

**BEFORE THE BOARD OF ZONING ADJUSTMENT OF
THE DISTRICT OF COLUMBIA**

Application for Minor Modification
by Jubilee Maycroft, LLC

BZA Order No 18309
ANC 1A

STATEMENT OF THE APPLICANT

This is the application of Jubilee Housing, Inc and Jubilee Maycroft, LLC (collectively, the “**Applicant**”) for a minor modification to plans previously approved by the Board of Zoning Adjustment (the “**BZA**” or the “**Board**”) under BZA Order No 18309, attached as Exhibit D (the “**Order**”) in order to allow a modification to the child development center use and the community service center uses on the ground floor of the building located at 1474 Columbia Road, NW (Square 2669, Lot 044¹) (“**Property**”) These modifications are shown on the second page of Exhibit B All remaining architectural plans and pages for the modified project are in the form of Exhibit 29A approved by the Order

As approved under the order, the Applicant is still renovating the four (4) story building at the Property with residential and community-serving uses (the “**Project**”)

The Applicant is requesting minor modification approval under Title 11 District of Columbia Municipal Regulations (DCMR) Section 3129.2 The rationale for such request is included within this statement Along with such request, the Applicant requests a waiver from Section 3129.3, which requires that an applicant file for a minor modification of plans within two (2) years after the date of the final order approving an application, as detailed more fully below

If this application is not deemed a minor modification under Section 3129.2, the Applicant requests a hearing on the impacts of the modification to the original application at

¹ Under the initial BZA Application in 2011, the Property was designated as Square 2669, Lot 825 However, subsequent to the decision in that case, the Property has been subdivided in order for the Applicant to obtain various permits under the Order, and the Property is now designated as Square 2669, Lot 044

the Board under Section 3129 7

Previously, the Order granted special exception relief at the Property under Section 205 of the Zoning Regulations to allow a child development center use by Jubilee Jumpstart and under Section 334 1 of the Zoning Regulations to allow community service center uses by the Teen Renaissance Center and the Family Resource Center. The Applicant is enclosing the architectural plan page approved by the Order (prior to the instant modification) showing these uses on the terrace level as the first page of Exhibit B in order to allow for easy review of the previously-approved project.

The Applicant is proposing to modify the original community serving uses within the same, existing terrace level building footprint to allow for the use of these areas by Martha's Table, by

1. Reducing the size of the child development center by approximately 1,572 square feet, to an approximately 5,316 square foot child development center. The reduced child development center will serve a maximum of 48 children under the age of three with a maximum of sixteen (16) employees, a reduction from 70 children under the age of three with a maximum of 25 employees, as approved by the Order.
2. Repurposing the square footage removed from the child development center space to be a community service center use comprised of: (a) an approximately 1,470 square foot area to prepare meals to be served offsite with one (1) employee and a maximum of twelve (12) volunteers at any given time, and (b) an approximately 102 square foot free, program-based market pantry with a maximum of one (1) volunteer at any given time and an average of twenty (20) program-enrolled visitors per day, as accessory to the meal preparation area.

Essentially, this Application proposes to modify a portion of the child development center space previously approved at the Property and convert such space to the community meal preparation and small, limited hour free market pantry space described above

The Teen Renaissance Center and Family Resource Center uses approved by the Order and the approximately 65 affordable residential units in the floors above will remain as originally approved.

I. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to 11 DCMR §§ 3129 1, et. seq and 3104 1 of the Zoning Regulations

II. APPROVAL THROUGH MINOR MODIFICATION PROCESS UNDER SECTION 3129

The Applicant requests a minor modification to plans approved by the Order under Section 3129 2 to allow for modified terrace level uses Specifically, the Applicant requests that the Board approve the modification of the Order which provided (1) special exception relief for a child development center pursuant to Sections 205 and 3104 1 and (2) special exception relief for community service center uses pursuant to Sections 334 and 3104 1 for the updated uses described herein

As stated above, the Applicant believes that this application may be approved as a minor modification under Sections 3129 2–3129 6 of the Zoning Regulations The Applicant meets the standards or intent of such Sections as follows

- Section 3129 2 – As required by Section 3129 2, the request for a minor modification is in writing and details the reasons for the modification request as follows
 - The childcare space was originally designed for Jubilee JumpStart, a separate non-profit organization specializing in early childhood education Subsequent to

the original BZA application and approval, Jubilee JumpStart determined that it was no longer in their best interest to expand programming to the Property. This determination was reached as the project was reaching final approval of certain financing commitments.

