



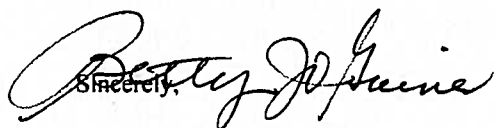
June 18, 2014

Sara Benjamin Bardin, Director
District of Columbia Office of Zoning
444 4th Street NW, Suite 210 S
Washington, DC 20001

Re: Special Exception Application
Bright Beginnings, Inc
Lot 169-197 Square 5969; 3418 4th Street S.E.

Dear Ms. Bardin:

The undersigned hereby authorizes Erica A. Leatham of Ballard Spahr LLP to submit the enclosed "Special Exception Application".


Sincerely,

Betty Jo Gaines
Executive Director



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR - Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
3418 4th Street S.E.	5969	169-187	R-4	Special Exception	DCMR §11-330.5

Present use(s) of Property: Vacant and unimproved.

Proposed use(s) of Property: Child development center

Owner of Property: Southwest Church of Christ Telephone No: 202-997-3802

Address of Owner: 3100 13th Street N.W. Washington, D.C. 20010-2408

Single-Member Advisory Neighborhood Commission District(s): 8C07

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application for special exception to build child day care center for up to 100 children and 38 teachers and staff.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 7/10/14

Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Erica Leatham E-Mail: leathame@ballardspahr.com

Address: 4800 Montgomery Lane 7th Floor Bethesda, Maryland

Phone No(s): (301) 664-6254 Fax No.: (301) 664-6299

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
3418 4th Street S.E.	5969	169-187	R-4

Single-Member Advisory Neighborhood Commission District(s): **8C07**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐	§3103.2 - Use Variance	☐	§3103.2 - Area Variance	☒	§3104.1-Special Exception
Pursuant to Subsections						DCMR 11-330.5

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature		Owner's Name (Please Print)	
		Emerson C. Hamilton, AIA	
Date	D.C. Bar No.	or	Architect Registration No.
			ARC 4117

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
Explanation _____	

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	57,199	4,000	N/A	57,199	
Lot Width (ft. to the tenth)	50.73	40.0	None Prescribed	50.73	
Lot Occupancy (building area/lot area)	8.4%	N/A	40%	33.22%	
Floor Area Ratio (FAR) (floor area/lot area)	.08	None Prescribed	None Prescribed	.33	
Parking Spaces (number)	None Prescribed	10	None Prescribed	20	
Loading Berths (number and size in ft.)	0	0	0	0	
Front Yard (ft. to the tenth)	None Prescribed	None Prescribed	None Prescribed	233.1	
Rear Yard (ft. to the tenth)	None Prescribed	20.0	None Prescribed	61.7	
Side Yard (ft. to the tenth)	None Prescribed	0	None Prescribed	8.0	
Court, Open (width by depth in ft.)	None Prescribed		None Prescribed	n/a	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	n/a	
Height (ft. to the tenth)	N/A	N/A	40.0	18.0	

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		
TOTAL FOR VARIANCES:			
SPECIAL EXCEPTION:			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33	100	\$3,300
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
TOTAL FOR SPECIAL EXCEPTIONS:			
APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
TOTAL FOR APPEALS:			
GRAND TOTAL:			\$3,300
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)			
Name:	Erica Leatham	Signature:	
Exhibit No. _____ Last Revised (10/18/10) Case No. _____			

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pouyesn@ballardspahr.com

July 10, 2014

Via Courier

Sara Benjamin Bardin, Director
District of Columbia Office of Zoning
441 4th Street N.W. Suite 210-S
Washington, D.C. 20001

Re: Special Exception Application and
Bright Beginnings, Inc.
Square 5969 Lots 169-187; 3418 4th Street S.E.

Dear Ms. Bardin:

On behalf of Bright Beginnings, Inc. (the "Applicant"), we submit the enclosed request for a Special Exception pursuant to D.C. Municipal Regulations ("DCMR") § 11-3104 and the guidance implemented thereunder.

