

DDOT REQUESTED ADDITIONAL INFORMATION
Special Exception Application #19271

To: District of Columbia Zoning Commission
Marnique Y. Heath, Chairperson
441 4th Street NW, Suite 200 S
Washington, DC 20001

From: Mary R. Rankin, AIA LEED AP
Agent / Architect
Perkins Eastman DC

Date: 10 May 2016

**Re: BZA Case #19271: Ron Brown College Preparatory High School,
4800 Meade Street NE, Square 5159, Lot 0801**

Perkins Eastman DC met with members of the DC Department of Transportation on April 12, 2016. In attendance were:

John Stokes	DDOT Public Space Regulation Administration
Robyn Jackson	DDOT Policy, Planning and Sustainability Administration
Ryan Westrom	DDOT Policy, Planning and Sustainability Administration
Mary R. Rankin	Perkins Eastman DC
Jose Soliz	AMT, LLC (civil engineer)
John Clemons	AMT, LLC (civil engineer)
Sharon Dendy	DDOT Urban Forestry Administration
Timothy Maher	DC Office of Planning

The BZA application for special exemption from the on-site parking requirement was discussed during the course of the meeting. Members of the DDOT Policy, Planning and Sustainability Administration (DDOT PPSA) requested the following additional information related to parking and curbside management be uploaded to the BZA case file for inclusion in the applications review.

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I. PARKING SIGNAGE

The high school site is located in a residential R-2 district, and is one block from the Deanwood Metrorail station. The neighborhood streets surrounding the school are predominately zoned for two-hour parking between the hours of 7:00 AM to 8:30 PM daily. Two out of three of the curbs alongside the school are currently signed for “school bus / no parking” between the hours of 8:00 AM to 4:00 PM Monday through Friday. See *Figure 1* for a map of the existing parking signage.

Prior to the current school modernization project, the site housed a District of Columbia public middle school, which utilized more school buses for student transportation than is anticipated for the future Ron Brown High School. Related to this change of use, the District of Columbia public schools proposes to resign several of the streets immediately adjacent to the school as follows, providing more parking opportunities for the neighbors and for school visitors.

The proposed changes are as follows:

- North side of Meade Street NE: Change signage on west half of the block from “SCHOOL BUS / NO PARKING” to “15 MINUTE PARKING”.
- North side of Meade Street NE: Change signage on east half of the block from “SCHOOL BUS / NO PARKING” to “SCHOOL LOADING ZONE – DRIVERS MUST STAY IN CAR”.
- West side of 49th Street between Nash Street NE and Quarles Street NE: Change from “SCHOOL BUS / NO PARKING” to typical two-hour parking.

See *Figure 2* for a map of the proposed parking signage.

II. PARKING OCCUPANCY

The high school site is one block southeast of the Deanwood Metrorail Station, and immediately south of the Deanwood Community Center & Library. The majority of on-street parking in the community is currently signed as “2 HOUR PARKING, 7:00 AM – 8:30 PM, ZONE 7”. This allows neighborhood streets to be mostly available for local residents. There are also several blocks within a one-block radius of the school site that are unassigned with no parking restrictions. These streets, especially the blocks along 48th Street NE, appear to be heavily populated during the day with patrons of the Deanwood Metrorail Station. Many of these cars parked in these unassigned areas often have non-District license plates. The surface lot at the metrorail station, which charges \$4.60 per day to park, remains pretty empty.

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A parking occupancy survey was undertaken for the period of one typical workweek to assess how much of the on-street parking was used. The results of this survey can be seen in the attached *Street Parking Capacity Survey* located at the end of this report.

III. DELIVERY SCHEDULE

The Ron Brown College Preparatory High School will host its first class of freshman during the 2016-2017 school year. Since the school does not currently exist, there is no existing delivery schedule for school or kitchen supplies. However, the District of Columbia Public School administration has provided the following information garnered for existing high schools of similar scale:

- A. Kitchen Deliveries typically take place in the morning, before school starts.
 - At least two (2) milk deliveries per week, arriving in a 26 ft. straight truck, or large van
 - One (1) dry goods (SYSCO/US Foods/etc.) delivery per week, arriving in a 42 ft. semi, or smaller truck.
 - Two (2) produce deliveries per week in a 26 ft. refrigerated truck.
 - One (1) possible bread delivery per week, arriving in a van. This delivery is variable and may not be weekly, depending on the menu.
- B. School Deliveries
 - Large deliveries of supplies (cleaning products, books or educational materials, etc.) are seldom, and are on an as needed basis.
 - Supply deliveries take place at the main receiving zone, accessible via the parking lot.
- C. Trash and Recycling Pick-up
 - Trash is picked up via a contracted waste management service from the onsite composters, two to three times per week. Trash pick-up typically occurs in the early morning, but is dependent on the haulers schedule.
 - Recycling is picked up via a contracted private commercial contractor from the onsite composters, two or three times per week. Similar to the trash pick-up, recycling is typically collected early in the morning but is dependent on the haulers schedule.

IV. KITCHEN LOADING TURNING RADIUS

The existing kitchen loading zone is being redesigned to meet the current District of Columbia Department of Transportation regulations, which forbids backward truck movement across public space. See *Figure 3 and Figure 4* for the turning radius studies requested as part of the overall curbside management plan.

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Please feel free to contact me if there are any questions regarding this additional information.

Sincerely,

PERKINS EASTMAN DC

A handwritten signature in blue ink that reads "Mary R. Rank". The signature is written in a cursive style with a horizontal line extending to the right, which then continues as a solid black line across the page.

