



**symmetra** design

## MEMORANDUM

**TO:** Carlos Pazmino District of Columbia Department of Transportation

**CC:** Marilyn Medrano Estrellitas Montessori  
Cristina Encinas Estrellitas Montessori

**FROM:** Nicole White, P.E., PTOE Symmetra Design  
Cece Wu Symmetra Design

**DATE:** June 7, 2024

**RE:** 245 Peabody Street, NW – Transportation Statement

## Introduction

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The following Transportation Statement outlines transportation conditions associated with the proposed 245 Peabody Street NW project located in Washington DC. **Figure 1** illustrates the site location. The Project is planned to be a Child Development Center – Estrellitas Montessori. The Transportation Statement has been prepared in accordance with guidelines outlined in the District Department of Transportation (DDOT) Guidance for Comprehensive Transportation Review (CTR) Study (January 2022).

The Property is currently improved with a single-story + cellar detached building most recently used as a church. The property is located in the R-1B zone, and a Board of Zoning Adjustment (BZA) application was submitted for special exception relief requested pursuant to Subtitle X-901.2 and U-203.1(h) for a Daytime Care use in the R-1B Zone District. A public charter school is located 0.2 miles east of the property.

The 8,928 sq. ft daycare intends to serve approximately 80 children with up to 20 adult staff members. It would operate Monday through Friday from 7:00am to 6:00pm. Drop off and pick up would be staggered depending on parental needs. There will be five parking spaces available at the rear to meet the zoning requirement. There is space for pick-up and drop-off activity to occur on Peabody Street.

The Project is projected to generate minimal traffic, below the District’s threshold of 100-person trips or 25 vehicle trips in the peak direction. Therefore, this limited Transportation Statement is submitted for DDOT’s review.

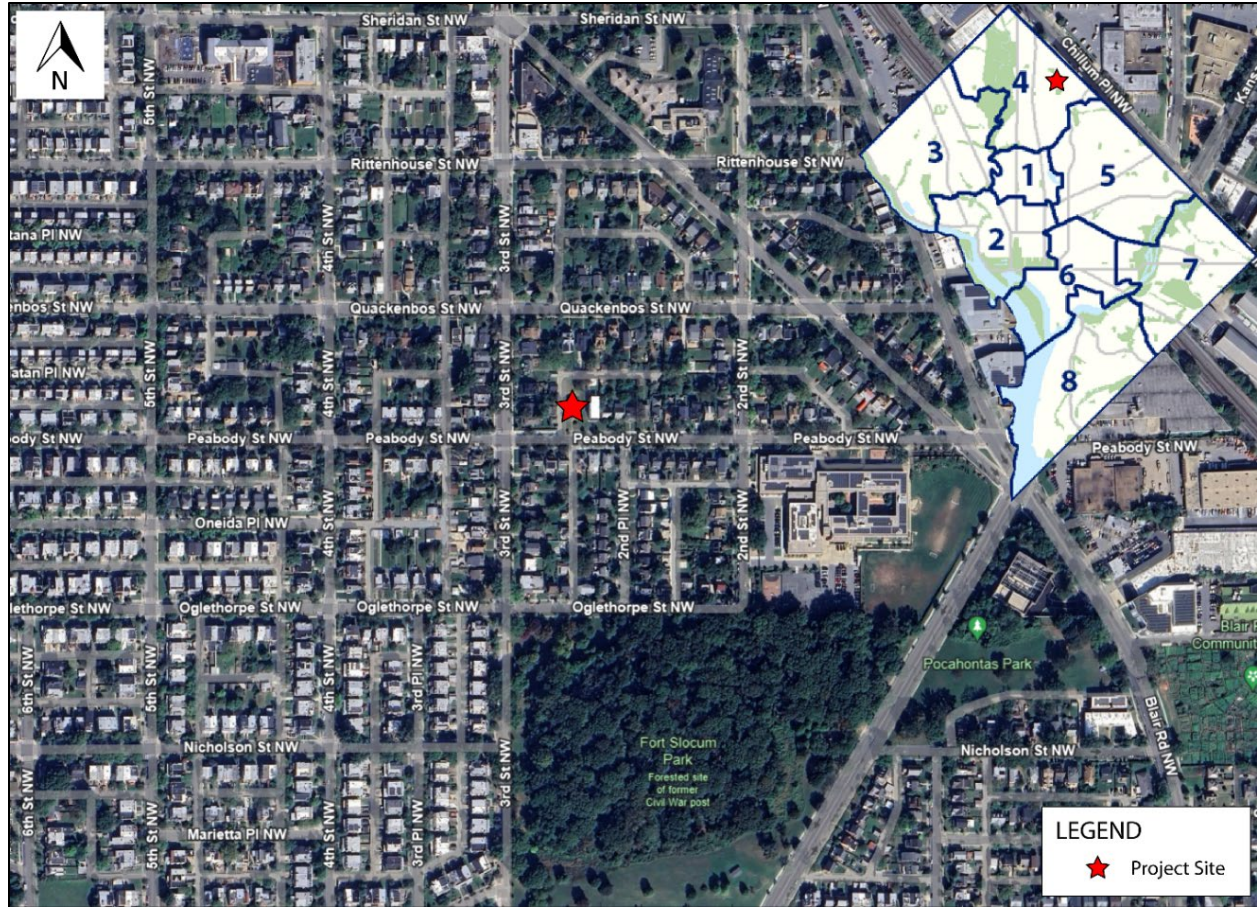


Figure 1: Site Location

## Mode Split & Trip Generation

The following section presents the travel mode split and trip generation calculations.

The Project is planned with 80 students and 20 staff members. The mode split was provided by Estrellitas Montessori based on parent and staff survey results from another daycare owned and operated by the applicant in DC. The other Estrellitas daycare in DC is located at 5331 Colorado Ave NW, Washington, DC 20011 with 150 students. **Table 1** compares the two daycare locations in terms of transit, bicycle, and parking conditions. Considering that the bus stop locations for the new daycare is further than existing daycare, the staff mode split was adjusted with transit and bike percentage from census data<sup>1</sup>, with the remainder percentage moved to auto. The resulting mode split is shown in **Table 2**.

<sup>1</sup> Census data is from U.S. Census Bureau, American Community Survey 2012-2016 Five-year estimates. The workplace is set as the census tract where the daycare is located and the residence is set to include census tracts that are approximately 30-minute drive from the daycare.

A vehicle occupancy rate of 1.60 persons/vehicle is used per the CTR guidelines for childcare, Figure 13. The calculated trip generation is shown on **Table 3**.