The Applicant proposes a child development center designed to serve the needs of homeless children and parents in Wards 7 and 8 (the "Center") and to further Applicant's mission of providing safe, nurturing and developmentally-appropriate childcare for homeless infants, toddlers and preschoolers.

The property, known as Square 5969 Lots 169-187 (the "Property"), is located on the southeast corner of 4th and Trenton Streets, S.E. in the R-4 Zone, in which the proposed Center is permitted, via a Special Exception, subject to certain restrictions.

I. Background

Established in 1991, the Applicant is a nationally-accredited child and family development center that provides early learning experiences to homeless families with infants, toddlers and preschoolers. At its facility located at 128 M Street N.W., the Applicant currently serves about 150 children annually whose families are living in crisis shelters or transitional housing.

Families with young children are among the fastest growing segments of the homeless population in the District. In fact, the Applicant currently has a waiting list of 240 children. The Applicant's services are critical to children and parents living in crisis situations in the District: the educational,

DMEAST #18119485 v8

therapeutic, health and family support services prepare children for kindergarten and help transition families out of homelessness.

To meet the needs of the growing homeless population with young children in the District and reduce its waiting list, the Applicant entered into a contract with the Southwest Church of Christ (the "Owner") to purchase the Property for development of the Center.¹ The Owner supports the Applicant's request for a Special Exception and submits the authorization attached at Exhibit A. Upon approval of this request for a Special Exception and related permits, the Applicant will take title to the Property in the name of its affiliate, BBI Holdings, Inc.

II. Property Description

The Property is approximately 57,199 square feet or 1.325 acres. Located in Ward 8 in the Congress Heights neighborhood of Southeast, the Property is zoned R-4 and currently vacant and unimproved. It was previously subdivided into 18 lots in anticipation of a townhouse development.² However, that use was not pursued and the Applicant and the Owner plan to resubdivide the multiple lots back into a single lot. For the purposes of this discussion, the Property is considered as one lot, in its final state. Upon approval of this request for a Special Exception, the plat will be recorded.

The Property is a triangular shaped corner parcel bounded by Trenton Street, S.E. on the north and 4th Street, S.E. on the west. The McKenney House Apartments are located across Trenton Street, S.E. and Ballou Senior High School is across 4th Street. Residential uses border the site on the east and south: the East Gate Condominiums are adjacent to the east and a new townhouse development is adjacent to the south. Some single family homes line Trenton Street, S.E. to the east of the Property line.

The Property is well served by transit, with two Metrobus stops serving six bus lines (the A2, A4, A8, A9, M8, and M9 lines). The first bus stop is located at the corner of 4th Street and Martin Luther King Jr. Avenue, S.E., about 0.2 miles (or a four minute walk) from the Property. The second bus stop is located close to the corner of 4th Street and Mississippi Avenue, S.E. and about 0.3 miles (or a four minute walk) from the Property. Additionally, the Congress Heights Metro station on the green line is located one mile from the Property at Alabama Avenue and 13th Street, S.E. Sidewalks link the bus stops and Metro station to the Property.

The northern portion of the Property is relatively flat. From north to south, the southeastern portion of the Property slopes from an elevation of 170 feet to 152 feet. From north to south, the western portion of the Property also slopes from an elevation of 168 feet to 156 feet.

The Board of Zoning Adjustment ("BZA") approved Application No. 15260 in 1990, a request for a special exception to develop a child development center for 200 children and 32 staff. That child

¹ The Property has been vacant for several years and the Owner has not paid taxes on the Property for seven years.

² See District of Columbia Subdivision Book 199, Page 71.

development center was located at 3400 4th Street, S.E. (Square 5969 Lot 11), in the same square as the present Property.

III. Community Outreach

The Applicant has engaged the community, including the Advisory Neighborhood Commission ("ANC"), to ensure that the Center is sympathetically designed and adds to the neighborhood fabric. To date, the Applicant has met with and received support from Ward 8 Council Member Marion Barry, ANC Commissioner and Chair Mary Cuthbert (8C03), ANC Commissioner Pho Palmer (8C07), ANC Commissioner Derrick Colbert (8C04), and the residents of Ward 8. The Applicant will continue its outreach efforts to keep the community informed of the Center's progress through periodic updates to the local ANC, contractor outreach for construction jobs, and open house receptions upon completion of the Center. Attached at Exhibit C are letters of support from key community stakeholders and immediate neighbors.