Associate Principal & Managing Director
Agent / Architect

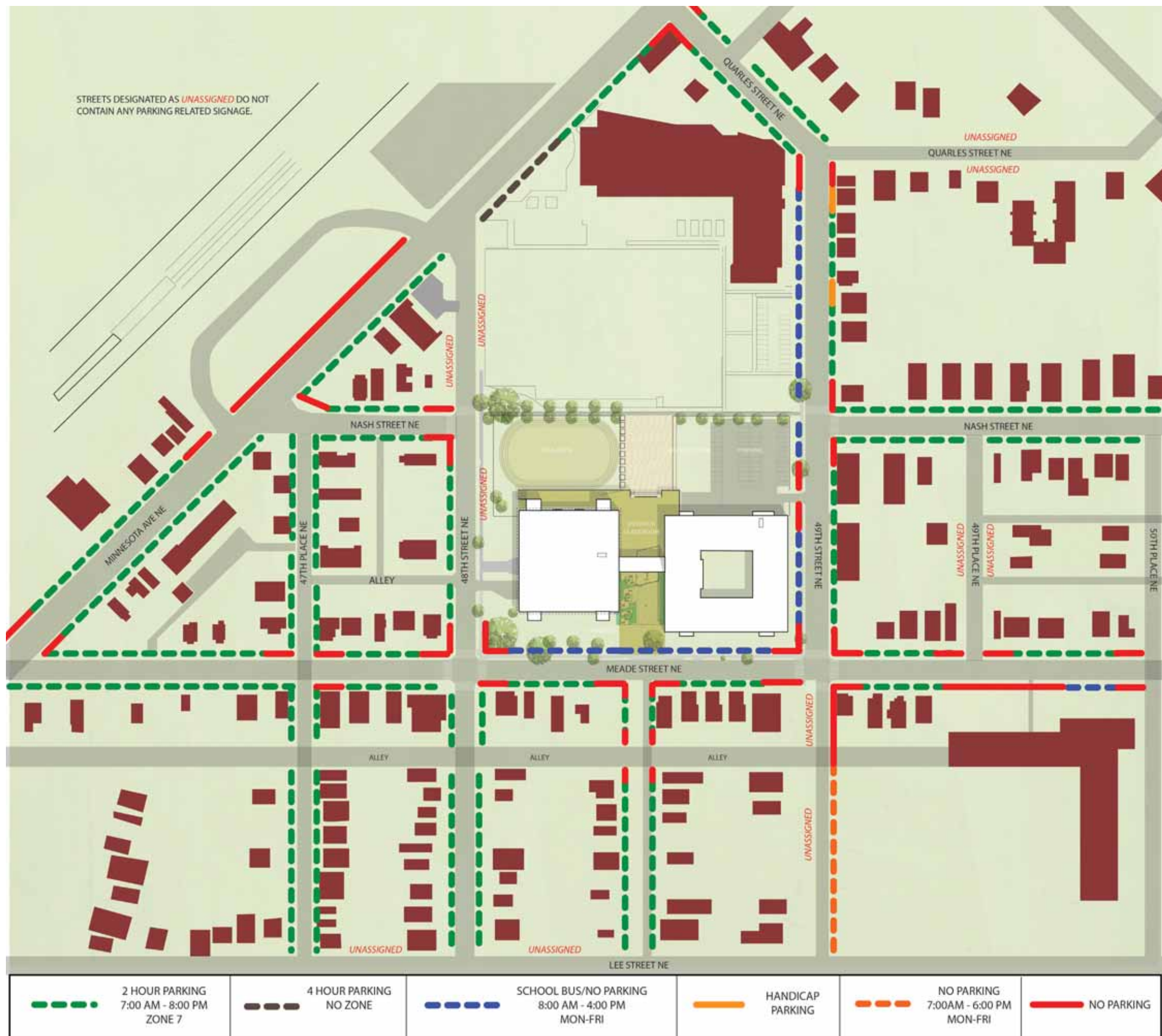


FIGURE 1. EXISTING PARKING SIGNAGE

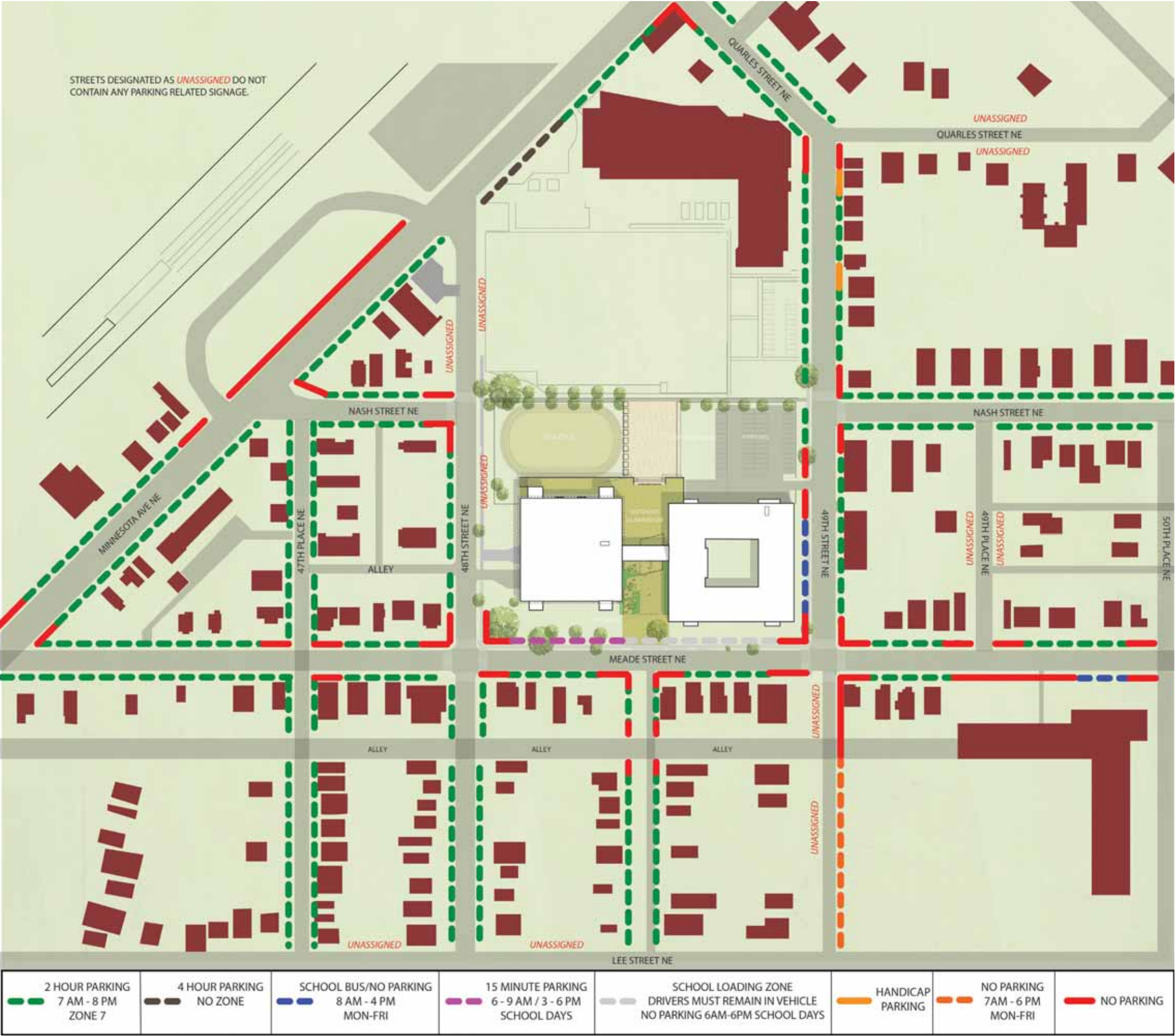