Table 1: Comparison of Daycare Locations

	5331 Colorado Ave, NW	245 Peabody St, NE
<b>School Population</b>	150 students	80 students
<b>Nearest Metro Station</b>	1.3 miles	0.88 miles
<b>Bus service</b>	Adjacent to school on 14 <sup>th</sup> St; accessible with bus shelter; services routes 52/54/59 (every 12-15 minutes during weekday peak hours)	0.23 miles west of site; servicing routes 62/63 (every 15 minutes during peak hours) 0.27 miles east of site; servicing route K2 (every 10-20 minutes during peak hours to nearby Metro Stations) Both are accessible with no bus amenities
<b>Bicycle Parking</b>	Inverted U racks: three on 14 <sup>th</sup> St and four on Colorado Ave	None
<b>Bicycle Route</b>	Marked bike lane on 14 <sup>th</sup> St	Signed bike route on Peabody St
<b>Parking</b>	Street parking	Five designated spaces for staff

Table 2: Mode Split

Mode Split	Student	Staff
Auto	60.2%	72.1%
Transit	2.9%	7.0%
Walk	25.2%	17.9%
Bike	11.7%	3.0%
Total	<b>100%</b>	<b>100%</b>

Table 3: Peak Hour Vehicle Trip Generation

	AM Peak			PM Peak		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Person Trips	53	48	101	50	54	104
Auto Person Trips (60.2%)	32	29	61	30	33	63
<b>Auto Trips</b>	<b>20</b>	<b>18</b>	<b>38</b>	<b>19</b>	<b>21</b>	<b>40</b>

As shown in Table 3, the Project would result in 38 trips during the AM peak hour and 40 trips during the PM peak hour. As outlined in CTR Guidelines, a CTR is required when a proposed development generates 100 or more total person trips (i.e., combined inbound and outbound during a peak hour) OR 25<sup>2</sup> or more vehicle trips in the peak direction (i.e., higher of either inbound or outbound) during any of the critical peak

<sup>2</sup> As noted in **Table 2**, the highest volume of vehicle trips in the peak direction is 21 outbound trips during the PM peak hour.



hours. The Project would generate low peak hour traffic, below the District’s threshold for conducting a CTR.

## Site Access

There are no curb cuts to the site. Access to the parking lot is from a public alley adjacent to the site. Site access details are illustrated in **Figure 2**.

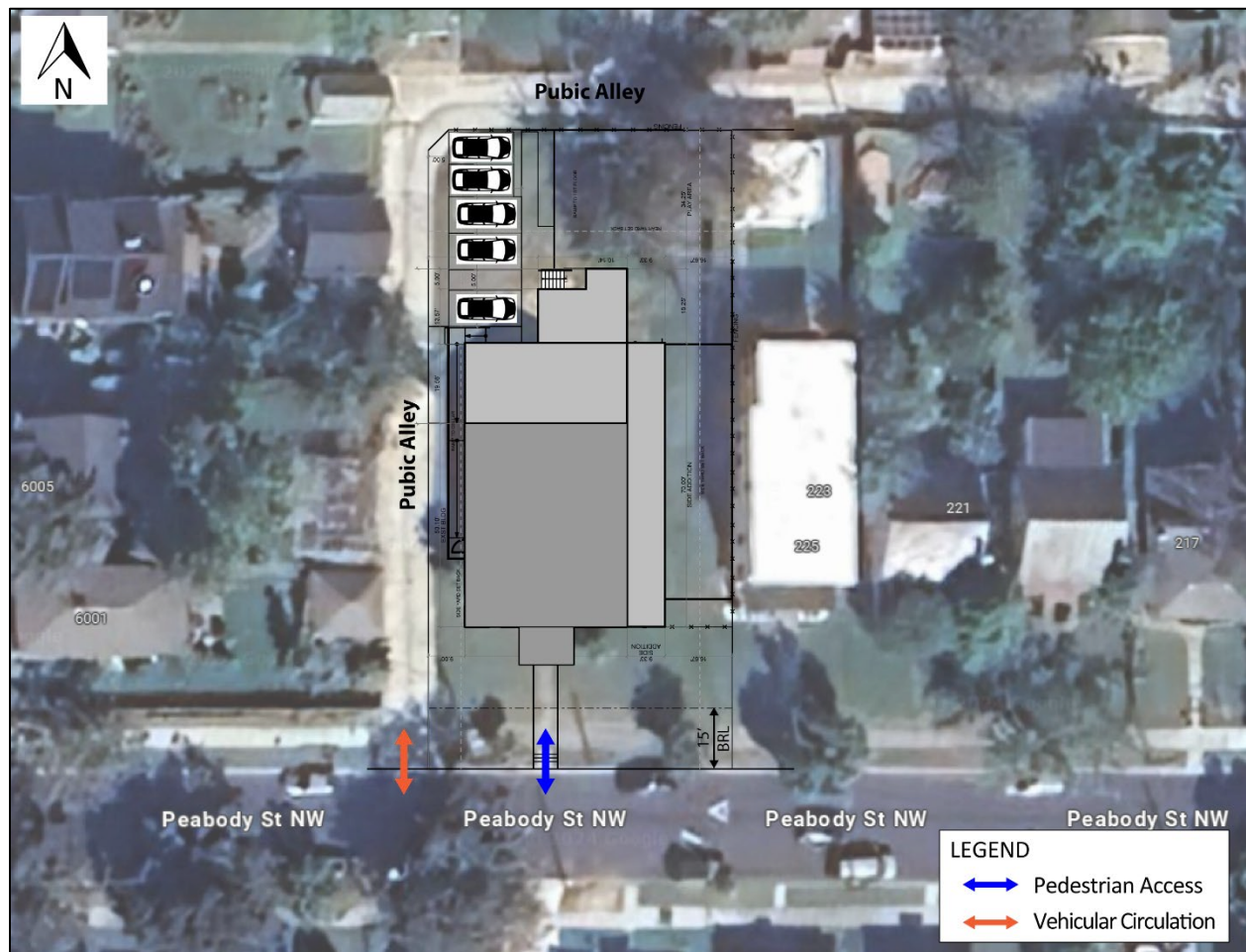


Figure 2: Site Access

## Curbside Management

Existing curbside restrictions within two blocks of the site are illustrated in **Figure 3**. DDOT has recommended installing pick-up/drop-off signage on Peabody Street directly adjacent to the daycare, as shown in **Figure 4**. This reserves three parking spaces for pick-up/drop-off operations.