IV. Proposed Use

Consistent with the R-4 Zone and other relevant parts of the DCMR, the Applicant is submitting a request for a Special Exception to permit a child development center to accommodate a maximum of 100 children, with up to 38 teachers and staff.

The Center will be housed in an approximately 19,000 square foot, one story 18 foot building, with facilities for up to 100 children from six months to three years old. There will be two fenced outdoor activity spaces to the immediate east and north of the building, totaling approximately 8,223 square feet. Additional non-programmed outdoor activity spaces will be located to the north and south of the building. The main entrance to the Center will face Trenton Street S.E. with pedestrian access to the site from 4th Street, S.E.

Parking for the employees of the Center will be located in a 20-space parking lot north of the building. Parents of children being dropped off at the Center (a small number, as a majority of the families served do not own cars) will have signed areas along 4th Street, S.E. for drop-offs.

The Center includes a secured lobby, a conference room, and family service facilities. There are five classrooms for infants, two classrooms for young toddlers, and four classrooms for older toddlers, as well as an administrative center, the director's office, a social worker's office, three educational supply services rooms, a prep kitchen, a staff lounge, children's restrooms, adult restrooms, a therapeutic services room, laundry facilities, and a multipurpose room. The interior layout is shown on Exhibit E.

The objective of the landscape plan for the Property is two-fold: 1) to subordinate the Center from the surrounding residential uses and 2) to provide an attractive setting for the Center through the use of landscape plant materials that are hardy, seasonal in color, and low-maintenance. The landscape plan for the Property will incorporate ornamental trees and shrubs, such as chinese redbuds, crepe myrtle, and azaleas at the main entrance of the Center, the parking lot, and along 4th Street, S.E. Deciduous trees, such as thornless honey locusts, will be lined along the pedestrian access site from 4th Street, S.E. to the main entrance and also create a buffer between the parking lot and the building.

Evergreen trees, such as white pine and foster's holly, will line the eastern border of the parking lot and the building to create a buffer between the Center and the surrounding residential uses.

V. Operation of Center

The objective of the Center is to: 1) provide children with a safe, nurturing educational environment; 2) prepare children to enter kindergarten ready to learn; and 3) support homeless parents to stabilize their home lives and become self-sufficient. The Center provides early learning experiences that strengthen social, emotional, physical, and cognitive skills, which are critical to kindergarten readiness and overall educational success. The children will take classes in subjects such as reading and math and also learn how to interact with others in both a social and academic setting. The Applicant's early intervention also helps identify and address potential learning disabilities, developmental delays, and health issues and helps parents understand their child's unique needs. Finally, the Center also attends to the children's physical needs by providing breakfast, lunch, two snacks, two hours of outdoor play, and napping periods daily.

Enrollment is limited to children who are six months to three years old and the Center will reserve a to be determined number of spots for existing Ward 8 community members seeking child care services. The hours of operation will be from 7:00 a.m. to 5:00 p.m. from Monday through Friday, with most children arriving at 8:30 a.m. and leaving at 4:30 p.m. The Center offers later hours for a limited number of children to accommodate parents working non-traditional hours or with other obligations.

Unlike a traditional child care facility, the children attending the Center will be exclusively from low-income backgrounds and most will come from families without a permanent home. Parents of low-income families who are working or are full-time students may obtain tuition subsidies through the District of Columbia Department of Human Services. Additionally, scholarships will be made available to assist extremely low-income families. As part of the creation of a seamless childcare environment, the Center will provide on-site certifications for parents requesting tuition subsidies. The Applicant's ability to facilitate on-site certifications, instead of parents waiting in long lines starting before dawn at the South Capitol Street, S.E. government office, creates administrative efficiencies that will benefit both the parents and children.