FIGURE 2. PROPOSED PARKING SIGNAGE

FIGURE 3. TURNING RADIUS STUDY

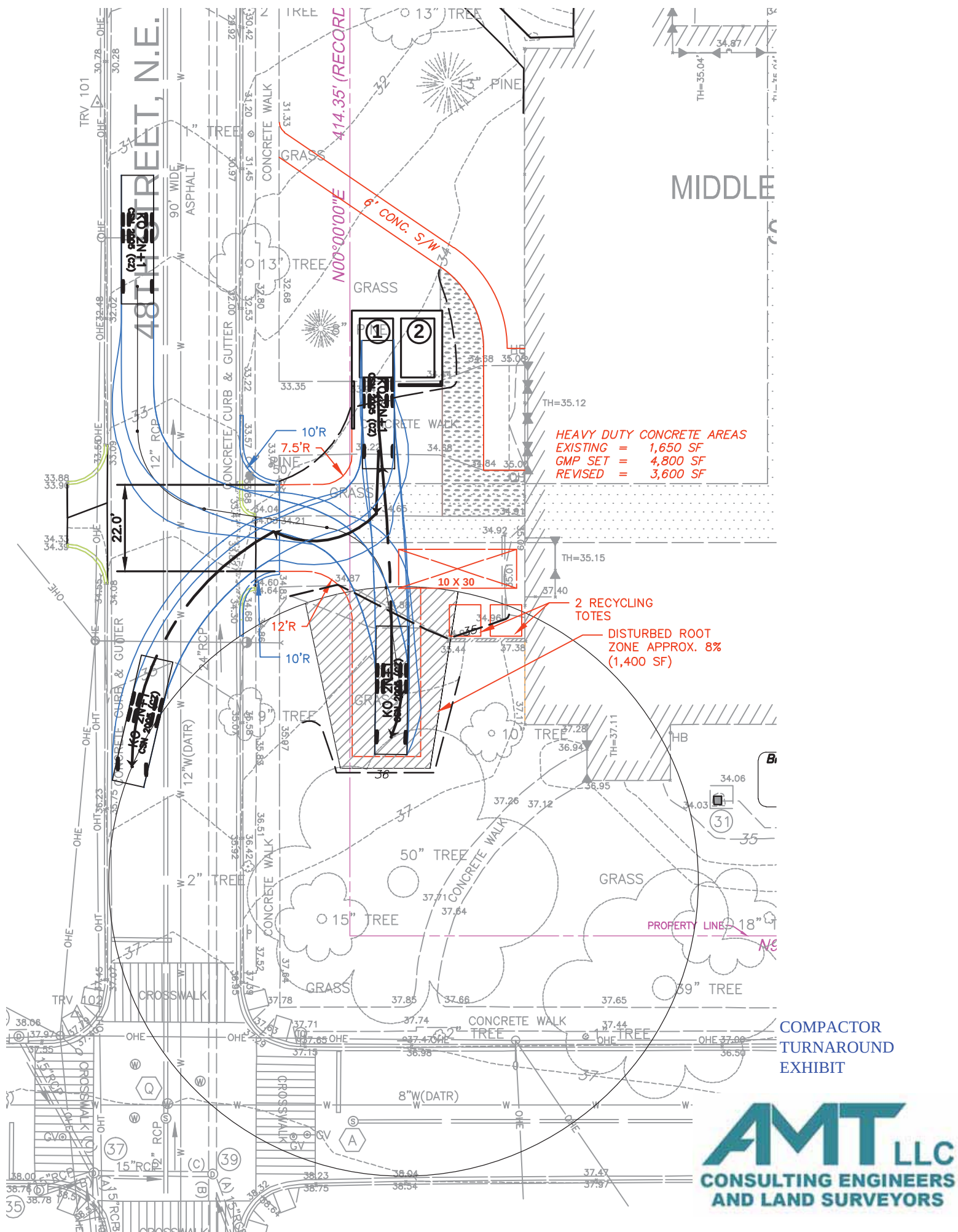
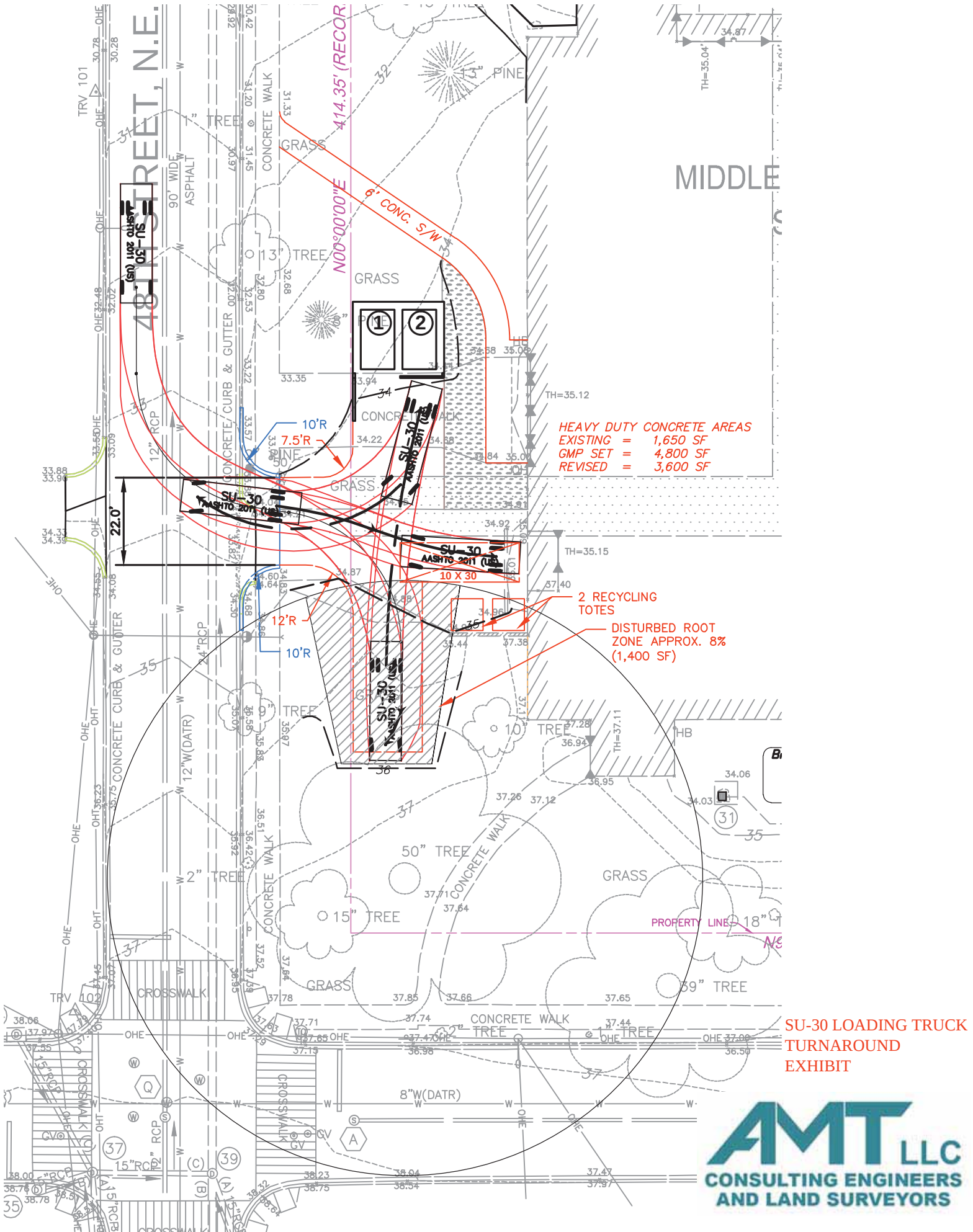