- Martha's Table is in need of space in the vicinity of their current property for its existing child development center and there are not many suitable locations in such area. The Property works from a size and layout perspective and since the child development center space at the Property is currently available, the Applicant and Martha's Table would be able to move forward on opening the child development center at the Property quickly.
- The Applicant will need a new user for the child development center space. The Applicant's goal is to continue to offer the critically needed early childhood education programming. To that end, Martha's Table is an ideal tenant. They bring a strong track record of success from a nearby location to the Project and will be able to replicate such strong operations here.
- The financial viability of the project – which is being “developed” by a non-profit affordable housing provider to provide affordable housing and community-serving uses – would be undermined if there is not a user located in the child development center space. The Project utilizes a complex financing structure that includes New Markets Tax Credits (“NMTC”) for the ground floor uses. Allocation of NMTC was based on the uses approved in the original Order. Therefore, the Applicant needs to replace the original child development center user with an organization that specializes in early childhood education in order to continue to: (i) meet its mission, and (ii) fulfill its community benefits.

commitments to the NMTC partners

- Martha's Table requires the co-location of the child development center and the McKenna's Wagon/Market Pantry use. That is, Martha's Table would only be interested in bringing in both uses – their child development center and the McKenna's Wagon/Market Pantry use. In addition, the child development center size, as approved (70 students and 25 staff) would be too large for the operational needs of Martha's Table. Therefore, a modification both reducing the size of the child development center and allowing for the co-location of other community serving uses is necessary.
- The modification allows for delivery of the originally planned early childhood education programming, and offers additional services to the community in the form of the additional food access initiatives.
- Section 3129.3 – A request for a minor modification is to be filed within two (2) years after the date of a BZA order approving an application. As noted above, the Applicant requests a waiver from this Section 3129.3. By the time the two (2) year time period following the approval of the Order expired on February 27, 2014, the Applicant and Martha's Table were not yet in discussions to utilize the Property. The Applicant did not have the opportunity to work with Martha's Table, which precipitated the instant application, until after February 27, 2014. Both the Applicant and Martha's Table would like to take advantage of this possibility while it is available. The Applicant believes that the additional eighteen (18) months deviation from February 27, 2014 will not undermine the intended effect of Section 3129.3 or adversely affect any party, neighbor or the community. That is, the Project remains the same concept as approved and delivers the same affordable housing and a package of related community serving

uses on the terrace level. The instant application simply requests shifting some of the child development center use area to community service center uses, both approved use categories at the site.

- Section 3129.4 – As required under Section 3129.4, the request for a minor modification is being served simultaneously on other parties to the original application at the time the original request is being filed. Such parties have ten (10) days within which to submit written comments that such parties may have.
- Section 3129.5 – Under Section 3129.5, a decision on a request for minor modification of plans shall be made by the Board on the basis of the written request, the plans submitted therewith, and any responses thereto from other parties to the original application. The Applicant requests such minor modification by the Board and believes that the written request, this statement, and the plans submitted herewith allow for a full and complete review of the modification being requested.
- Section 3129.6 – This section requires that the approval of a modification of approved plans request shall be limited to minor modifications that do not change the material facts upon which the Board based its original approval of the application. As required under Section 3129.6, the instant request includes a minor modification that does not change the material facts upon which the Board based its original approval under the Order. The Project is essentially the same project. It will still provide approximately 65 affordable residential units on the upper floors. It will still have a child development center (albeit reduced in size, as discussed herein). It will still have a set of community service uses, the square footage of those uses will only grow to the exact extent that the child development center will be reduced. The exterior will still be subject to the same Historic Preservation Review Board approval received previously.