The Center will not provide transportation from homeless shelters or other transitory environments for the children as such a program is cost prohibitive. Transportation to and from the Center will be the responsibility of the parent and is expected to be accomplished by public transit. The Applicant projects that 80% of the children will come from Wards 7 and 8 and 20% of the children will come from Wards 5 and 6. Based on operations at the Applicant's existing facility, the Applicant expects 99% of the children to arrive and leave the Center by Metrobus; most families live in shelters and transitional housing therefore transportation by car is very unlikely. Again, based on experience elsewhere, the Applicant anticipates that most adults will bring two to three children to the Center daily.

As at the existing facility, all staff at the Center will be qualified early childhood educators. Staff shifts are from 7:00 a.m. to 4:00 p.m. ("Shift 1"); 8:30 a.m. to 5:30 p.m. ("Shift 2"); and 9: a.m. to 6:00 p.m. ("Shift 3"). Less than a third of staff will work Shift 1; a third of the staff will work Shift 2;

and the remaining staff will work Shift 3. As mentioned above, a limited number of staff will work later than 6 pm to accommodate parents working non-traditional hours or with other obligations. As at the existing facility, 70% of staff will arrive by bus or Metro while the rest will arrive by car. The Applicant will provide incentives for staff to take public transit, in lieu of a private car, which will likely modify the forgoing percentages.

The Center is dedicated to implementing measures to ensure the safety of the children: 1) the perimeter of the Center will be fenced-in to control access to and from the Center; 2) the entrances to the Center will be controlled to allow access by staff and Center families only; 3) the classrooms of the Center will be separate from the public and administrative spaces; controlled access will permit only staff to enter the classroom areas; and 4) nurses or certified public health professionals will be contracted by the Center to address any health concerns.

Lastly, the Applicant intends to continue involving the community in the development of the Center by seeking qualified Ward 8 residents to participate in the development and operations of the Center.

VI. Conformance with D.C. Municipal Regulations

Pursuant to DCMR § 11-3104.1, the BZA is authorized to grant a Special Exception where it will be consistent with the general purpose and intent of the DCMR and Zoning Maps and will not create any adverse effects on neighboring properties.

The Applicant's request to develop the Center complies with the general intent and purpose of the D.C. Municipal Regulations and Zoning Map. As a matter of right, the R-4 Zone permits child development care centers, where such centers are limited to 16 individuals, and with approval from the BZA, child development centers that exceed 16 individuals.

The Applicant is not seeking a variance from any bulk regulations:

	Required	Provided
Minimum Lot Width	40 feet	50.73 feet
Minimum Lot Area	4,000 square feet	57,199 square feet
Maximum Occupancy	40%	33.22%
Maximum Height	40 feet/3 stories	18 feet/1 story
Parking	10 parking spaces (minimum of 1 parking space for each 4 teachers and other employees)	20
Setbacks		
Rear Yard	20 feet	61.7 feet
Side Yard	Not required but if provided shall be at least 3 in. wide for each foot of height of the building but not less than 8 feet	8 feet
Front	N/A	233.1 feet

Pursuant to DCMR §11-330.5, in R-4 Zones, all child development centers, except those limited to 16 individuals, must be reviewed by the BZA as a Special Exception under DCMR §11-3104 in accordance with the standards and requirements in that section. In the R-4 Zone, child development centers that exceed 16 individuals must comply with certain conditions set forth in DCMR § 205. Those conditions include:

(a) *The child development center must be capable of meeting all applicable District of Columbia code and licensing requirements as set forth by DCRA.*

As a member of the National Association of Education for Young Children/Head Start/Early Head Start program, the Applicant must develop and operate the Center in accordance with applicable District of Columbia code and licensing requirements as well as Federal Program Performance Standards for the Operation of Head Start Programs, 45 C.F.R. Part 1304.

Teacher/Student Ratio –Per 45 C.F.R. Part 1304.52(g)(4) and DCMR § 29-343.5(a), each teacher working with infants and toddlers must have responsibility for no more than four infants and toddlers. With 100 children at the Center, there must be at least 22 teachers/staff to meet the Federal and District requirements. The Applicant exceeds that requirement by providing 38 teachers/staff.