FIGURE 4. TURNING RADIUS STUDY



Perkins Eastman DC

Ron Brown College Preparatory High School

Street Parking Capacity Survey

May 6th, 2016

Mary Rankin AIA, LEED AP BD+C
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2 HOUR PARKING 7:00 AM - 8:30 PM ZONE 7	4 HOUR PARKING NO ZONE	NO PARKING 7:00 AM - 6:00 PM MON-FRI	SCHOOL BUS/NO PARKING 8:00 AM - 4:00 PM MON-FRI	UNASSIGNED	HANDICAP PARKING	NO PARKING
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1.0 Executive Summary

ABOUT THE SURVEY

Perkins Eastman DC undertook a survey of street parking of adjacent and immediate blocks around Ron Brown College Preparatory High School, located at 4800 Meade Street NE. The study consisted of identifying the approximate capacity of parallel parking of each block, observing parking utilization for a sample week, observing out of state parking in the survey area, and confirming parking signage of the survey area.

BRIEF FINDINGS

The existing streets around Ron Brown Collegiate Preparatory High School are currently underutilized. During future school events, the streets around the campus can absorb heavier street parking demand. Certain streets can be re-signed to increase this capacity. Through the act of survey and recording the findings, it is clear a disproportionate amount of street parking is out-of-state drivers. The out-of-state parking is concentrated at unassigned blocks adjacent to the metro station. The metro station commute parking lot was routinely observed below 50% capacity.

IMPORTANT OUTLIERS

Construction parking was observed primarily on 49th street NE and spanned the west side from the Nash Street NE to Meade St NE. This parking spot is currently zoned as “No Parking During School Days 8-4.” A large number of Maryland Plates were observed on unassigned blocks. These cars likely belong to local commuters who are not utilizing the dedicated commuter lot.



Survey area is highlighted above.

2.0 Parking Capacity

Weekly Utilization

Category	Weekly Average
Survey Area Capacity Utilization	37.30%
Site Block Car Quantity	104
Site Block Utilization	54.74%
Neighboring Block Car Quantity	56.75
Neighboring Block Utilization	23.55%
Overall Out of State Percentage	44.50%

Estimated Parking Capacity

Block	Maximum Car Capacity		
4800 Meade St NE	18	18 South	North is no Parking
48th St NE	64	32 East	31 West
Minnesota Ave NE	19	13 South	6 North
Quarles St NE	21	9 South	12 North
49th St NE	68	32 West	36 East
Site Subtotal	190		
49th St NE	33	19 West	14 East
48th Pl NE	38	19 West	19 East
48th St NE	38	19 West	19 East
4700 Meade St NE	19	10 North	9 South
4900 Meade St NE	12	6 North	6 South
4700 Nash St NE	17	10 North	7 South
4900 Nast St NE	22	11 North	11 South
4900 Quarles St NE	48	22 North	26 South
Minnesota Ave NE	14	14 South	
Neighboring Total	241		
Capacity Total	431		

Car Capacity was determined based off block length less no parking zones and then divided by a factor of 21, a standard length for a parallel parking space.