III. BACKGROUND

A. The Applicant

The Applicant is an affiliate of Jubilee Housing, Inc (“Jubilee”), a nonprofit organization that has been serving residents of Washington, D C for over thirty-five years by providing affordable housing and supportive services to lower-income residents of the Columbia Heights, Reed-Cooke and Adams Morgan neighborhoods. This faith based, nonprofit organization was initially founded in 1973 to provide affordable housing and supportive services to economically disadvantaged residents of the Adams Morgan neighborhood of Washington, DC. Today Jubilee has expanded considerably and serves more than 700 individuals and families and through its affiliates currently owns eleven properties in the Adams Morgan and Columbia Heights neighborhoods. Jubilee has been a model for programs around the country seeking effective responses to the urban affordable housing crisis. The vision and purpose of Jubilee Housing is about more than providing housing, it is about making it possible for members of the Jubilee community to become their best selves in an atmosphere of supportive community.

The Applicant’s partner for the portions of the first floor being modified – Martha’s Table – works to strengthen children, families and community by making healthy food and quality learning more accessible. For 35 years, Martha’s Table has served as an important community partner, expanding access to a range of skills and resources needed to earn, learn and lead through life.

Martha’s Table began in 1979 as a result of the partnership of Dr. Veronica Maz and Father Horace McKenna who wanted to create a place for children to receive free sandwiches and food after school. In response to the needs of the community around such program, Martha’s Table gradually expanded their services to find solutions to poverty in the short and

long term The organization addresses emergency needs with food and clothing programs and works to assist children in accessing high quality education and family support services.

B. Description of the Property

The Property is located in the D/R-5-B Zone District

The Property is located at the intersection of Columbia Road and 15th Street, NW and is bounded by a public alley to the south, Columbia Road to the south, 15th Street to the east, and an apartment house to the west The Property has a lot area of approximately 23,337 square feet.

The Property is improved with a four-story apartment building constructed circa 1923 plus four (4) surface parking spaces (the “**Building**”) The Building has been continuously used as an apartment building. The Property is not included in a historic district, however, the Property has been designated as a historic landmark named “The Maycroft” in the D C Inventory of Historic Sites and the National Register of Historic Places.

The surrounding area is a mix of moderate and medium density residential and institutional uses The adjacent properties are moderate density residential structures Directly across Columbia Road is a church with a large parking lot and two four story apartment houses. To the west of the Property, across 15th Street, NW, is a four story apartment house.

C. Description of the Modification

The pages illustrating the requested modification are attached as Exhibit B (the “**Plans**”) The first page of Exhibit B shows the first floor plan that was approved by the Order. The second page of Exhibit B shows the first floor plan for which modification approval is being requested.

As mentioned above, the Applicant proposes to alter the Project to allow for a reduced child development center and an increase to the community service center uses approved by the

Order. The resulting essential resident and community serving uses will be similar in nature and scale to those initially approved under the Order

1 Healthy Start (Child Development Center)

Healthy Start is a childhood early education program administered by Martha's Table for infants and toddlers. As before, the child development center will operate on the ground floor of the building only. It will occupy approximately 5,316 square feet of interior space (reduced from the 6,888 square feet previously approved). The center will also utilize the approximately 1,450 square feet of outdoor play area along the eastern side of the Property previously approved by the Order. The outside play area will not change as the result of this modification request. The center will serve a maximum of 48 children at any one time.

The program will be focused on primarily serving children up to three (3) years old. The core program will run between the hours of 7:00am and 6:00pm.

Similar to the previously approved child development center, the majority of the families utilizing the Healthy Start program will be existing Healthy Start and Jubilee families, and residents of Ward 1, and therefore walk to (or will already be at) the site, minimizing traffic to and from the Property. Additionally, in connection with the previous application, the Applicant worked with the District Department of Transportation ("DDOT") to reserve two parking spaces on 15th Street for use as a drop-off/pick-up zone for the program between 7:00 am and 9:30 am and 3:30 pm and 6:30 pm. The Applicant would continue to utilize the parking spaces on 15th Street as previously approved, along with employing the same Traffic Demand Management Plan.

Healthy Start intends to employ a staff of fourteen (14) to sixteen (16) individuals for this child development center, which is consistent with DC regulations regarding child development facilities. See 29 DCMR § 343.5. The majority of Healthy Start's staff will walk

or take public transportation to work, thus, Applicant does not anticipate a problem with parking. The Applicant notes that Healthy Start does not have any dedicated parking for staff at its current 14th Street location.