Indoor Activity Space- Per 45 C.F.R. Part 1304.53(a)(5) and DCMR § 29-340, the Center must have at least 35 square feet of usable indoor space per child, excluding bathrooms, halls, kitchens, staff rooms, teacher working station areas, office space, and storage places. The Center will provide no less than 50 square feet of usable indoor space per child.

Outdoor Activity Space – Per 45 C.F.R. Part 1304.53(a)(5), the Center must have at least 75 square feet of outdoor activity space per child; and per DCMR § 29-342.3, the Center must have at least 60 square feet of outdoor space per child. The Center has 82 square feet of usable outdoor space per child meeting both the Federal and District requirements. The outdoor activity spaces for children six months to two years old will be located between the parking lot and building while the outdoor activity space for children two to three years old will be located to the east of the building. Both locations will provide direct access to the building. Additionally, per DCMR § 29-342.3, the outdoor activity spaces will be enclosed by the fencing surrounding the Property.

Equipment - Per DCMR § 29-342, the Center provides suitable safe outdoor activity spaces and equipment. The equipment was selected with the goal of creating developmentally appropriate and safe experiences for both infants and toddlers. Specifically, the equipment for children six months to two years old facilitates exploration of their senses and accommodates creeping, crawling, sitting up, pulling up, learning to walk. The equipment will include an infant maze, learning walls, toddler town, clubhouses, independent tunnels and talk tubes. Equipment will not exceed six feet. Equipment for children two to three years old facilitates climbing and the fostering fine motor skills. The equipment will include decks, low swings, crawl tunnels, cozy climbers, bridges, ramps, balance beams, tunnel slides, and activity panels. The tallest structure will not exceed the rooflines of the building.

Parking – Per DCMR §11- 2101.1, the Center requires one parking space for each four teachers and other employees. The Center proposes 38 teachers and staff which results in 10 required parking spaces. The Center exceeds the maximum required under District's requirements and offers 20 parking spaces. In accordance with DCMR §11- 2115.1, the parking spaces will be located on the same lot with the Center and the parking spaces will be a minimum of nine feet in width and 19 feet in length. Lastly, in accordance with DCMR §11- 2115.1, all parking spaces will be accessible from 4th Street, S.E., which is more than 10 feet wide.

Setbacks - DCMR § 11-404.1 requires a minimum depth of 20 feet for the rear yard. The depth of the rear yard may be measured from the end of the building to the rear property line, or since the Property is a corner lot, from the center line of the street abutting the lot at the rear of the building. The Center will have a set back of 61.7 feet for the rear yard.

Loading Berths, Loading Platforms, and Service Delivery Loading Spaces – Per DCMR § 11-2201, a child development center with gross floor area less than 30,000 is not required to have a loading berth, loading platforms, or service deliver loading spaces. As such, none is provided.

Pervious Surfaces – Effective as of July 12, 2013, the Zoning Commission amended the DCMR to establish pervious surface requirements, among other requirements. DCMR § 11-412.4 requires that lots that exceed 2,000 square feet must have a minimum of 20% of pervious surfaces. Pervious surfaces include, but are not limited to: permeable pavers or pavers that facilitate infiltration of water into soil, grass, mulched groundcover, and planted areas. At the Property, pervious surfaces account for 58% of the total lot area which is 57,199 square feet. Pervious surfaces include grass, deciduous

trees, evergreen trees, ornamental trees, and shrubs, as shown on the attached landscape plan at Exhibit E. The southern portion of the Property will retain its current topography and plants, except for where prior buildings were demolished and new ground cover was installed. The outdoor activity spaces will mostly be grassed along with other safe surfacing where equipment is located.

The Applicant and Center are capable of meeting all applicable code and licensing requirements and ensuring that the Center is in harmony with the general purpose and intent of the District and Federal requirements without any adverse effects on neighboring properties.

(b) The child development center must be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.

