

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: February 2, 2018

SUBJECT: **BZA Case No. 19668** – 4628 H Street SE (Manley Science and Technology Center)

APPLICATION

Manley Science and Technology Center (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9 a special exception under the use provisions of Subtitle U § 203.1(g), to permit a child development center for 28 children and six (6) staff. The site is a single family house currently used as a child development center with 15 children and five (5) staff and operates 23 hours per day from 8:00 AM to 7:00 AM. The site is located in the R-2 zone at 4628 H Street SE (Square 5359, Lot 328).

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The Applicant currently provides two (2) vehicle parking spaces on-site off of a private driveway;
- The Applicant noted the existing facility is currently neighborhood oriented with children and staff living in close proximity to the site;
- Parents that drop off children by personal vehicle park along H Street SE and walk the child to the front door;

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- The Applicant is not planning to add nor is required by the 2016 Zoning Regulations (ZR16) to provide any bicycle parking with this action;
- According to the Applicant children arrive to the site at varied times throughout the day; and
- The ramp in the front of the yard, in public space, needs a public space permit.

DDOT has no objection to the approval of the requested special exception.

Continued Coordination

The Applicant should continue to work with DDOT on the following matter:

- Establish a pick-up and drop-off plan with appropriate curbside signage, subject to DDOT approval.

TRANSPORTATION ANALYSIS

Drop-Off Operations

The Applicant anticipates the facility will continue to operate as a neighborhood-oriented child development center with most staff and children living in close proximity. The Applicant reported that given the nature of the site as a 23 hour facility, pick-ups and drop-offs are distributed throughout the day. Guardians arriving by private vehicle can park in front of the facility on H Street SE, which has no curbside restrictions. Some children are also anticipated to arrive with their parents by Metrobus given the site's proximity to bus stops served by the V1 and U8 routes.

Vehicle Parking

Subtitle C § 701.5 of the Zoning Regulations requires a total of two (2) vehicular parking spaces (.5 per 1,000 SF with a minimum of 1 space) for daytime care. The Applicant currently provides two (2) vehicle parking spaces on-site off of a private driveway. However, it appears that one (1) vehicle may be parking in public space due to the building restriction line.

Currently, there are five (5) full-time staff which will be expanded to six (6) with this action. According to the Applicant, of the five (5) current staff, 3-4 arrive by the bus stop and 1-2 drive and park either in the driveway or on the surrounding streets. There are currently no on-street vehicle parking restrictions on H Street SE.

Bicycle Parking

Subtitle C § 802.1 of the Zoning Regulations does not require long-term or short-term bicycle parking spaces for a daycare facility less than 4,000 SF. The Applicant is not planning to provide any bicycle parking with this action.

Public Space

DDOT's lack of objection to the special exception should not be viewed as an approval of public space elements. All elements of the project in public space such as ramps and vehicle parking, require the Applicant to pursue a public space permit through DDOT's permitting process. DDOT notes that there is a building restriction line in the front of the property on H Street SE. There is an existing ramp in the front of the property that projects into the building restriction line that does not appear to have a public

space permit. The ramp may not project more than 10 feet into publicly regulated space. Additionally, no vehicle parking is permitted between the building restriction line and the sidewalk space.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

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