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From: "**Veronica Davis**" <[vod2@cornell.edu](mailto:vod2@cornell.edu)>

Date: Sun, Nov 24, 2019 at 8:36 PM -0500

Subject: Fwd: Resolution 4B-19-1008: Resolution on Trinity Episcopal Church (BZA 20111)

To: "Marisol Espinosa" <[info@mipalaciodaycare.com](mailto:info@mipalaciodaycare.com)>

Cc: "Nick Tobenkin" <[ntobenkin@gmail.com](mailto:ntobenkin@gmail.com)>

Hi Marisol,

Below is the email we sent to the ANC commissioner for the neighborhood as well as our commissioner.

Veronica and Nick

----- Forwarded message -----

From: **Veronica Davis** <[vod2@cornell.edu](mailto:vod2@cornell.edu)>

Date: Sun, Nov 24, 2019 at 8:30 PM

Subject: Resolution 4B-19-1008: Resolution on Trinity Episcopal Church (BZA 20111)

To: <[4b03@anc.dc.gov](mailto:4b03@anc.dc.gov)>, <[4b01@anc.dc.gov](mailto:4b01@anc.dc.gov)>

Cc: Nick Tobenkin <[ntobenkin@gmail.com](mailto:ntobenkin@gmail.com)>

Hi Commissioners,

We are emailing you both regarding BZA Case no. 20111. We live in 4B03. Our daughter, Eliana, attends daycare at Mi Palacio Child Development Center in 4B01. From reading through the BZA case, I understand abutting neighbors have concerns regarding traffic, parking, noise, and eroding the character of the neighborhood. Eliana has only been attending for a month, but to address some of the concerns:

**1) Traffic and Parking:** From our observation at pick-up and drop-off, as well as the number of strollers in the mechanical room, most of the kids are walked to and from the center. For the parents that do drive, they usually park on Piney Branch Rd NW.

*Possible resolutions to the parking:* Currently, one side is unrestricted parking and the other side has 2-hour parking. Perhaps to appease the residents the parking on both sides could be converted to Zone 4, 2-hour parking.

Possible resolutions to the traffic: DDOT has recommendations to improve the intersection at Piney Branch Rd NW in the Rock Creek East I Livability Study. Perhaps the ANC could work with DDOT to advance the recommendations.

**Board of Zoning Adjustment**  
District of Columbia  
CASE NO.20111  
EXHIBIT NO.75

**2) Increased foot traffic:** Many of us moved to the neighborhood, because of its walkability. The neighbors expressed concern regarding foot traffic. Increased foot traffic means fewer people driving and supports neighborhood cohesion (eyes on the street). With the re-opening of the high school and opening of the middle school, our block has increased foot traffic. We see it as a sign of a vibrant community, loud talking teenagers and all!

**3) Noise:** I've dropped by Mi Palacio at different times during the weekday when my daughter was transitioning to daycare, including during music time. I did not hear any noise outside the facility. It would shock me if the noise from the facility violated any noise ordinances in the District.

**4) Eroding the character of the neighborhood:** When we went to do a site visit earlier this year, it took us 15 minutes to figure out how to get in the daycare. There is no signage nor any visual cues from the outside there is a daycare in the church. It is unclear to me how adding children, will change that.

We understand there are some people that are concerned with change. However, the neighborhood is changing. Young couples, like us, are moving into the neighborhood and having kids. As more families move into the area, it will continue to put a strain on the daycare. We hustled to secure our spot in February 2019, 5 months before my daughter was born and 8 months before she would need daycare.

We appreciate being able to walk her to and from daycare every workday. Our neighbors who are expecting in Winter and Spring 2020 want to have the same opportunity. We hope the ANC can work through a compromise with the opposing neighbors.

Warmly,

Veronica O. Davis and Nick Tobenkin  
532 Somerset Pl NW