The Order originally approved a child development center which served a larger number of children (70 infants and children compared to approximately 48) and more employees (25 employees versus 14-16). Thus, this modification is a decrease in the size of the child development center, both in staff and student numbers. In addition, the Healthy Start program provides care to younger children than the center approved by the Order, mirroring the current need in the city.

ii. McKenna's Wagon and Pantry

The new community service center use portion of the Property will be utilized for the McKenna's Wagon program and will be approximately 1,470 square feet in size. McKenna's Wagon is a mobile soup kitchen that is also operated by Martha's Table that will utilize the site daily to prepare approximately 250 meals which are distributed on a daily basis. The meals are provided for homeless and hungry individuals at three locations in the District (currently 2nd and H Street NW; Pennsylvania Avenue and 19th Street NW and 15th and K Street, NW). The center will employ one (1) staff members and will have a varying number of volunteers throughout the day, at no point during the day will there be more than twelve (12) volunteers on site. The core hours for the program are 10:00 am until 6:45 pm daily.

Meals will be loaded into two (2) vans at the Property each day. Typically, the vans will leave to deliver food around 4:45 pm each day and return at 6:45 pm. When the vans are not being utilized for delivery service, they will either be parked in two reserved alley parking spots near the facility or in off-site, off-street parking, and thus will not create parking problems in the area. Additionally, as is the case with the current Martha's Table location on 14th Street, the

volunteers will generally arrive by a variety of means – including public transportation, walking, volunteer-sponsored vans, and private vehicles – and thus Applicant does not anticipate creating a problem with the neighborhood's parking

The Market Pantry will occupy approximately 102 square feet. The Market Pantry is another service program operated by Martha's Table. It provides a small amount of free fresh produce and other non-perishable groceries to local families and nearby residents who are in need of food. Such provisions are provided to participants one time per month. Regular operating hours will be from 9:00 am to 5:00 pm every day, and the center will be staffed by one (1) volunteer. Applicant anticipates on average twenty (20) visits to the Market Pantry per day. Similar to the above and the approved uses, the volunteers and visitors usually walk or take public transportation, and thus the Applicant does not anticipate that parking will be an issue.

IV. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF UNDER SECTION 3129 AND 3104.1 OF THE ZONING REGULATIONS

As discussed above, under 11 DCMR Section 3129, the requested modification to the plans approved by the BZA may be approved if such modification will not alter the Board's findings and conclusions upon which the Board's approval was based. Such is the case here since the standards for the requested special exception relief remain satisfied.

This Section V amends and restates the Project's compliance with the special exception standards under Sections 205, 334.1, and 3104.1, as modified after the instant modification request. As noted in the statement below, the standards for the relevant special exception relief previously approved by the Board are still satisfied by the modified Project.

A. This Application Satisfies the Requirements for a Special Exception under Section 205 for a Child Development Center.

Section 205 requires an applicant to demonstrate that a child development center

satisfies the following requirements. (1) it is capable of meeting all applicable code and licensing requirements; (2) it is located and designed to create no objectionable traffic conditions and no unsafe condition for picking up and dropping off children; (3) it provides sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees and visitors; (4) it shall be located and designed so that there will be no objectionable impacts on adjacent properties due to noise, activity, visual, or other objectionable conditions; (5) any off-site play area shall be located so as not to result in endangerment to the children in traveling between the play area and the center, and (6) if another child development center is located in a square or within 1,000 feet of the proposed center, then the cumulative effect of the centers will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors. The analysis of these requirements remains largely unchanged from the initial application to the Board. Healthy Start is a smaller program, targeted more specifically to younger children (0-3 years, the age range with the longest waiting lists) than previously approved by the Board. Therefore, even though the Board found that there was nothing objectionable relating to the prior approval, there would be even less impact on the surrounding community as the result of the proposed modified child development center. Thus, any issues relating to traffic, parking, noise, and other concerns would be even more mitigated than the prior acceptable levels.