3.0 Daily Results

The following is a comprehensive tabulation of the survey area by day. Each block counted by side in order to correlate with signage variances. Results were calculated based on observed factors.

Weekly Utilization

Day of the Week	Monday 5.2.16	Tuesday 5.3.16	Wednesday 5.4.16	Thursday 5.5.16	Friday 5.6.16
Capacity Utilization	39.44%	38.28%	36.66%	34.11%	40.14%
Site Block Quantity	114	107	103	91	115
Site Block Utilization	60.00%	56.32%	54.21%	47.89%	60.53%
Neighboring Block Quantity	56	58	55	56	58
Neighboring Block Utilization	23.24%	24.07%	22.82%	23.24%	24.07%
Overall Out of State Percentage	38.8%	40.0%	43.0%	51.0%	43.9%

Monday 5/2/16 @ 9:00am

Qualitfication	Block	Car Count	Out of State Plates
Site Block	4800 Meade St NE	1 1 - South Side	0 - North
Site Block	48th St NE	43 31 - East Side	12 - West Side
Site Block	Minnesota Ave NE	14 14 - South Side	
Site Block	Quarles St NE	10 5- South Side	5- North Side
Site Block	49th St NE	46 26 - West Side	20 - East Side
Site Subtotal		114	52
Neighboring Block	49th St NE	8 4 - west side	4 - east side
Neighboring Block	48th PI NE	6 2- west side	40 east side
Neighboring Block	48th St NE	1 1-west side	
Neighboring Block	4700 Meade St NE	7 4- north sdie	3- east side
Neighboring Block	4900 Meade St NE	3 3- south side	
Neighboring Block	4700 Nash St NE	2 2- South side	
Neighboring Block	4900 Nast St NE	5 3- north side	2- south side
Neighboring Block	4900 Quarles St NE	22 12- north side	10 - south side
Neighboring Block	Minnesota Ave NE	2	
Neighboring Total		56	14
Monday Total		170	66 38.8%

Tuesday 5/3/16 @ 9:00am

Qualitfication	Block	Car Count	Out of State Plates
Site Block	4800 Meade St NE	4 4- south side	0 - North
Site Block	48th St NE	41 31 - East Side	10 - west side
Site Block	Minnesota Ave NE	11 11- south side	19 - east side
Site Block	Quarles St NE	11 6-south side	5- North Side
Site Block	49th St NE	40 26 - West Side	20 - East Side
Site Subtotal		107	49
Neighboring Block	49th St NE	1 1-west side	1 1 - west sdie
Neighboring Block	48th PI NE	11 5- west side	6 east side
Neighboring Block	48th St NE	8 5- west side	30 east side
Neighboring Block	4700 Meade St NE	6 3- north side	3- south side
Neighboring Block	4900 Meade St NE	1 1- south side	
Neighboring Block	4700 Nash St NE	3 3- south side	
Neighboring Block	4900 Nast St NE	8 3- north side	5 - south side
Neighboring Block	4900 Quarles St NE	17 11- north side	6 - south side
Neighboring Block	Minnesota Ave NE	4	4
Neighboring Total		58	17
Daily Total		165	66 40.0%

Wednesday 5/4/16 @ 9:00am

Qualitfication	Block	Car Count		Out of State Plates		
Site Block	4800 Meade St NE	6	4- south side	2- north	3	1-south side
Site Block	48th St NE	40	29 - east side	11- west side	26	19-east side
Site Block	Minnesota Ave NE	14	14 - south side		2	south side
Site Block	Quarles St NE	8	4 south side	4 norh side	4	30 south side
Site Block	49th St NE	35	22 - west side	13- east side	17	14 - west side
Site Subtotal		103			52	
Neighboring Block	49th St NE	7	3 west side	4 west side	0	
Neighboring Block	48th PI NE	7	1- west side	6 east side	0	
Neighboring Block	48th St NE	3	3-west side		2	west side
Neighboring Block	4700 Meade St NE	5	3- north side	2-south side	0	
Neighboring Block	4900 Meade St NE	4	3-south side	1- north side	1	north side
Neighboring Block	4700 Nash St NE	2	2-south side		0	south side
Neighboring Block	4900 Nast St NE	6	2-south side	4- norht side	2	1-north side
Neighboring Block	4900 Quarles St NE	20	11- north side	9-south side	9	6-norht side
Neighboring Block	Minnesota Ave NE	8	8 south side		2	0 - south side
Neighboring Total		55			16	
Daily Total		158			68	43.0%