Figure 3: Existing Curbside Restrictions

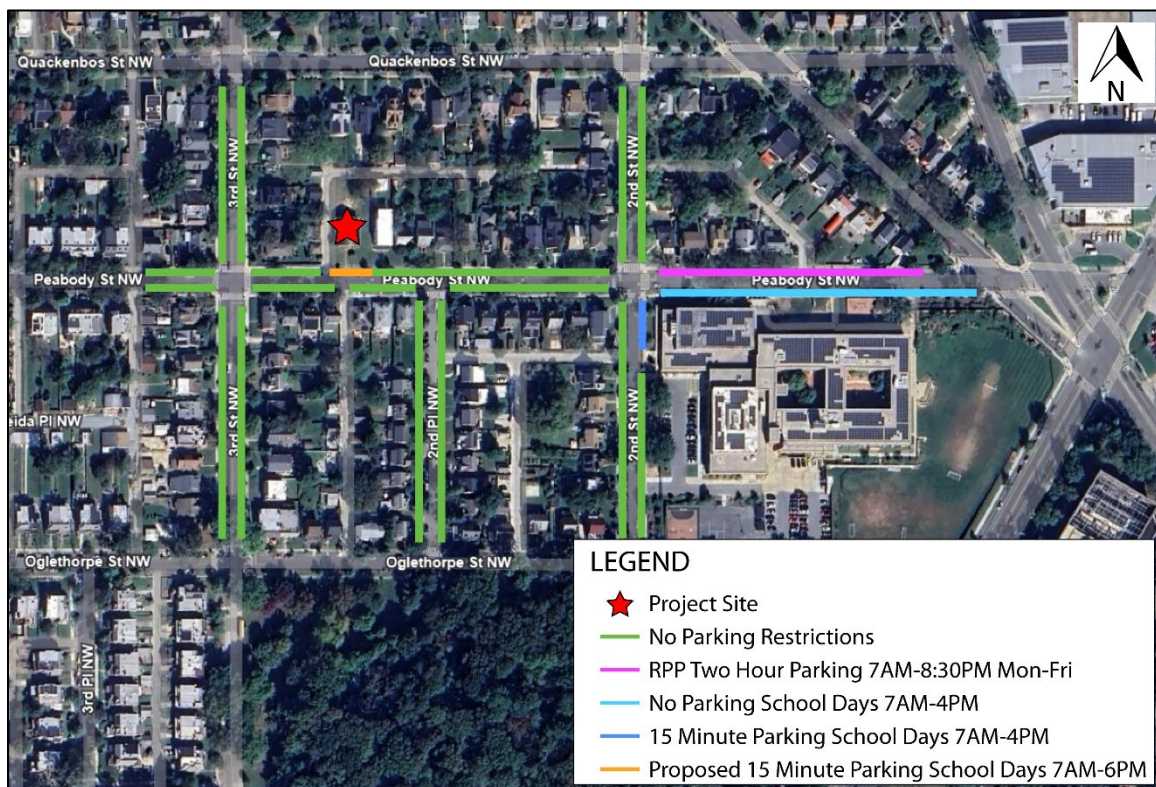


Figure 4: Proposed Curbside Restrictions



## Parking

The following section provides a description of the parking lot, existing parking observations, and future parking projections.

The zoning requirements per the DC Zoning Regulations of 2016 (ZR-16) Title 11 Subtitle C § 701 and DDOT's Preferred Maximum rates for parking are shown in **Table 4**. The Project plans to provide all five of the required parking spaces. The planned parking space locations are shown in **Figure 5**.

Table 4: Vehicle Parking Requirements

Land Use/Units	Vehicle Parking Ratio per ZR-16	Vehicle Parking Required by ZR-16	DDOT Preferred Parking Rates (Figure 10): <i>More than 1 Mile from Metrorail</i>	Parking Proposed
Daytime Care (8,928 sq. ft.)	0.5 per 1,000 sq. ft. with a minimum of 1 space required.	5	150% of ZR-16 9 (max)	5

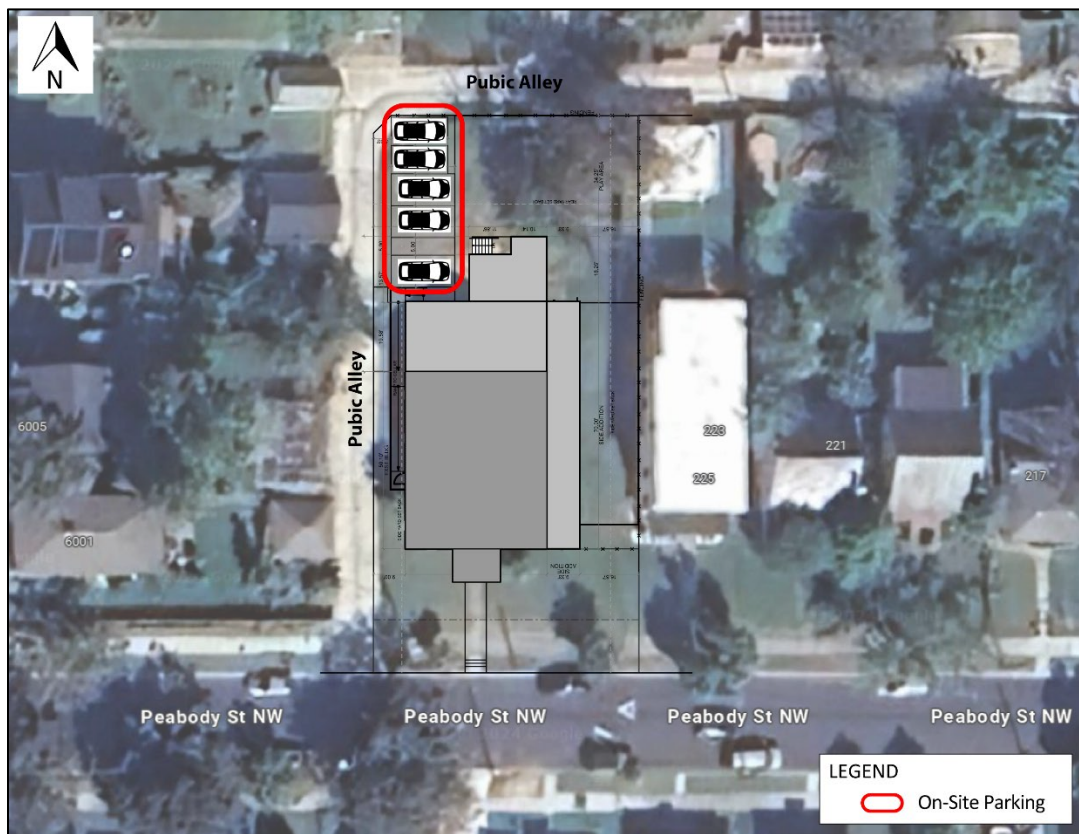


Figure 5: Off-Street Parking Locations

Observations on Wednesday April 3<sup>rd</sup>, 2024 indicate 21 parking spaces were vacant on Peabody Street (from 3rd Street to 2nd Place) during the AM drop-off period. Observations on Wednesday and April 10<sup>th</sup>, 2024 indicate 22 vacant parking spaces during the PM pick-up period.

Considering the number of staff and the auto mode split, the parking demand is projected to be 14 spaces. With five staff parking spaces provided on site, it is projected that staff will use nine on-street parking spaces. There is sufficient on-street parking spaces observed to accommodate staff parking.

## Pick-Up and Drop-Off Plan

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The following section provides a description of the pick-up/drop-off plan and proposed recommendations.

Pick-up/drop-off operations will occur on Peabody Street. Parents will use available on-street parking spaces for short-term parking. Drop-off and pick-up would be staggered depending on parental needs, unlike a K-12 school that has a start and dismissal time.

The expected demand for short-term parking associated with pick-up/drop-off activity was estimated based on observations of the existing daycare facility at 5331 Colorado Avenue<sup>3</sup>. Using the proportion between the student population at the two daycare locations (150 vs. 80 students), the new daycare location on Peabody Street can expect a maximum accumulation of 10 vehicles during PM pick-up operations.

DDOT has recommended installing pick-up/drop-off signage on Peabody Street directly adjacent to the daycare, which is approximately three parking spaces. The number of vacant parking spaces on Peabody Street within half a block of the site (21 during the AM peak and 22 during the PM peak) can fully accommodate daycare pick-up/drop-off operations (10 spaces) and supplemental staff parking needs (9 spaces).

## Pedestrian Assessment

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The following section is an assessment of pedestrian facilities within proximity of the project site.

Sidewalk gaps within a quarter mile of the site are identified in **Figure 6**. The sidewalks along both sides of Peabody Street are four to six feet separated from the roadway by a buffer strip. This does not meet DDOT's minimum standards of six (6) feet in width for residential areas.

Crosswalks on all legs of the Peabody Street/3<sup>rd</sup> Street and Peabody Street/2<sup>nd</sup> Street intersections are in good condition with high visibility pavement markings and presence of stop bar. All curb ramps at these two intersections meet DDOT standards. A detectable warning surface exists on all the curb ramps. There are no missing crosswalks within the study area.

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<sup>3</sup> PM pick-up observations were made at the 5331 Colorado Avenue location on Tuesday, June 4, 2024. A maximum queue of 19 vehicles was observed at 5:10pm.