1. Applicant Is Capable of Meeting the Applicable Code and Licensing Requirements.

The licensing requirements for a child development center are enumerated in Title 29 of the DCMR. The Applicant and Martha's Table will satisfy each of these requirements and any other applicable codes and regulations. Martha's Table currently operates a child development center (which is more than 1,000 feet away from the Property) and is familiar with the codes and regulations relevant here. They intend to fully comply with such requirements.

2. Applicant Will Not Create Objectionable Traffic Conditions or Unsafe Conditions for Picking-up and Dropping-off Children.

Under Section 205 3, the Applicant must demonstrate that the child development center is located and designed so that it will not create objectionable traffic conditions or unsafe conditions for picking up and dropping off children. Just as with the Jubilee JumpStart center previously approved, it is anticipated that most of the children who participate in the Healthy Start program will live in the immediate neighborhood or Ward 1 and as a result, a large percentage will walk or use public transportation to get to the center with their parents or guardians. In connection with the prior BZA application, Jubilee worked with DDOT to reserve two (2) spaces in front of the Building to serve as drop-off/pick-up zone during the program's peak hours. It anticipates that the queue during peak times only will consist of only three (3) to four (4) vehicles at worst, lasting only for periods of less than ten (10) minutes. Nevertheless, the Applicant and Martha's Table will continue to use the transportation management plan ("TMP") approved under the Order to minimize any potential traffic impact on the community. Although the TMP from the original approval is shown in more detail on Exhibit F, key components of the TMP include

- Applicant will ensure a \$25 SmarTrip card is provided to employees,
- Employees will be prohibited from parking on-street unless they have the appropriate residential parking permit,
- Drop-off and pick-up will occur during specified time periods and parents must use the drop-off/pick-up area on 15th Street unless they will queue for longer than 15 minutes, at which point they must park (parents will be expressly forbidden from double-parking on 15th Street),
- Applicant will outline its transportation policies in the parent handbook and send

quarterly letters reminding all staff and parents of transportation policies;

- Applicant will provide a map to program parents showing nearby legal on-street and off-street parking options;
- Applicant will provide a bicycle room for employees, volunteers, and visitors.

3. Applicant Will Not Create Adverse Parking Impacts.

Section 205.4 requires that Applicant provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors. As discussed above and in the Order, Applicant will prohibit employees from parking on neighborhood streets unless they have the required permit. In order to discourage driving and encourage public transportation, Applicant will ensure employees are provided with a SmarTrip card, which can be used on the numerous bus lines that operate in close proximity to the site on Columbia Road, and along 14th and 16th Streets, as well as on Metrorail, including the nearby Columbia Heights Metro Station.

4. Applicant Will Not Create Objectionable Impacts on Adjacent Properties.

Section 205.5 provides:

The center, including any outdoor play space provides, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions 11 DCMR § 205.5.

As was approved in the initial case, the proposed child development center does not create an objectionable impact on adjacent properties. The analysis of this requirement remains unchanged from that initially presented to the Board. Even though the Applicant does not believe that there will be adverse noise impacts on the neighborhood, the Applicant has taken care to minimize its impact on its neighbors. As in the previous approval, Healthy Start provides an outdoor play area on the east side of the building and it has taken care to screen the area from the neighboring

property owner in order to minimize any visual or noise impacts. This is the same design that was approved under the initial Order.

5. The Board May Require Special Treatment in the Way of Design, Screening of Buildings, Planting and Parking Areas, Signs or as Otherwise Necessary

Just as under the previous approval, the Applicant is providing landscaping as depicted on the attached plans, however, as before, given the limited space available, the Applicant dedicates the majority of the outdoor private space to play area. Nevertheless, the Applicant is taking special care to screen the play area from the neighboring property to the east as discussed above. The outdoor play area and the enhanced screening are unchanged from the prior approval.

6. The Off-Site Play Areas Used by Applicant Will Not Endanger the Children in Traveling between the Play Area and the Center.

Under Section 205.7, "any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center itself." As with the initial BZA application, although a play area will be provided on-site, the children also use neighborhood playgrounds such as the Fuller Street Playground, the Kalorama Park, Walter Pierce Park and the H.D. Cooke Elementary School Playground to diversify their experience and the equipment the children use. The children also occasionally visit sites in the neighborhood such as grocery stores, as educational experiences. The children are well-supervised as they travel to the off-site play areas to ensure their safety. All such locations are able to be reached by the use of sidewalks throughout the Columbia Heights and Adams Morgan neighborhoods.