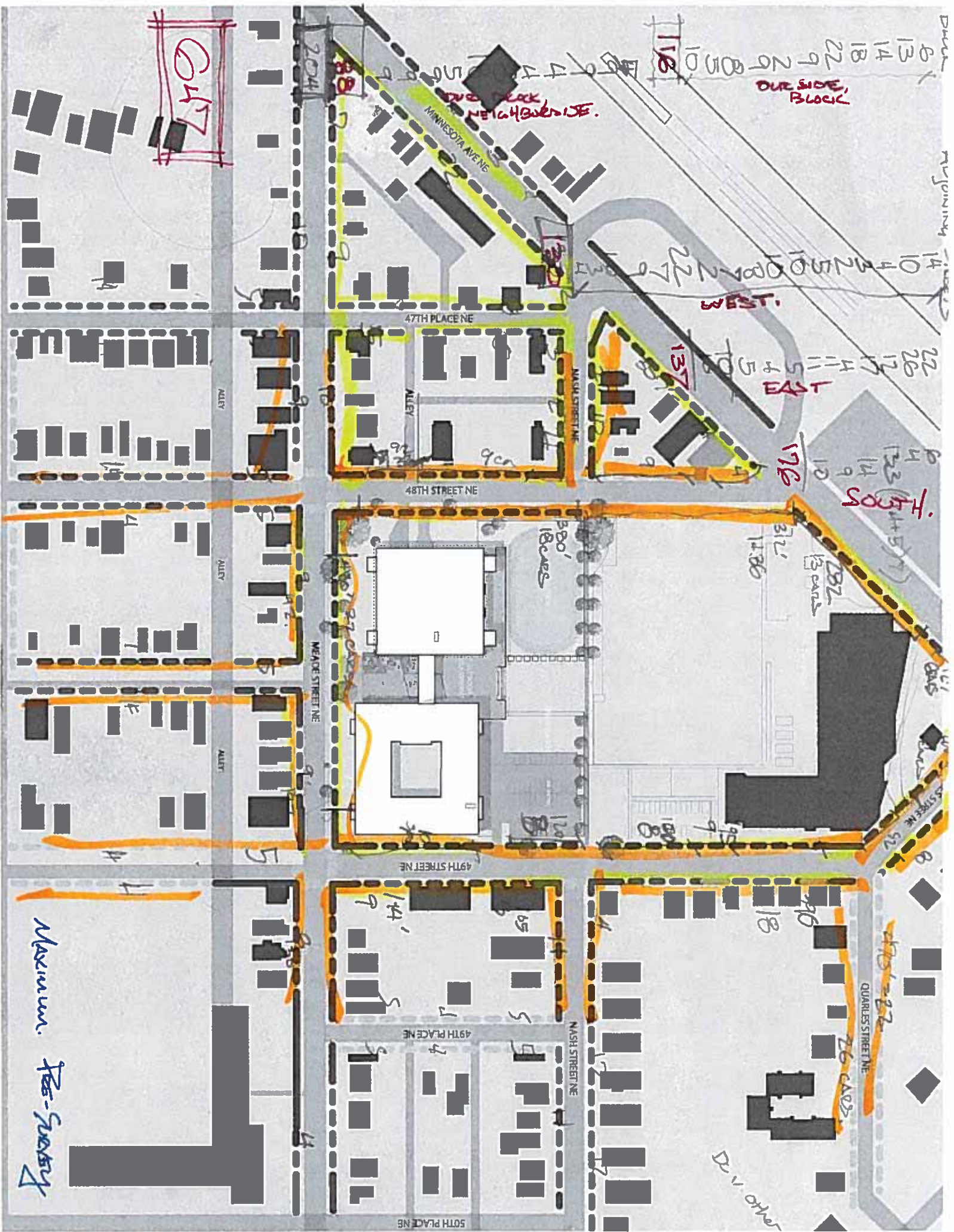
Thursday 5/5/16 @ 12:30pm

Qualitfication	Block	Car Count		Out of State Plates		
Site Block	4800 Meade St NE	5	3- south side	2- north	4	2- south side
Site Block	48th St NE	39	29 - east side	10- west side	25	19-east side
Site Block	Minnesota Ave NE	7	7-south side		2	south side
Site Block	Quarles St NE	6	2-south side	4-norht side	3	2-south side
Site Block	49th St NE	34	22-west side	120east side	20	16-west side
Site Subtotal		91			54	
Neighboring Block	49th St NE	9	5-west side	4-east side		1 east side
Neighboring Block	48th PI NE	6	2-west side	4-east side		3 1-west side
Neighboring Block	48th St NE	6	6-west side			3 west side
Neighboring Block	4700 Meade St NE	4	2-norht side	2-south side		0
Neighboring Block	4900 Meade St NE	1	1-south side		0	0
Neighboring Block	4700 Nash St NE	4	3-south side	1 north side		1 north side
Neighboring Block	4900 Nast St NE	5	2-south side	3-north side		2 1-north side
Neighboring Block	4900 Quarles St NE	22	13- north side	9-south side		9 8-norht side
Neighboring Block	Minnesota Ave NE	8	8 south side			3 0 - south side
Neighboring Total		56			21	
Daily Total		147			75	51.0%