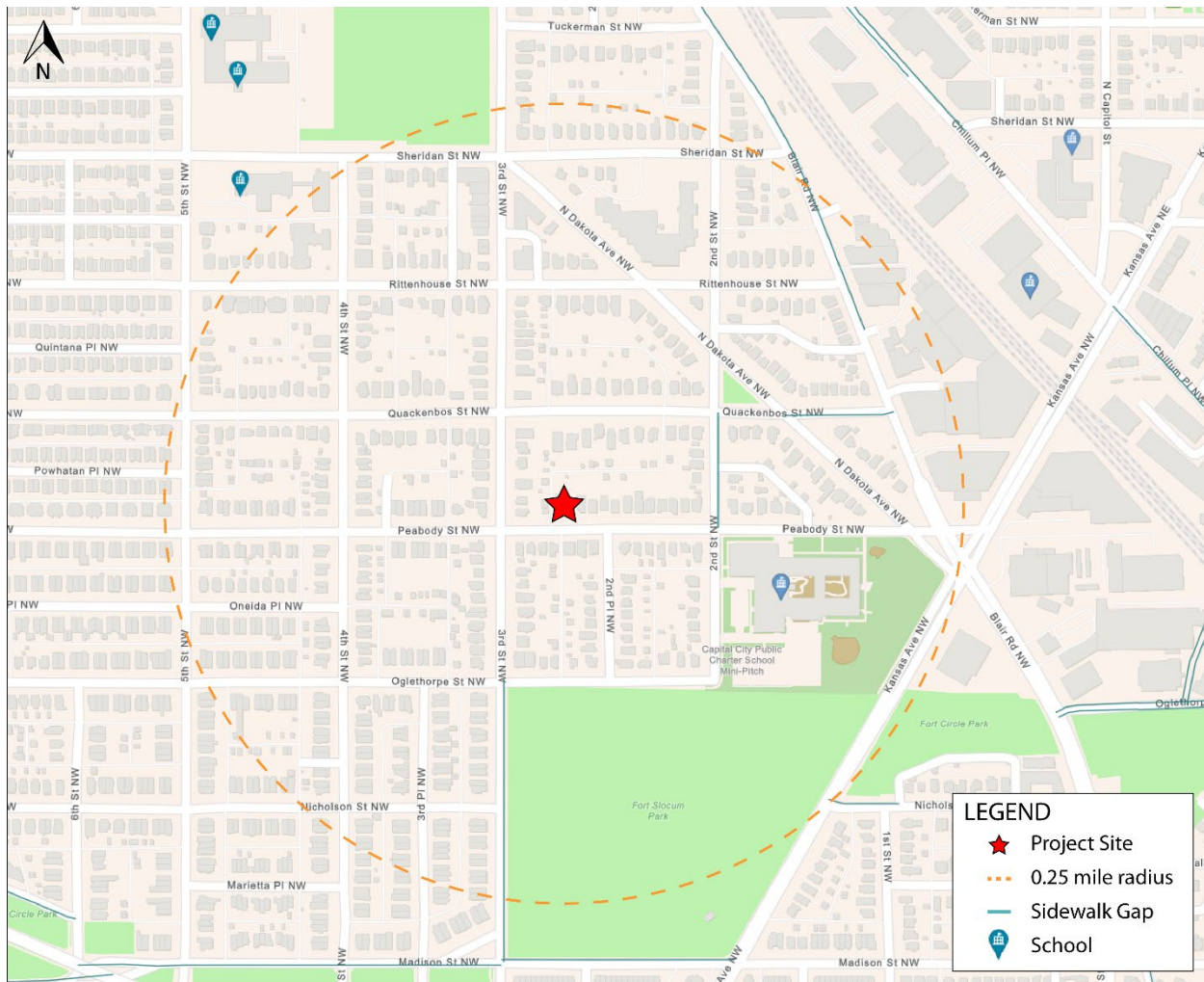


Figure 6: Sidewalk Gaps – ¼ Mile Radius (moveDC)

## Bicycle Assessment

The following section is an assessment of bicycle facilities within proximity of the project site.

Existing bicycle facilities within a half mile of the site are illustrated in **Figure 7**. There are two Capital Bikeshare stations within the study area, with the closest location at the intersection of Kansas Avenue and 2<sup>nd</sup> Street. Peabody Street is a signed bike route.

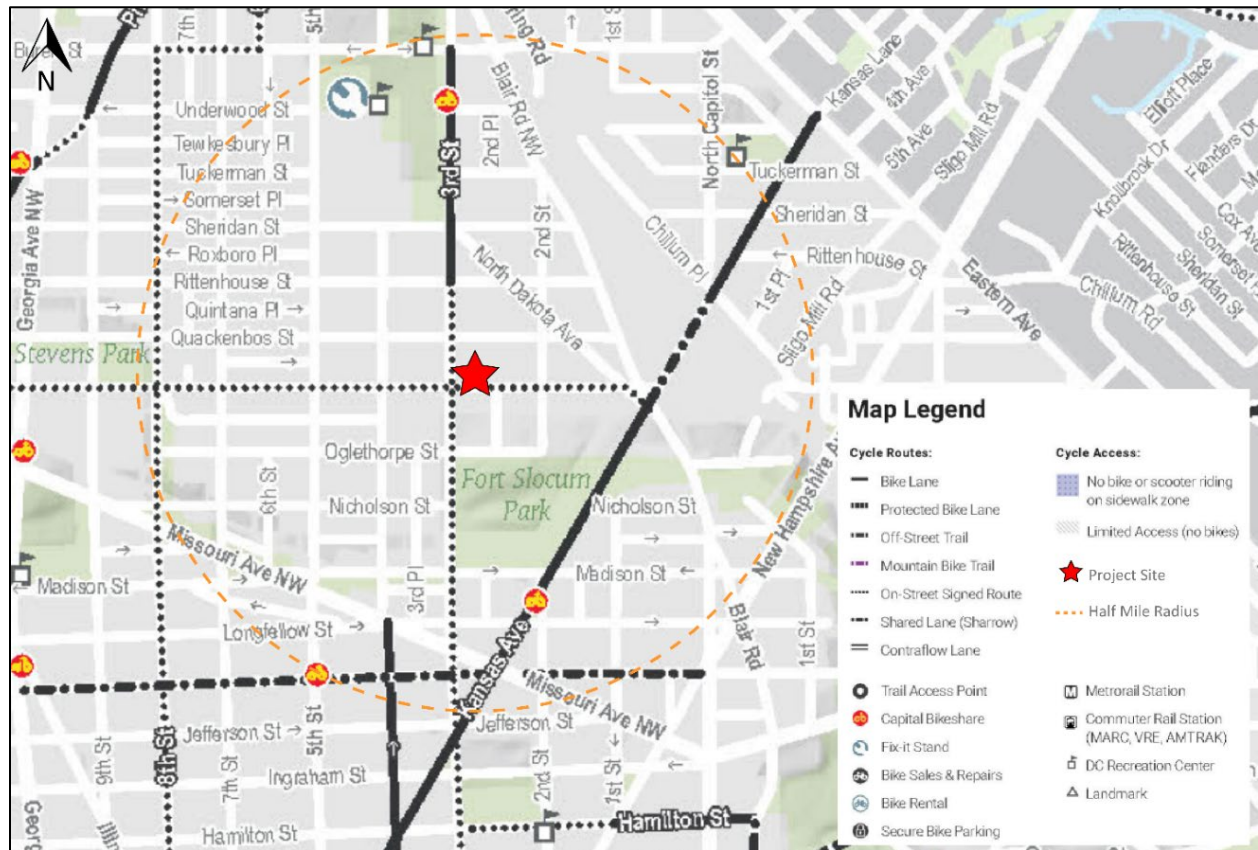
Although no bicycle parking spaces are required per Title 11 Subtitle C Section 802.5<sup>4</sup>, short-term bicycle parking spaces are planned to be installed on the west side of the front porch with access from the public

<sup>4</sup> Title 11 Subtitle C Section 802.5: *An addition to an existing building, or the expansion of a use within a building, triggers additional bicycle parking requirements only when the gross floor area of the building or use is expanded or enlarged by twenty-five percent (25%) or more beyond the gross floor area on the effective date of this title...*



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alley as shown in **Figure 8**. This would minimize conflicts with sidewalk and vehicle pick-up/drop-off operations.



