6045 16th Street, NW

BZA APPLICATION NO. 18400C

MILTON GOTTESMAN JEWISH DAY SCHOOL

JULY 14, 2021

Board of Zoning Adjustment
District of Columbia
CASE NO.18400C
EXHIBIT NO.34

BZA Case:18400C
OVERVIEW:

- Request for Additional Student Capacity
- Community Outreach
- Transportation Study
- Special Exception Criteria
- Questions/Answers

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MILTON GOTTESMAN
JEWISH DAY SCHOOL
OF THE NATION'S CAPITAL

- **227 DC Students**
- **128 Ward 4 Students**

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Request:

- BZA Modification to increase campus enrollment from 350 children to 425 and add 15 faculty/staff members for a new total of 87 Staff
- Parking Special Exception

Community Outreach:

- Worked closely with Single Member ANC
- Met with ANC 4A in Feb & June 2021 for project introduction & vote of support
- Met with Brightwood and 16th Street Heights Civic Associations in May
- Notified other surrounding property owners
- Working with Single Member ANC on agreement to clean up of Fort Stevens Drive and Rock Creek Ford Roads.

TRANSPORTATION STUDY

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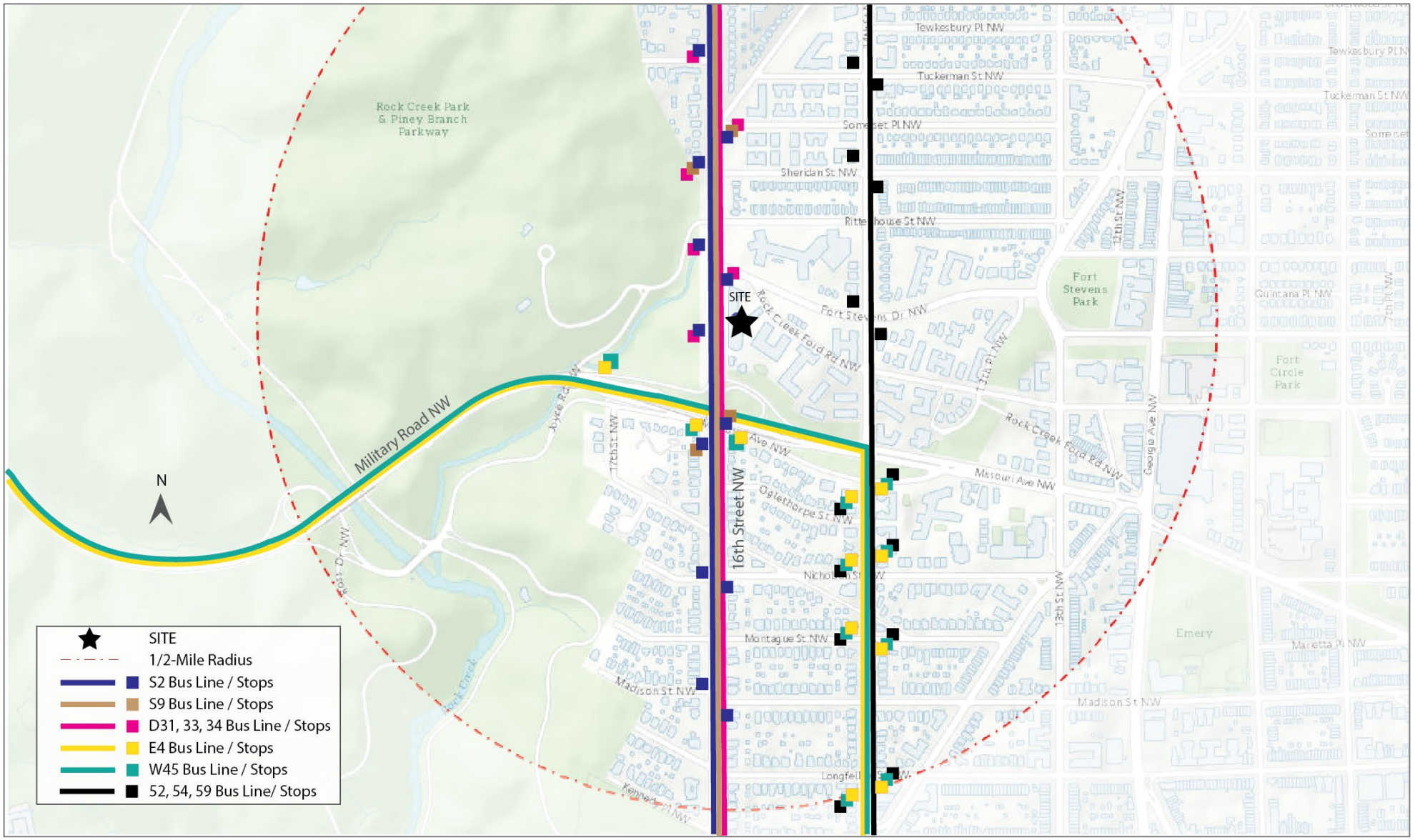
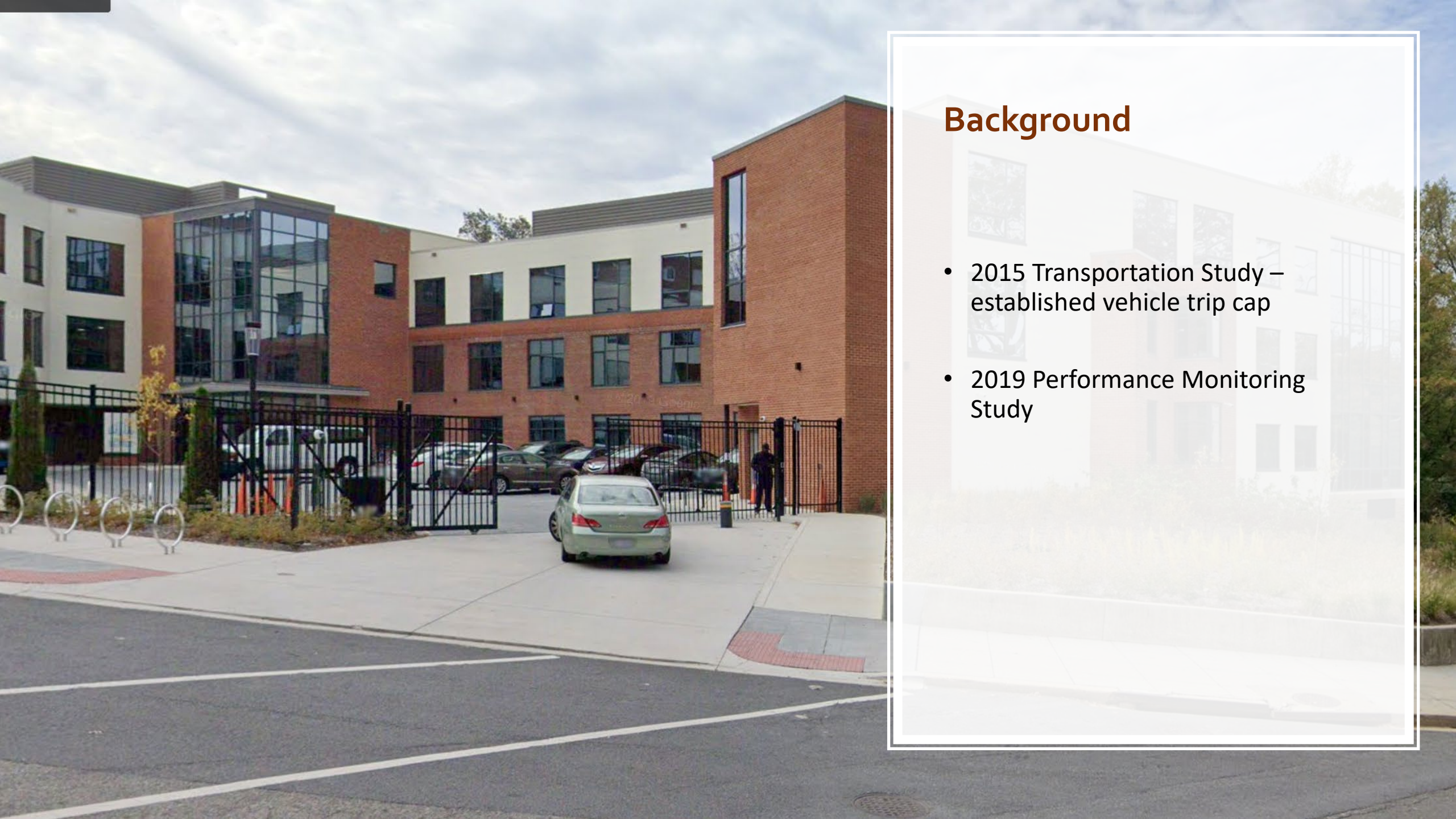
Transportation Network