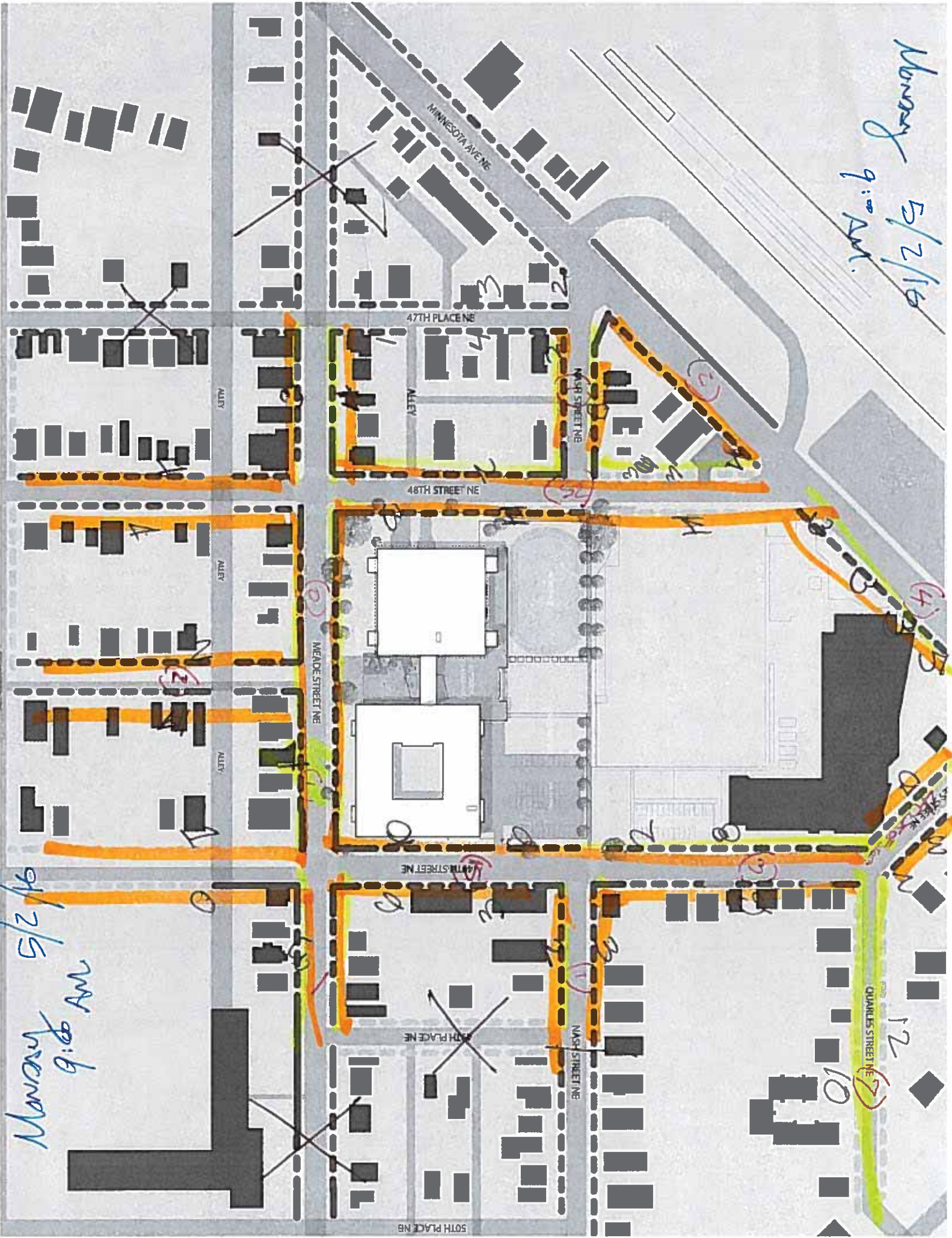
Friday 5/5/16 @ 9:00 am

Qualitfication	Block	Car Count		Out of State Plates		
Site Block	4800 Meade St NE	8	2-south side	6-norht side	5	2- south side
Site Block	48th St NE	37	26- east side	11- wes side	24	17-east side
Site Block	Minnesota Ave NE	13	13-south side		1	south side
Site Block	Quarles St NE	8	4-south side	4-norht side	3	2-south side
Site Block	49th St NE	49	26-west side	25-east side	26	17-west side
Site Subtotal		115			59	
Neighboring Block	49th St NE	7	3-west side	4-east side	1	west side
Neighboring Block	48th PI NE	8	5-west side	3-east side	1	1-west side
Neighboring Block	48th St NE	7	7-west side		5	west side
Neighboring Block	4700 Meade St NE	5	3-norht side	2-south side	0	
Neighboring Block	4900 Meade St NE	1	1-south side		0	
Neighboring Block	4700 Nash St NE	4	3-south side	1 north side	2	south side
Neighboring Block	4900 Nast St NE	6	3-south side	3-north side	2	1-north side
Neighboring Block	4900 Quarles St NE	23	14-north side	9-south side	6	4-north side
Neighboring Block	Minnesota Ave NE	4	4-south side		1	1-south side
Neighboring Total		58			17	
Daily Total		173			76	43.9%

4.0 Appendices

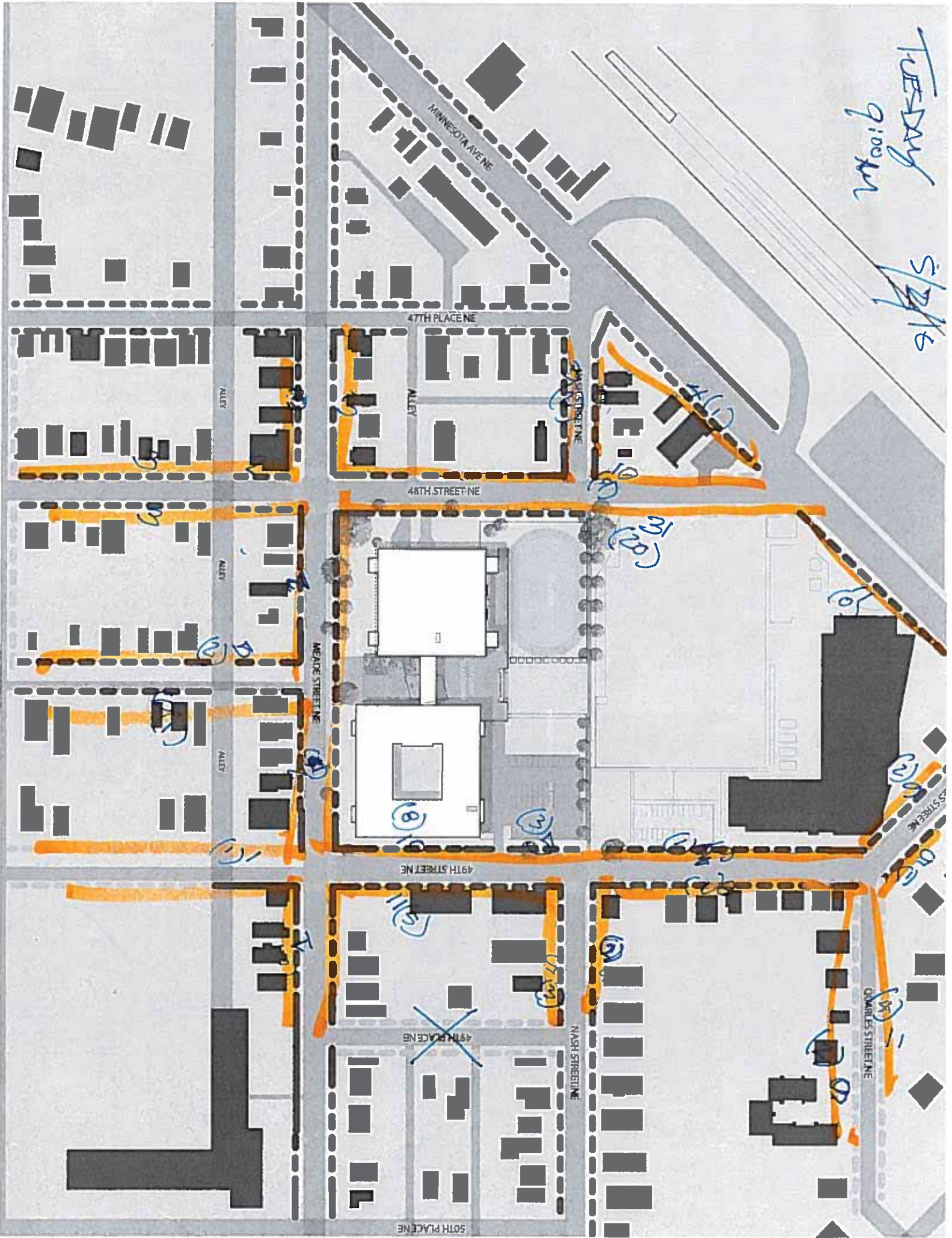


Monday 5/2/16
9:00 AM.



