

Request for Party Status
May 19, 2015
BZA #: 18013A

Application of: **Franklin Commons Intergenerational Day Care Center, Inc. d/b/a the Franklin Commons Child Development Center**

PARTIES:

Gwen Southerland, President
Franklin Commons Tenant & Civic Association

Tina Thomas North, Vice President
Franklin Commons Tenant & Civic Association

___SUPPORT (?)

___OPPOSITION (?)

___CONDITIONS (?)

The Franklin Commons Intergenerational Day Care Center, is located at 119 Franklin Street, NE, within the Franklin Commons Apartment complex, a 100 percent HUD subsidized Section 8 housing community, from 101-125 Franklin Street, NE, Washington, DC.

Advisory Neighborhood Commission: ANC 5E, smd: ANC 5E09

CONCERNS: Regarding BZA APPLICATION NO. 18013A

The Franklin Commons Intergenerational Day Care Center was **incorporated as a non-profit Organization on March 15, 2009**. However, it is [seemingly] operating sole proprietorship business.

COMMUNICATION: There has been minimal communication between the Applicant and the Board Members (of which the applicant is also a member).

BOARD MEETINGS: There has been a failure of the Applicant to meet with and/or consult with board members, as a group.

UPDATES: The Applicant has *not* issued any status reports or updates on the progress of the *Franklin Commons Child Development Center*, including: number of children, number of teachers, nor the status of the Center.

INCORPORATION: *The FRANKLIN COMMONS INTERGENERATIONAL DAY CARE CENTER* was incorporated, March 15, 2009, as a Non-Profit organization to serve populations from infancy through senior citizens, with programs geared toward all age groups in Franklin Commons. The child development center was given more attention due to the many legal and permit requirements.

However, once the *Franklin Commons Child Development Center* was in operation, there was no further communication by the Applicant to serve the other age groups.

The Applicant has failed to discuss or provide services and activities for the residents as initially presented and agreed to. Although the space at 119 Franklin Street, NE, was to house the *Franklin Commons Child Development Center*, it was also incorporated [in the District of Columbia] to:

“Serve as an intergenerational day care for children and senior citizens, to provide day care services to children within an interactive setting with senior citizens. The program would not only serve these populations, but would provide community service credits to school age youth, hence attempting to eliminate juvenile delinquency problems and encourage healthy socialization and assimilation. This Center will create jobs and provide an entrepreneurial opportunity to members of the community. It would provide an educational learning environment for Section 8 tenants and youths residing in the housing community in which it is located. This organization will provide charitable services to those in need of such services as resources will allow.”

PARKING: Variance from off street Parking: There are 100 units and 100 parking spaces for residents. However, the parking spaces were shortened to, (apparently) accommodate 4 additional spaces on the housing complex parking lot for the Applicant. However, the spaces DO NOT meet the standard requirement of 9 feet in width, but have been decreased to 8 feet in width.

Residents have complained that there is NOT enough space to enter and exit vehicles, and several tenants have noticed scratches from other adjacent parked vehicles.

Special Exception for continued operation, consisting of 50 children: It has been observed that since the *Franklin Commons Child Development Center* commenced operation five years ago, there are about 7 to 10 children on a daily basis.

Space Accommodations and Safety: Further concerns are whether or not the space, at the rear of 119 Franklin Street, can accommodate 50 children, and 14 teachers.

An observant did express safety concerns that the entrance/exit door at the rear of the *Franklin Commons Child Development Center* at 119 Franklin Street is sealed. Parent stated they were asked to enter and exit at the side of building 121, on a slope (small hill).

Educational Qualifications for: Questions raised the educational requirements for the Director (Applicant) of the *Franklin Commons Child Development Center*, as well as the Teachers? Do they have the required college degrees? Specifically, in Early Childhood Development.

Special Exception for hours of operation until midnight: Residents expressed strong opposition to the request to extend the hours of operation to 12 midnight, as it might result in a 24-hour day care center or other activities.

Government Oversight: Which District of Columbia and/or Federal agencies have oversight for **inspection, certification, and licensing** of the *Franklin Commons Child Development Center*? Specifically the role of Department of Health (DOH), Office of the State Superintendent of Education (OSSE), Early Childhood Development Office, DCRA, HUD, DDOT, etc.

FRANKLIN COMMONS TENANT & CIVIC ASSOCIATION: As the result of a previous BZA Condition, *The Franklin Commons Tenant & Civic Association* (FCTCA) was granted permission by Horning Brothers, the property owner, to hold tenant association meetings in the Center, provided that a 30-day Notice is given. [Which was agreeable].

However, the Applicant has informed that such meetings must be held in the “kitchen area,” and **NOT** in the original meeting space, provided by HUD, because that space is being used for other purposes.

Thank you for consideration of these concerns on behalf of the residents living within 200 feet of this facility.