Background

- 2015 Transportation Study – established vehicle trip cap
- 2019 Performance Monitoring Study

Student Travel Mode Split

Mode Split	2015		2019	
	AM	PM	AM	PM
Driven Alone	28%	27%	**21%**	**20%**
Carpool	30%	25%	23%	18%
Metrobus	0%	0%	**5%**	**5%**
School Bus	39%	48%	**43%**	**52%**
Walk	3%	0%	3%	0%
Bike	0%	0%	**5%**	**5%**
Total	100%	100%	100%	100%

Projected Trip Generation (425 students) vs. 2015 Trip Generation Cap (350 students)

	AM Peak Generation			PM Peak Generation			Commuter PM Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Future School Trips (425 students & 87 staff)	127	80	207	53	82	135	36	52	88
2015 Trip Cap (350 students & 72 staff)			271			135			
Net Change			-64			0			

Transportation Demand Management

The applicant has committed to the following Transportation Demand Management (TDM) measures to minimize traffic and parking impacts:

- Subsidized School Bus Program – Milton school will **subsidize the school bus program** to maintain 75% enrollment in the program.
- Carpool Program– A zip-code roster is available to all parents to facilitate carpool arrangements. Parents can view this information online and choose zip-codes from the drop-down menu. Zip-code rosters are also available from the school office. The school will **maintain and update the online carpool registry** throughout the school year.
- **Intercampus School Bus Connection** (Free of charge to parents) – Milton school buses transport students to/from the North Campus and South Campus . Families who drive to school with siblings in both campuses have a single drop off point at one campus and the sibling(s) that attends the other campus are shuttled via the school bus.
- Annual Parent Transportation Surveys – The school issues **transportation surveys** to parents annually.
- School TDM Coordinator- The school has a **designated TDM Coordinator** who is charged with management of the school's TDM and awareness initiatives.
- **Public Transportation Subsidy for Staff** - Milton offers staff members a 50% reimbursement (up to $50) for monthly transit costs. There are 13 staff members actively participating in this program.