### Figure 7: Bicycle Facilities – ½ Mile Radius

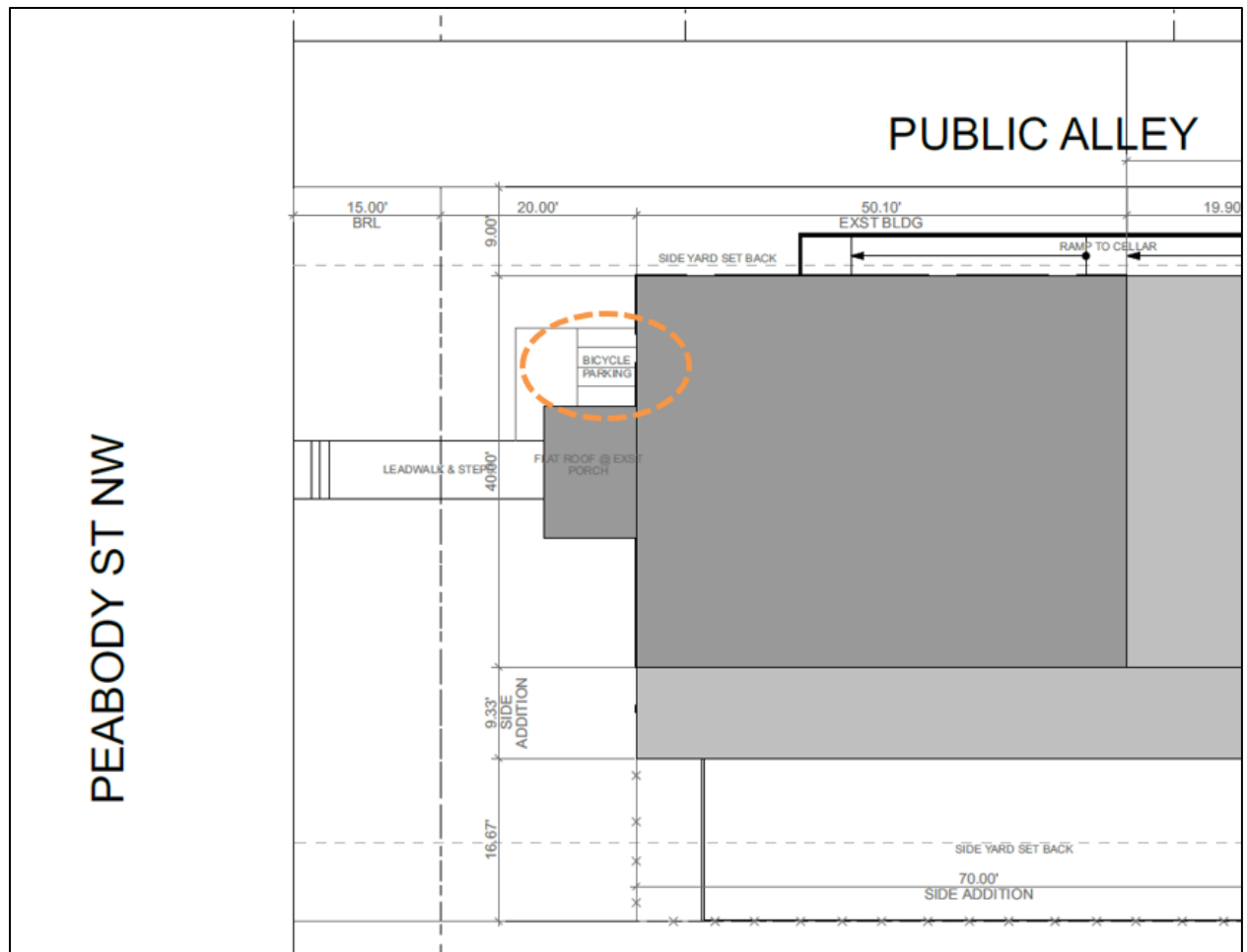


Figure 8: On-Site Bicycle Parking Location

## Transit Assessment

The following section is an assessment of transit facilities and services within proximity of the project site.

The one-mile Metrorail station study area is shown in **Figure 9**. The only Metrorail station within the study area is Takoma Station 0.88 miles away, servicing the Red Line.

The project site is outside of the buffers from Priority Transit. The half-mile Metrobus study area is shown in **Figure 10**. There are a few bus routes that serve the study area of the site. There are two close bus stops: one at Peabody St & 5th St servicing routes 62 and 63, and the other at Peabody St & Kansas Ave servicing route K2. The bus stops are accessible but do not have any bus amenities. Metro is proposing service changes to select bus routes in Washington DC based on input from customers and local governments, and an analysis of on-time performance, ridership, corridor studies and cost efficiency.



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Routes 62 and 63 have proposed changes<sup>5</sup>, but they do not affect peak hour service at the stops within the study area.

