

Jill Schlick and Howard Goldstein
5604 Broad Branch Road, NW
Washington, DC 20015

RECEIVED
D.C. OFFICE OF ZONING
2013 MAY 16 PM 12:59

May 16, 2013

RE: BZA Hearing App # 18551

To the Zoning Board Members,

We are the immediate neighbors of The Broad Branch Children's House. We are very concerned about their request for a Special Exception to enlarge their present student and staff population. Our concern is the traffic congestion at present on our immediate block, the surrounding blocks, and at the intersection of Broad Branch Road and Northampton Street, NW. We feel that adding 20 more students and 4 more staff to the Children's House will bring many more cars to this small area and make the situation much worse.

Living and working only two doors away from The Broad Branch Market, The Broad Branch Children's House, and Lafayette Elementary School, we see what is happening every day. The situation between pedestrian and vehicles is dangerous especially in the morning and afternoon hours when 560+ students are arriving or leaving the two schools along with delivery trucks and shoppers in vehicles entering and leaving The Broad Branch Market.

Vehicular Situations: Below are situations we see every morning and afternoon, from our office windows over our garage or when we walk our dog across the intersection in front of The Broad Branch Market in the morning. These problems are occurring because there is too much vehicular traffic in this area of high pedestrian use, especially children

- 1 **Parents:** Everyday our block and the surround blocks are jammed with parents in cars trying to park so they can drop off or pick up their children. They are often in a hurry and park in illegal places like in front of the market or in the bus stop on Broad Branch Rd.
- 2 **No Parking Zone** near the intersection and in front of Broad Branch Market: DC or MD licensed cars stop or park right in this area in front of Broad Branch Market to drop off children or run into the market to buy something. They are always in a hurry. We've seen people in cars, park in this area, then start their cars up, back up towards the curb cut and just miss small children.
- 3 **Delivery trucks** for Broad Branch Market: these vehicles come every day and sit in front of the market and sometimes park on the bus stop concrete pad because there is nowhere else for them to park.
4. **Bus Stop** - 1 to 3 cars parked illegally every morning and afternoon in the Bus Stop at Broad Branch Road and McKinley Street.

Ward 3 BZA Report 18551 5608 Broad Branch Road NW Final Report

<http://planning.dc.gov/DC/Planning/Across+the+City/Zoning/Citywide+Development+Review+and+Zoning+Reports/Board+of+Zoning+Adjustment++Cases/Ward+3/WARD3+BZA+REPORT+18551+5608+BROAD+BRANCH+ROAD+NW+FINAL+REPORT>

It is unfortunate that the information we needed to fully understand this proposed special exception was so inadequately provided. Any community meetings held to discuss the matter were at times we were not available. It was then up to us to locate the correct information. We did finally find a person who directed us to this report above. Here are our comments to this report:

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18551
EXHIBIT NO. 31

Paragraph/Item number.

- I **Description of the proposed Special Exception:** Until we read this paragraph in this report, we were never informed as to the extent of the exception. Neither in the letter we receive from the District or on the Public Notice installed in front of the facility is it explained that the Children's House is expanding from 60 students and 8 staff to 80 students and 12 staff. It has been left to the neighbors to find out what is being proposed. The notices state that the 'facility' is asking to continue their 80 student permit. **This is not really the correct description of the special exception.**

I.1.4 **Four stacked parking spaces shall be provided onsite for center teachers and staff:**

There is an off-street asphalt area but we have never seen cars parked in this area. If this area is used for parking, these cars would be moving into or backing out of the entrance area of the Children's House and then through the children and adults who are waking on the sidewalk or in the patio area to and from the Market, Lafayette Elementary School, and Broad Branch Children's House.

- 1 6 **Center staff shall assist the children to and from cars....:** There is no place for a car to pull up to drop off children in front of the facility. If a car did pull into the paved area or driveway it would have to back out onto Broad Branch Rd. exactly where children and adults are crossing to get to and from the Market, Lafayette Elementary School, and Broad Branch Children's House.

- II. **Location and Site Description - Existing Development:** the description as written of the parking pad on site seems a bit disingenuous. We have never seen any car parked in this area. The curb cut mentioned cuts across an extremely busy sidewalk where people are crossing to access to the Market, Lafayette Elementary School. This parking pad is also THE WALKWAY to the Children's House.

IV. **OP Analysis**

- 205 3 ***The Center shall be located and designed to create no objectionable traffic conditions and no unsafe conditions for picking up and dropping off children....:*** We believe the conditions for picking up and dropping off children is already dangerous.

- 205 5 ***The Center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impact on nearby properties due to noise or activity, or other objectionable conditions.*** One weekly event is performed in the play area and parking area of the facility, between 5 pm and 6 or 7pm, Thursday evenings. This event is too loud and is objectionable to us and neighbors we know.

- 205.8 ***The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet of another child/elderly development center only when the Board finds that the cumulative effort of these facilities will not have adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.*** The Pre-K program at Lafayette Elementary School is an existing child development center within 1,000 feet of the Broad Branch Children's House, and the cumulative effort of these two facilities has had an adverse impact on the neighborhood due to the increased traffic.

- VI **Community CommentsIncrease in parking and an approval term of 10 years:** There is no existing parking on this site that is used. There is no stripping of the parking spaces, no signage indicating parking, and everyday this area is typically filled with parents and children entering the Market of the Children's House, conversing, or enjoying something to eat or drink. Parking in this area would be particularly dangerous because cars would have to back out of the driveway across

the busy sidewalk and into the busy street

We feel strongly that the present situation at best is not good for the young children that are in this area daily, and that the proposed special exception will make the situation much worse.

Thank you for your time in reviewing this letter.

Sincerely,

A handwritten signature in black ink. The first line reads "Jill Schick" and the second line reads "Howard". The signature for "Howard" is followed by a long, horizontal, wavy line that extends to the right.

Jill Schick and Howard Goldstein

Cell 202-261-1555