaces from 25 to 38 (Condition No. 4).¹

No other changes are proposed, and no building construction is proposed.

V. ANALYSIS

“Y 704.6 A public hearing on a request for a significant modification shall be focused on the relevant evidentiary issues requested for modification and any condition impacted by the requested modification.”

The proposed increase in enrollment and faculty and staff would, with the exception of the required number of off-street parking spaces, be accommodated by the existing facilities on-site. No construction is proposed.

Currently the applicant provides off-street parking as follows:

1. On-site: 8 standard spaces; and 14 tandem spaces, effectively for 28 parking spaces; and
2. Off-site: 25 parking spaces, with bus transportation to the school for staff.

The applicant has an agreement to increase the number of off-site parking spaces to 38, effectively giving the school the ability to park 60 vehicles, a number in excess of the 58 on-site parking spaces required by the Zoning Regulations.

As a part of the application the applicant submitted a Transportation Statement (Exhibit 28A1) to DDOT and to the record that includes a revised TDM. The TDM Plan currently in effect capped the number of AM trips to the school at 271 and the number of PM trips at 135, which the school did not exceed. The revised TDM anticipates that the requested modification, although increasing the number of faculty and staff and enrollment, would still not exceed the cap imposed by the previous TDM, resulting in 207 AM trips and 135 PM trips, consistent with the existing and proposed TDM plans. The TDM would also extend by two years the twice yearly traffic monitoring by the school, beginning in the fall of 2021.

The subject application does not change the material facts upon which the Board based its original approval, and the proposed modification would continue to conform with the relevant criteria. Therefore, OP recommends the Board grant the requested modification.

VI. OTHER DISTRICT AGENCIES

No comments from other District agencies had been submitted to the record as of the date of the filing of this report.

¹ BZA Order No. 18400-B, dated January 15, 2016, reduced the number of required on-site parking spaces to 8, plus 14 on-site tandem spaces capable of parking 28 cars, and 25 off-site parking spaces for faculty and staff with bus service for those employees between the off-site parking lot and the school.

VII. ADVISORY NEIGHBORHOOD COMMISSION

ANC 4A, at its regularly scheduled meeting of June 1, 2021, voted in support of the application. (Exhibit 29)

VIII. COMMUNITY COMMENTS TO DATE

No community comments were submitted to the record as of the date of the filing of this report.

ATTACHMENT: VICINITY MAP