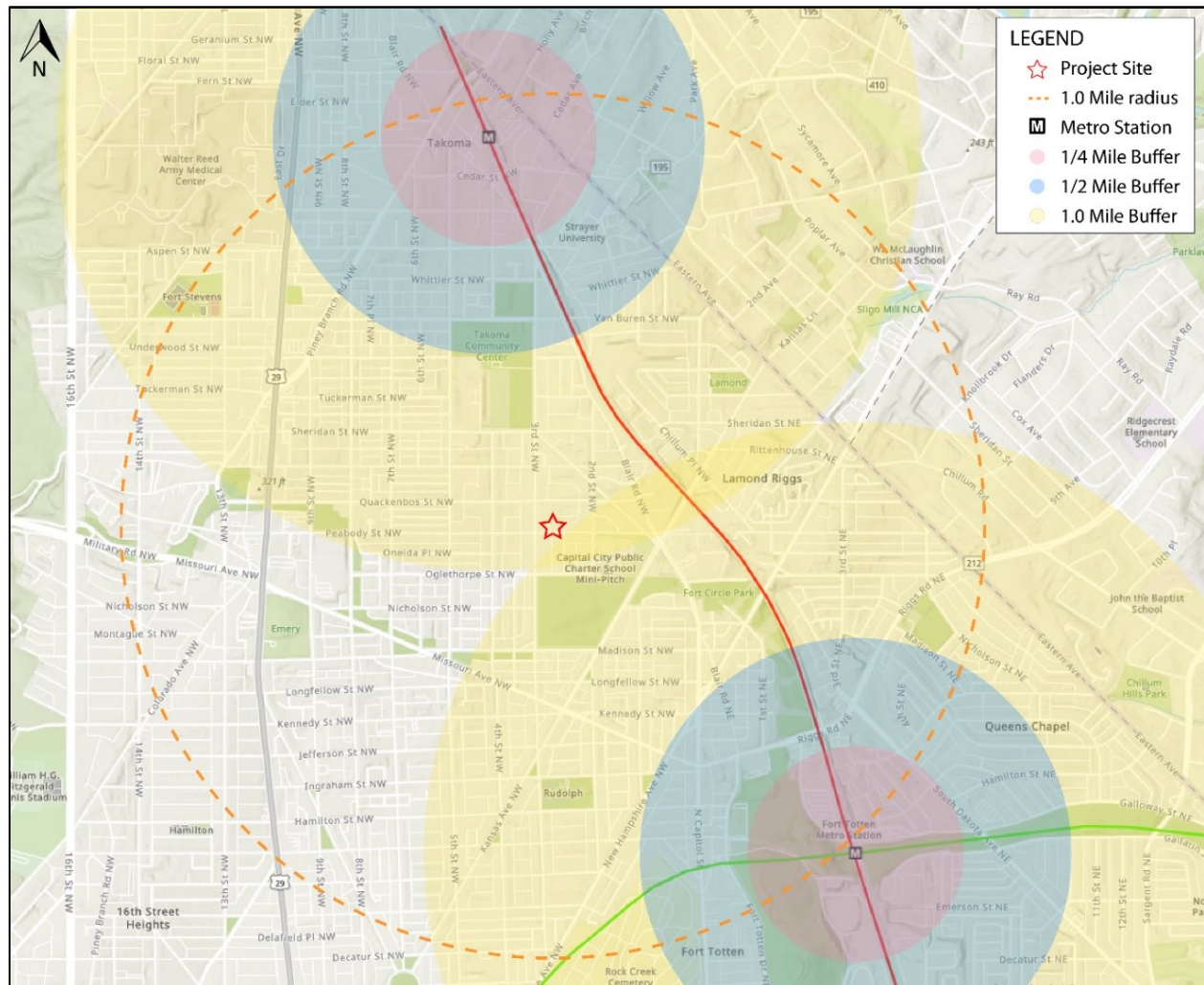


Figure 9: Metrorail Stations – 1-Mile Radius

<sup>5</sup> Modify Route 63 to serve 11th Street south of Vermont Avenue NW, with service along 13th Street south of Logan Circle shifted to 11th Street NW. Every other Route 62 trip (off-peak) would be converted to Route 63 to provide off-peak trips between Takoma and Federal Triangle.

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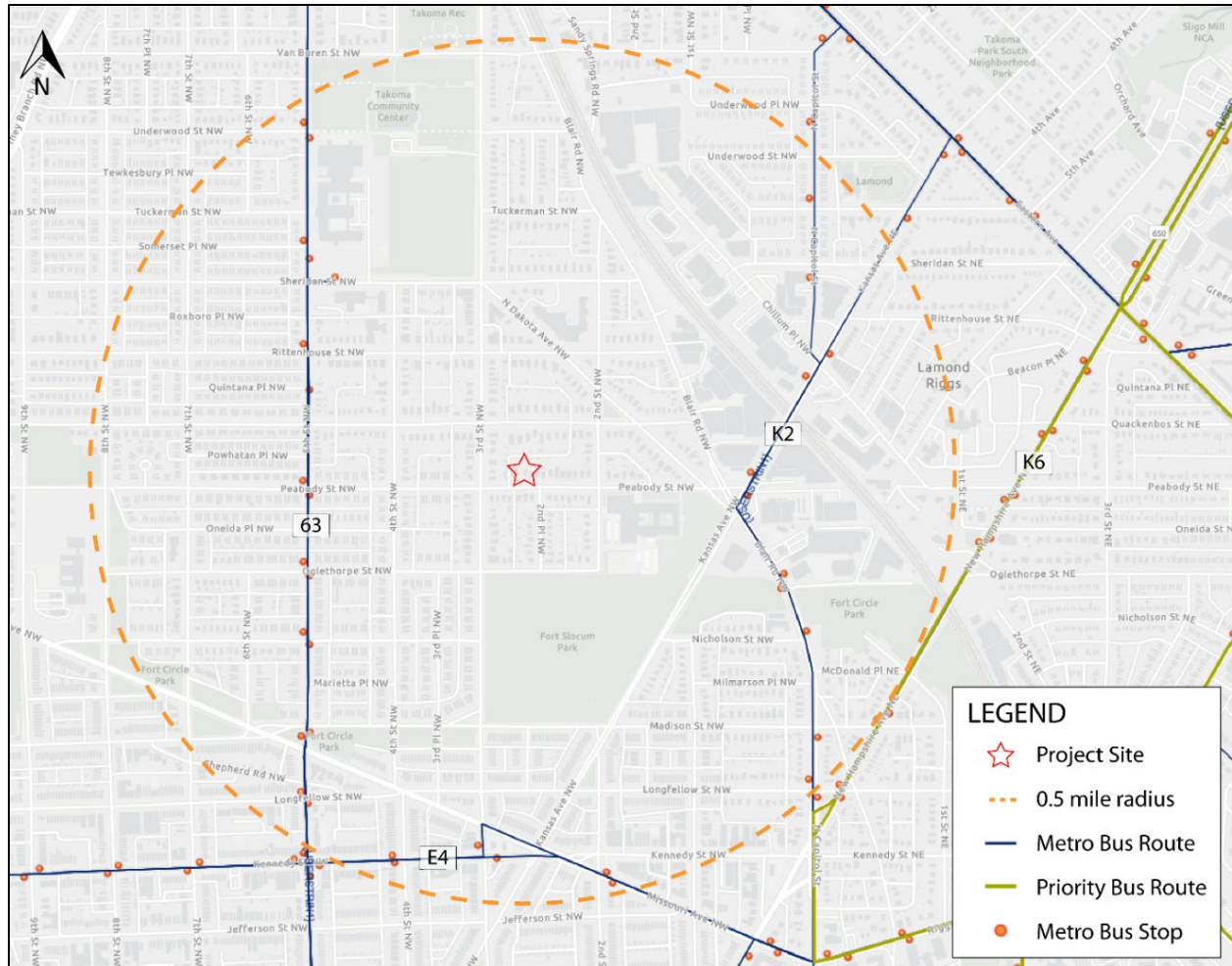


Figure 10: Metrobus Routes and Stops – ½ Mile Radius

Table 5: Metrobus Stations and Services – ½ Mile Radius

Route	Route Name	Key Destinations	Service Headways (Weekday)	Service Headways (Weekends)
62, 63	Takoma-Petworth Line	<ul style="list-style-type: none"> <li>Takoma station</li> <li>Coolidge High School</li> <li>Manor Park</li> <li>Georgia Ave-Petworth station</li> <li>U Street station</li> <li>Metro Center station</li> <li>Federal Triangle</li> </ul>	13-24 min	24 min
K2	Takoma-Fort Totten Line	<ul style="list-style-type: none"> <li>Takoma station</li> <li>Lamond</li> <li>Fort Totten station</li> </ul>	11-20 min	N/A
E4	Military Road-Crosstown Line	<ul style="list-style-type: none"> <li>Friendship Heights station</li> <li>Chevy Chase</li> <li>Kennedy St, NW</li> <li>Fort Totten station</li> <li>Riggs Park</li> </ul>	18-24 min	20 min



## Safety

The following section provides a qualitative assessment of safety conditions in proximity to the site.