7. Healthy Start Will Not Cause a Cumulative Adverse Effect on the Neighborhood.

Under Section 205.8, the BZA may approve more than one child development center in a square or within 1,000 feet of another child development center only when the Board finds that

the cumulative effect of the facilities will not have an adverse impact on the neighborhood. Previously, the Board determined that the JumpStart child development center use would not create a cumulative adverse effect on the neighborhood. Certainly, the smaller Healthy Start program would also not create a cumulative adverse effect on the neighborhood.

The Applicant is aware of two other child development centers, CentroNia at 1420 Columbia Road, NW (“CentroNia”) and the Latin American Youth Center at 1419 Columbia Road, NW (“LAYC”). However, LAYC operates for school-aged children, thus there is not an overlap in services. CentroNia also serves young children as Healthy Start does, but as with JumpStart, the Applicant does not believe that the introduction of the Healthy Start child development center will have an adverse impact in this area. The vast majority of children and parents that use these facilities live in the neighborhood and come to these facilities by foot or by public transportation. There are no adverse effects created by these facilities, and the demand for them only supports the fact that these services are desperately needed in the community. These facilities are seen as a benefit to the neighborhood. Martha’s Table also operates other child development centers in the general vicinity and more than 1,000 feet from the Property. Similar to the prior approval of the Order, there is no adverse impact on the Adams-Morgan/Columbia Heights neighborhood caused by the cumulative effect of these facilities.

**B. The Application Satisfies the Requirements for Special Exception
Relief under Section 334.1 for a Community Service Center**

A community service center can be established to improve the social or economic well-being of the residents of the neighborhood in which the center is located. Such centers provide community-serving uses such as job training, family counseling, or other similar services. The Applicant is proposing a community service center on the ground floor of the Building to house McKenna’s Wagon to prepare meals to serve offsite for homeless and hungry individuals and to house the Market Pantry to provide provisions and goods geared toward families in the area.

These areas will occupy separate spaces within the Building as depicted on the second page of Exhibit B although will be linked Both areas will satisfy the requirements of Section 334

**1. The Community Service Center is Located so as Not to Be
Objectionable to Neighboring Properties Because of Noise or Other
Objectionable Conditions.**

As mentioned above, the center will be located at the corner of 15th Street and Columbia Road, which is located between the Columbia Heights and Adams Morgan neighborhoods two dynamic, bustling communities The programs will be located entirely indoors, reducing the chance that the center use will create objectionable noise As noted above, the volunteers for McKenna's Wagon and the visitors to the Market Pantry often walk or use public transportation to access the site Finally, the volunteers for McKenna's Wagon, which will never exceed twelve (12) at any one time, come at interspersed times throughout the day, thus alleviating any traffic or negative impacts on the neighboring properties Similarly, the visitors to the Market Pantry will arrive and leave throughout the day on an individual or very small group basis, thus minimizing noise and other effects on the area Additionally, the modest size of the programs further supports that it is unlikely to create objectionable impacts on neighboring properties.

Additionally, the vans used for McKenna's Wagon will be operated in a way as to not be objectionable to neighboring properties The vans will leave and return to the Property only once per day during reasonable hours Only two vans will be operating, and will thus not create a significant increase in traffic to the area or noise

**2. No Structural Changes Shall Be Made Except Those Required by Other
Municipal Laws or Regulations.**

The McKenna's Wagon and the Market Pantry will be entirely contained on the ground floor of the existing building, however, the Applicant is proposing some minor modifications to the interior of the existing building, as depicted on the second page of Exhibit B The structure of the Building, however, will not be modified. In fact, since the Building is designated as a

historic landmark, the building will not be altered without some form of review

3. The Use Shall Be Reasonably Necessary or Convenient to the Neighborhood in Which it is Proposed to Be Located.

McKenna's Wagon meal preparation currently takes place at Martha's Table's headquarters located south of the Property on 14th Street. The use of that nearby location has worked well in the neighborhood. Volunteers are not provided with any parking at the current location, and the neighborhood has not complained about any adverse effect by the volunteers coming to this location. Thus, the Applicant does not anticipate the volunteers will raise concerns at the Property. The central location of the Property to the Columbia Heights Metrorail Station as well as many bus lines provides a central location easily accessible by volunteers on public transportation. Further, the central location in the city provides a convenient starting point for the vans to access the various areas of the city for food delivery. It is similarly well-located for its volunteers in the Columbia Heights and Adams Morgan neighborhoods.