Performance Monitoring Plan (PMP)

The requirements outlined in the current traffic monitoring agreement were used as the basis for the proposed Performance Monitoring Plan:

- 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 breaks) for two years, beginning in the fall 2021 semester and again when the school reaches the proposed cap of 425 students (twice per year for two additional years).
- **Trip generation counts and queueing shall be observed** a minimum of 7:00AM – 9:30AM and 2:30PM – 6:00PM.
- Vehicle trip generation shall include all vehicle trips to the site, including vehicles traveling to the site but not entering the driveway.
- The number of trips in the AM peak hour must not exceed **271 trips**, and the number of trips in the PM peak hour must not exceed **135 total trips**.
- 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.

Requested Relief and Special Exception Criteria

- The Applicant is proposing to **modify the BZA Order** to increase the current enrollment cap on the number of students and staff at the North Campus to **425 students and 87 staff members.**
- The increase in staff will result in an increase to the required number of parking spaces (58 required, 8 provided).
- Accordingly, the Applicant is requesting Special Exception relief from the parking requirements of C § 701.5 pursuant to C § 703.2. Similar relief – to a slightly lesser degree – was granted in the original Order and subsequent modifications via variance relief.

Regulation	Relief	Existing	Proposed
Use (§ 203.1(m))	Private School	350 students	425 students and 87 Staff
Parking (§ 703.2)	58 Standard Spaces (Min)	8 zoning-compliant spaces (47 total on-site and off-site)	8 zoning-compliant spaces (60 total on-site and off-site)

General Requirements of Subtitle 11-X DCMR § 901.2

Criteria	Project
1. "Granting relief will be in harmony with the general purpose and intent of the RF-1 zone, the Zoning Regulations, and Zoning Maps."	• While a number of the parking spaces cannot count towards the parking requirement, the Applicant is providing as much parking as can physically be provided on-site, and a significant number off-site. • Milton has operated successfully in this location, in concert with the neighboring communities, including a significant physical expansion 5 years ago.
2. "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	• Applicant refers the Board to the Milton Transportation Statement – Exhibit 28; Nicole White's Testimony; DDOT's favorable Reports; OP's favorable Report; ANC's support. Property abuts 16th Street and has some separation between it and neighboring community.

Special Exception Conditions of U § 203.1

Criteria	Project
Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of Noise;	• The children are indoors for the majority of the day and there is a minimal amount of noise that is created by children while outdoors.
Traffic and Number of Students;	• Applicant refers the Board to the Milton Transportation Statement – Exhibit 28; Nicole White's Testimony; DDOT's favorable Report.
Or Otherwise Objectionable Conditions	• No objectionable conditions. Milton has operated in this location successfully for many years, and following an increase and physical expansion in 2006, continues to enjoy broad support in the community.

Special Exception Conditions of C § 703.2

The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant's demonstration of at least one (1) of the following:

Criteria	Project
(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8. (g) Quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood, that can reasonably be expected to be available when the building or structure is in use.	• The parking layout includes 8 zoning-compliant spaces, with 14 more on-site dedicated and accessible spaces. • The tandem spaces add another 14 parking spaces, for a total of 22 on-site spaces. Milton has an agreement for 38 spaces at Ohr Kodesh Synagogue, located 3.4 miles away, with a shuttle provided for those using those spaces.

Additional Special Exception Conditions

703.3 Any reduction in the required number of parking spaces shall be only for the amount that the Applicant is physically unable to provide and shall be proportionate to the reduction in parking demand demonstrated by the Applicant.

Applicant has provided the maximum number of compliant (and non-compliant) spaces as possible on-site, and 38 additional spaces off-site with shuttle transportation.

703.4 Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval.

The proposed TDM plan was developed in cooperation with, and approved by, DDOT.

ANC & Agency Support

- **Advisory Neighborhood Commission 4A**
  - *"Finds that its residents will benefit by having additional opportunities to obtain the education that is provided by the Applicant and…approving this application would be in the best interests of eligible residents of ANC 4A as well as residents of the District of Columbia generally."*
- **District Department of Transportation (DDOT)**
  - DDOT supports both areas of relief and has provided a Transportation Demand Management (TDM) plan as well as a Performance Monitoring Plan (PMP), both outlined in its Report.
- **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 as approved by DDOT.

Subject Property
Viewed from 16th Street
Google

Subject Property
16th St NW
Google

Questions?