

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, AICP *AC*
Associate Director

DATE: September 10, 2021

SUBJECT: BZA Case No. 20488 – 52 Quincy Place NW

APPLICATION

Petit Scholars (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exception from the minimum vehicle parking requirements of Subtitle C § 701.5; pursuant to Subtitle C § 703 and Subtitle X § 901.2 to operate a new day care facility for 32 children and 12 staff in an existing, three-story, semi-detached, mixed use building. The site is located in the MU-4 Zone at 52 Quincy Place NW (Square 3100, Lot 4). The site is not served by a public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area.

DDOT requires all childcare and school facilities with 20 or more children provide a pick-up/drop-off (PUDO) plan to ensure safe and efficient operations. The Applicant did not provide any information on pick-up/drop-off procedures in their submission. As such, we request a condition of approval that the Applicant submit and receive approval from DDOT for a pick-up and drop-off plan. If the Applicant provides this to the record and receives concurrence from DDOT prior to BZA approval of the application, this condition would no longer be necessary.

Additionally, Subtitle C § 703.4 requires that any request for a reduction in the minimum number of parking spaces must include a Transportation Demand Management (TDM) plan that has been approved

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by DDOT. DDOT did not require the Applicant provide a TDM plan and is supportive of the relief from one (1) parking space because the site cannot physically accommodate off-street parking due to the 100% lot coverage and the site is within ¼ mile of the North Capitol Street Priority Network Corridor Metrobus Route and several other transit options.

PICK-UP AND DROP-OFF OPERATIONS

DDOT requires all childcare and school facilities with 20 or more children provide a pick-up/drop-off (PUDO) plan to ensure safe and efficient curbside activities. The Applicant has not provided any information on pick-up/drop-off in their submission. DDOT spoke with the Applicant on September 8th, 2021 to gain an understanding of planned PUDO operations around the site. The Applicant will be leasing two (2) vehicle parking spaces from the Exxon gas station located at 22 Florida Avenue NW. Visitors to the school can park there and then cross to the school entrance from two crosswalks located on Florida Avenue. If the gas station spaces are not available, visitors can park in publicly available curbside spaces on Quincy Place NW or other available neighborhood spaces for short-term pick-up and drop-off of children. The Applicant confirmed that PUDO activities will not occur from Florida Avenue NW and this should be further documented in their PUDO Plan. The Applicant also stated that they will submit a PUDO plan, as well as a travel mode survey of existing visitors from another one of their schools, to the BZA case record. DDOT will provide additional feedback once that document has been submitted.

STREETScape AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT's permitting process. It is noted that the site has a 15-foot Building Restriction Line (BRL) along Quincy Place NW. The area between the property line and BRL is regulated as if it is DDOT public space and should remain park-like in nature. The building currently has bay window projections within the building restriction line.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

AC:je