No intersections adjacent to the site have been identified as DDOT high crash locations. Illustrated in **Figure 11** are traffic crashes by injury type that occurred on or after 1/1/2021 within the study area. The data are for persons injured, not the number of crashes. All the injuries were minor, except for a fatal driver injury on 3<sup>rd</sup> Street between Rittenhouse Street and Quackenbos Street (2/11/2024)<sup>6</sup>.

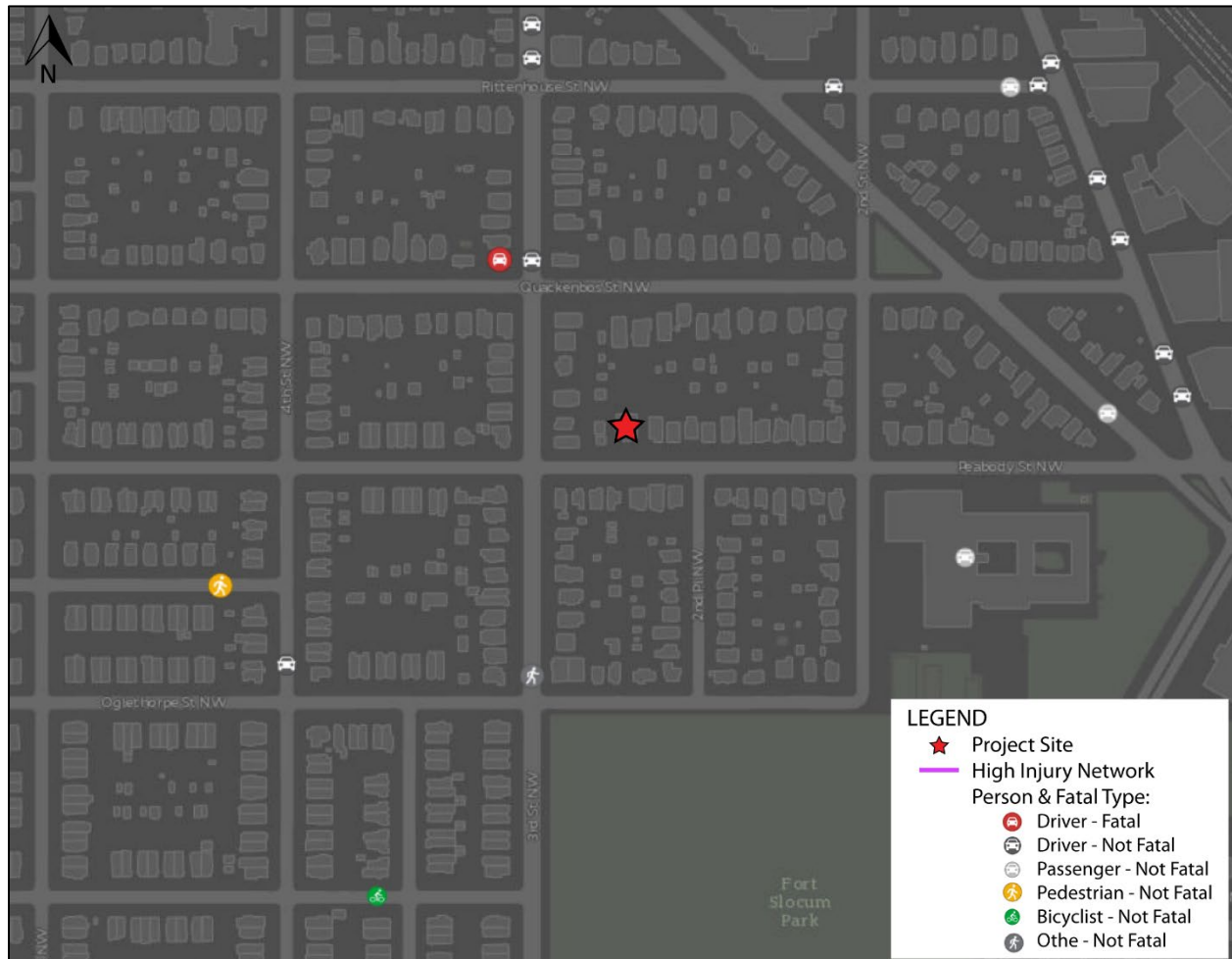


Figure 11: Traffic Crash Data (Source: Metropolitan Police Department)

There are currently three (3) Traffic Safety Input (TSI) service requests (SRs) in the study area that has not been selected for prioritization and safety concerns may be impacted by the proposed application, listed below:

<sup>6</sup> The exact location may be off on the figure depending on where the police report was made.

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1. SR# (24-00167761): Speeding at the 6000 block of 3<sup>rd</sup> Street NW
2. SR# (23-00492003): Request for Pedestrian Crossing sign at the intersection of Quackenbos Street NW
3. SR# (23-00105538): Pedestrian crossing concerns and speeding along the 100-200 block of Quackenbos Street

## Loading Management

The following section provides a description of loading operations and management.

Given the size of the daycare is less than 30,000 square feet, a loading berth will not be required. Trash will be stored in a commercial dumpster located in the back yard. Trash will be collected once or twice a week. An illustration of the trash area is shown in **Figure 12**. There will be a gate in the fence that provides access to the alley. Trash will be rolled out to the alley for collection. No additional maneuvering will be necessary beyond typical alley maneuvers. Truck turning movements for the alley dumpster is shown in **Figure 13**.