The Market Pantry is small and will serve those in the Columbia Heights and Adams Morgan communities, and it is ideally located for that purpose. The Building is centrally located between these two communities, making it easily accessible for pedestrians in both neighborhoods. As mentioned, it is also located along numerous bus lines as well as a few blocks from the Columbia Heights Metrorail Station. Thus, patrons of the Market Pantry program will easily be able to reach the Property. In addition, it was necessary to co-locate the Market Pantry with the other Martha's Table activities to facilitate staffing and to assist patrons in finding all the services in a single location.

4. A Community Service Center Shall Not be Organized for Profit, and No Part of its Net Income Shall Inure to the Benefit of Any Private Shareholder or Individual.

The center will not be operated for profit and no part of its net income will inure to the benefit of any private shareholder or individual.

VI. CONDITIONS OF APPROVAL

Pursuant to the Order, the special exceptions were approved pursuant to the conditions stated below. The Applicant proposes modifications to these conditions as noted in italics below:

<u>Approved Conditions</u> (with proposed edits noted below, bolded language is new)	<u>Comment</u>
1. Approval shall be for a period of seven (7) years commencing on the issuance of the first certificate of occupancy for the child development center or community service center uses at the property	Applicant is not proposing any changes to this condition
2. There shall be a maximum of 70 48 children and 25 16 staff at the JumpStart Space child development center at any one time during its core hours of 7:00 am to 6:00 pm. There shall be a maximum of 30 25 children and 10 8 staff at the JumpStart-space child development center at any one time from 6:00 pm to 7:00 am, provided that there shall be no use of the outdoor play area after dark	Applicant propose to decrease the maximum for the Healthy Start space to 48 children and 16 staff during core hours, and 25 students and 8 staff at other times
3. There shall be a maximum of 30 students and four (4) staff at the Teen Renaissance Center space at any one time from 3:00 pm to 10:00 pm	Applicant is not proposing any changes to this condition
4. The Family Resource Center shall be used from 9:00 am to 6:00 pm, and shall also be permitted to operate until 9:00 PM a maximum of three (3) times per week	Applicant is not proposing any changes to this condition.
5. The McKenna's Wagon and Market Pantry shall be staffed and used from 10:00 am until 6:45 pm, and 9:00 am until 5:00 pm, respectively. There shall be a maximum of thirteen (13) volunteers and one (1) staff at any one time in such space and an average of twenty (20) program-enrolled visitors per day to the Market Pantry.	Applicant is proposing the addition of this condition

6. The Applicant will implement the Traffic Management Plan described on pages 14 and 15 of Tab B2 of its January 31, 2012 pre-hearing submission (Exhibit 29 in the original case record) and pages 1 through 3 of the Applicant's February 10, 2012 submission to DDOT (Exhibit 34 in the original case record), provided that Applicant will amend the pick-up and drop-off peak hour monitoring described on page 1 of the February 10, 2012 submission to DDOT to include two (2) staff or volunteers for such monitoring during the 8:00 am and 9:00 am peak hour and the p.m. peak hour (previously deemed to be 3:00 pm to 4:00 pm and likely to be 5:00 pm to 6:00 pm with the modified child mix) and building staff will have a duty to enforce proper usage of the reserved drop-off/pick-up parking spaces along 15th Street during their reserved times	Applicant is not proposing any changes to this condition
7 The Applicant will make best efforts to work with DDOT to locate a bike rack adjacent to the property on 15th Street, if permitted through the historic review process	Applicant is not proposing any changes to this condition.

VIII. CONCLUSION

The Applicant appreciates the Board's consideration of this application and looks forward to continuing to provide this important service to the children of lower-income families along with other in-need individuals in the D C community. It asks that its request for a minor modification of the Order to modify the special exception relief be granted.