


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: March 7, 2018

SUBJECT: BZA Case No. 19703 – 218 D Street SE (Capitol Hill Day School)

APPLICATION

Capitol Hill Day School (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under the use provisions of Subtitle U § 320.1(a) and Subtitle U § 203.1(l) to permit a private school use on the second floor of an existing office building in the RF-3 zone at 218 D Street SE (Square 763, Lot 2).

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 a 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 Capitol Hill Day School currently operates at 210 South Carolina Avenue SE;
- This application proposes additional private school classrooms and break-out space at 218 D Street SE, which is a separate building three and a half blocks from the existing school at 210 South Carolina Avenue SE;
- The additional space proposed through this application will serve existing students and no changes are proposed to the school’s existing cap of 255 students and 43 staff (BZA Case Nos. 17540 and 17541); and
- Parents will continue to drop-off and pick-up students at the 210 South Carolina Avenue SE and Teachers will escort students to 218 D Street SE during the school’s existing hours of operation.

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RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District's transportation network. DDOT has no objection to the approval of the requested special exception.

TRANSPORTATION ANALYSIS

Vehicle Parking

Per DCMR § 705.3, the building is not required to provide parking as it is historic. This application does not propose additional students and staff and students will continue to be dropped off at 210 South Carolina Avenue SE. The building at 210 South Carolina Avenue SE provides 17 on-site parking spaces, which are typically used by teachers and staff.

Pick-Up and Drop-Off

No pick-ups and drop-offs will occur at 218 D Street SE. Students will continue to be dropped off at 210 South Carolina Avenue SE and the Applicant does not propose changing existing operations. The curb fronting 210 South Carolina Avenue SE is reserved for buses during school hours. Parents use metered parking on the opposite side of South Carolina Avenue and 2-hour residential parking permit spaces adjacent to the school on 2nd Street for pick-up and drop-offs. While no formal trip generation survey was required with this application, the Applicant has stated in its pre-hearing submission that parents typically walk students to school as many of the school's families live within the neighborhood.

Pedestrian Circulation

Teachers will escort students to the break-out location proposed through this application at 218 D Street SE. The proposed location is roughly three and a half blocks away from the existing school location at 210 South Carolina Avenue SE. Students and teachers are likely to travel via 2nd Street SE or 3rd Street SE adjacent to Providence Park and Folger Park. The pedestrian facilities on the walking routes are adequate for a safe, escorted walk between the two school locations. DDOT notes that the Applicant has indicated in its pre-hearing submission that the additional space is primarily anticipated to serve the school's older students (grades 6-8).

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. 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.

AC:pr