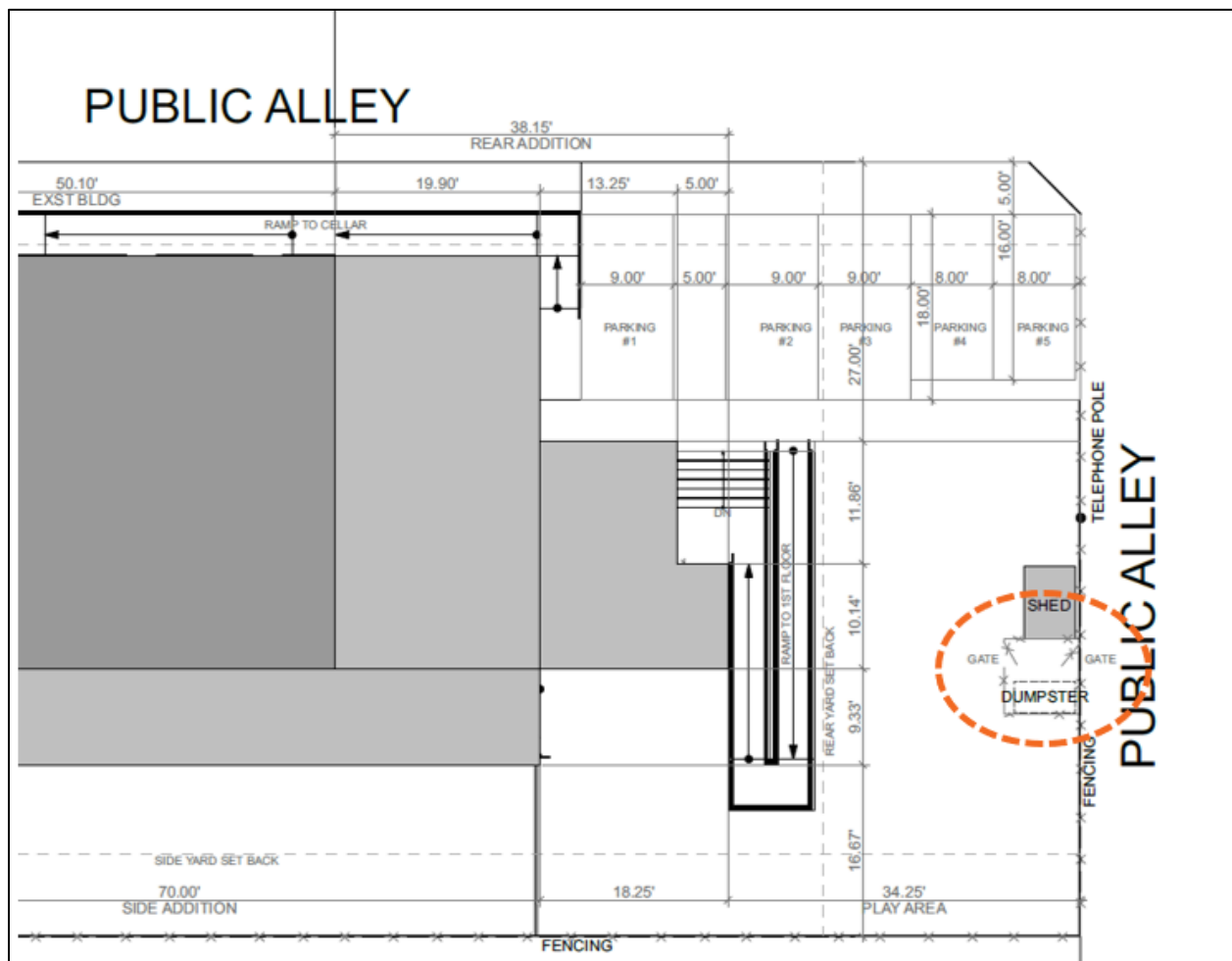


Figure 12: Trash Location



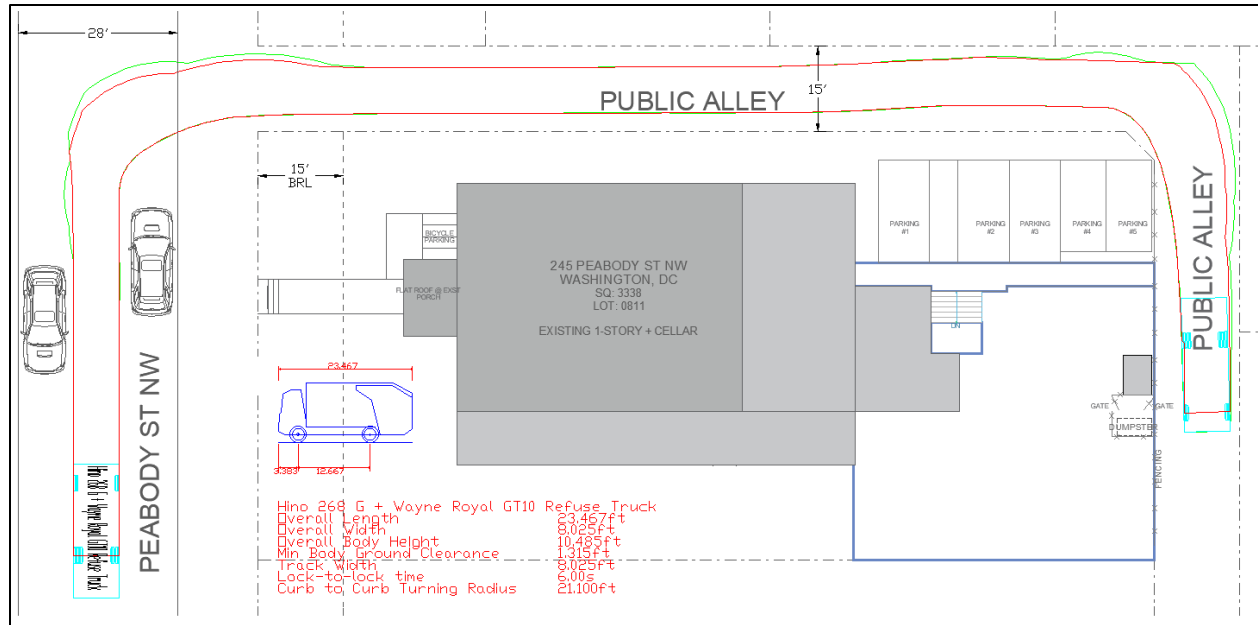


Figure 13: Trash Vehicle Maneuvering Diagram

## Transportation Demand Management

The following section provides a list of Transportation Demand Management (TDM) measures to reduce vehicular and parking demand and encourage the use of green travel choices (i.e., transit, walk, and bike). The list was approved by DDOT as part of the CTR scoping process.

- Appoint Transportation Coordinator
- Meet with goDCgo to develop goals and plans
- Conduct commuter survey of staff
- Conduct commute survey of parents
- Check in with goDCgo's School Services Team halfway through the year to track progress
- Send out reminders for Commuter Benefits Open Enrollment
- Promote commuter benefits and other sustainable transportation programs to new and existing hires
- Provide transportation information to new and existing families
- Provide transportation information (electronic format) for staff
- Provide information on nearby transportation options on the daycare's website (work with goDCgo to create a Get Around Guide customized for the daycare)
- Include transportation information in newsletter
- Promote Sustainable Transportation Holidays
  - Park(ing) Day (September)
  - Car Free Day (September)
  - Walk to School Day (October)
  - National Walk to Work Day (April)

- Bus to Work/Transportation Equity Day (February)
- National Bike Month (May)
- Bike to Work Day (May)
- Host a tabling event with goDCgo to sign staff up for commuter benefits
- Promote Capital Bikeshare as a form of commuting to and from the daycare
- Provide Capital Bikeshare corporate membership to all interested staff
- Host bike safety course for staff
- Promote WABA bicycling classes to staff
- Provide preferential parking for carpools for staff
- Comply with Commuter Benefits Act of 2014
- Comply with Transportation Benefits Equity Amendment Act if over 20 staff members (including part-time staff)

## Conclusions

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The Project will generate 38 trips during the AM peak hour, 40 trips during the PM peak hour. The maximum number of vehicle trips in the peak direction is 21 inbound trips during the PM peak hour. This is below the District's threshold of 25 vehicle trips in the peak direction for a full CTR. Therefore, this limited Transportation Statement was submitted for DDOT's review. Key takeaways of this report are stated below:

- On-site parking meets zoning requirements. It is projected that staff may use nine on-street parking spaces.
- There will be staggered arrival and dismissal depending on parental needs, unlike a K-12 school with a specific start and dismissal time.
- Pick-up/drop-off operations will occur on Peabody Street and not in the public alley.
- DDOT has recommended installing pick-up/drop-off signage on Peabody Street directly adjacent to the daycare for three parking spaces.
- Parents are expected to use 10 on-street parking spaces for short-term parking during pick-up/drop-off operations.
- There were 21 AM and 22 PM on-street parking spaces available on the 300 block of Peabody Street. The number of vacant spaces can be used to accommodate staff parking demand (9 spaces) plus short-term parking for pick-up/drop-off (10 spaces)
- TDM measures are proposed to reduce vehicular and parking demand and encourage the use of green travel choices.
- Trash pick-up will occur in the public alley. Trash will be enclosed in a gated fenced and rolled out to the alley.