Monday 5/2/16
9:06 AM

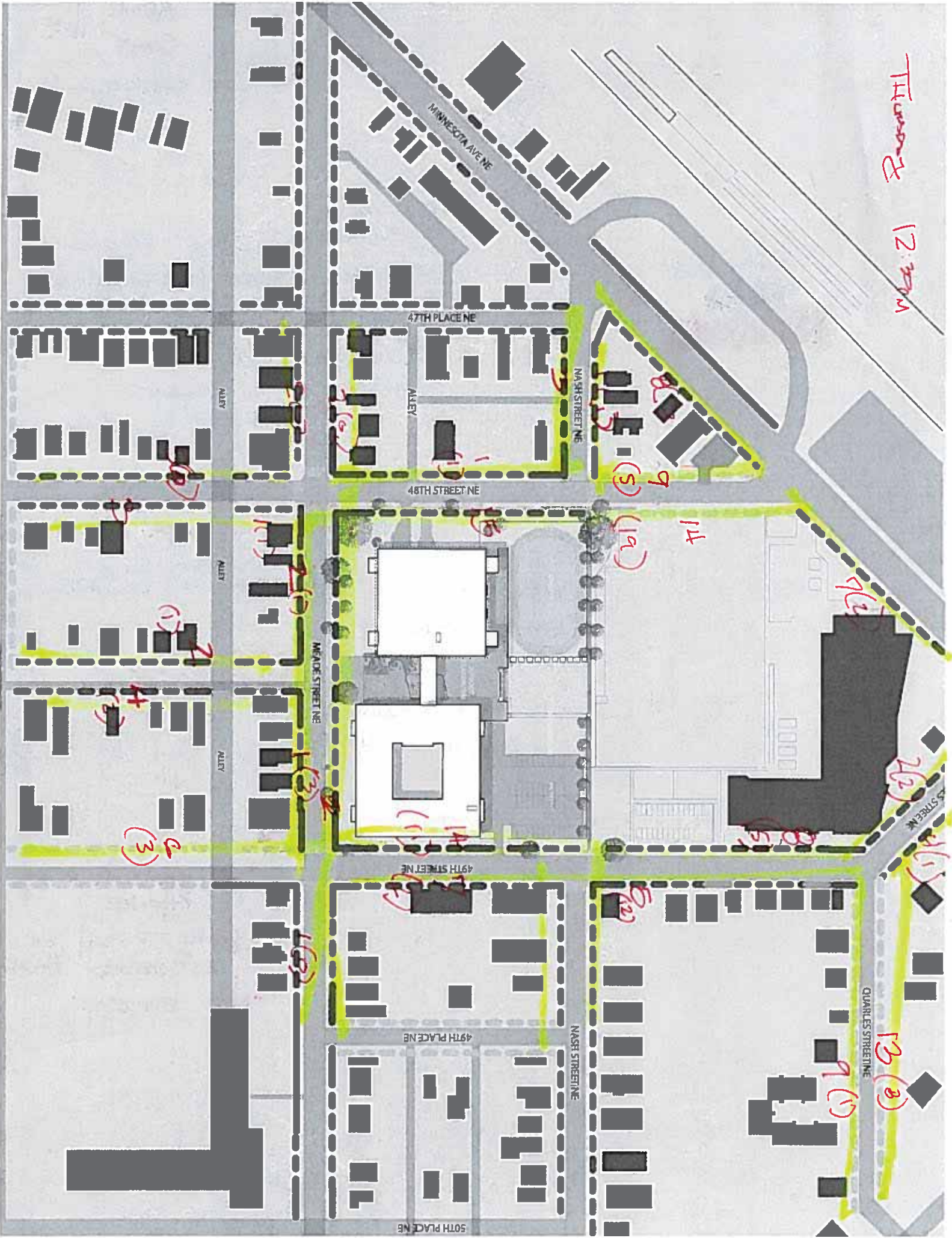
TUESDAY
9:00 AM
5/24/16



A hand-drawn map of a residential area. The map shows several streets: 48th St NE, 49th St NE, 50th St NE, 51st St NE, 52nd St NE, 53rd St NE, 54th St NE, 55th St NE, 56th St NE, 57th St NE, 58th St NE, 59th St NE, 60th St NE, 61st St NE, 62nd St NE, 63rd St NE, 64th St NE, 65th St NE, 66th St NE, 67th St NE, 68th St NE, 69th St NE, 70th St NE, 71st St NE, 72nd St NE, 73rd St NE, 74th St NE, 75th St NE, 76th St NE, 77th St NE, 78th St NE, 79th St NE, 80th St NE, 81st St NE, 82nd St NE, 83rd St NE, 84th St NE, 85th St NE, 86th St NE, 87th St NE, 88th St NE, 89th St NE, 90th St NE, 91st St NE, 92nd St NE, 93rd St NE, 94th St NE, 95th St NE, 96th St NE, 97th St NE, 98th St NE, 99th St NE, 100th St NE. The map also shows several house numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map is drawn on a grid with streets running horizontally and vertically. The streets are labeled with their names and numbers. The house numbers are written in red ink. The map is a hand-drawn sketch of a residential area.

~~Wanam~~

Thursday 12:30 PM





5/6/16
9/6/16

CHARLES STREET NE

NASH STREET NE

50TH PLACE NE

49TH PLACE NE

49TH STREET NE

MEADE STREET NE

ALLEY

ALLEY

ALLEY

48TH STREET NE

47TH PLACE NE

NASH STREET NE

ALLEY

MINNESOTA AVE NE

SIGN SURVEY - 5/6/16