The Center is intended to meet with needs of the surrounding neighborhood as well as the population of Wards 7 and 8. Based on the Applicant's experience elsewhere serving similar families, 99% of the children will be arriving and leaving the Center by Metrobus: most families live in shelters and transitional housing therefore transportation by car is very unlikely. Most adults will bring two to three children to the Center. As such, the children will generate only a nominal number of car trips, if any at all. As explained above, 80% of the children attending the Center will come from Wards 7 and 8 and 20% will come from Wards 5 and 6.

The only traffic expected to be generated from the Center will be from staff/teachers. Approximately a third of the staff will arrive and leave the Center in a one-hour period and approximately 70% of the staff will use the bus or Metro, rather than a car. With a staff of 38 and 70% of staff using public transit, the traffic generated will again be nominal. Based on this information, the District of Columbia Department of Transportation ("DDOT") advised the Applicant that a traffic study or report is not required for the Center. Attached at Exhibit D is the documentation justifying the Applicant's exemption from providing a traffic study or report.

As 99% of the children will be arriving by bus, there is no need for a special driveway to facilitate car drop-offs/pick-ups. Nevertheless, existing street parking along 4th Street, S.E., which will be designated as "15-minute parking" with appropriate signage, will be available in the event of a drop-off or pick-up by car. Staff will meet the children at the main entrance of the Center as they get dropped off.

(c) The child development center must provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.

A minimum of one parking space for each four teachers and other employees must be provided. The Center will have 38 teachers/staff, which means a minimum of 10 parking spaces. The Center's plans include 20 parking spaces therefore meeting the applicable requirements. The Applicant will consider adding parking as necessary.

(d) The child development center, including any outdoor play space provided, must 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.

The Center will have no objectionable impact on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions and will not alter the existing harmony and character of the neighborhood because of the topography and sensitive design. The Property is surrounded by a variety of residential uses including single-family houses, apartment buildings, condominiums, and townhomes; therefore, the architecture of the Center is sympathetic to the surrounding residential uses to ensure consistency throughout the neighborhood.

The design of the Center is critical to the children's development. The children's scale is a driving factor in the design of the building's massing and detail as the design intends to create recognizable spaces for the children to learn and play. Ceilings, benches, and play structures will be to a scale that enables the children to interact and grow. The design of the interior space encourages visual connectivity to the exterior and connectivity between rooms through elements such as low window sills. Further, a diverse material palette provides visual and tactile stimulation and encourages exploration and creativity.

The same consideration and attention occurs at the exterior of the building, which keeps in line with the high standards established at the new Ballou Senior High School across the street from the Property. Varied window shapes and organization, low building walls that may be used as benches, and a bright color palette all provide interest and sense of playfulness, which are important to the children's development. The use of brick, siding and shingles are meant to invoke a familiarity for the children who experience the same in their own neighborhoods and homes, creating a sense of ease when arriving to the Center. The traditional materials are offset by the use of modern forms and details, for instance, an exaggerated single sloped roofline rather than a traditional gable ends, hip roofs, and a roof with the clean lines.

The outdoor activity spaces will be properly landscaped and maintained to present an attractive buffer to the surrounding properties. Additionally, the whole Property will be fenced-in with a six foot fence to minimize any impact on adjacent or nearby properties. The Center will maintain regular business hours with few activities occurring later in the evening,³ which limits any noise interruptions particularly early or late in the day.⁴ Also, as a result of the Center operating during regular business hours, the children will arrive at the Center while neighboring residents depart for work. Lastly, the ages of the children, from six months to three years old, and staggered outdoor play times, will limit the volume of noise coming from the Center.

Institutional uses, such as the Center, are common throughout the neighborhood, including Simon Elementary School, Ballou Senior High School, Hart Middle School, the Congress Heights Playground, the Southeast Tennis and Learning Center, and the Mary Church Recreation Center. The successful integration of these uses in the neighborhood was an example in the design of the Center.

(e) *Any off-site play area must 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.*

³ Activities in the evenings may include the Applicant's board or community meetings.

⁴ For any child care services the Center provides later in the evening, children will not engage in any outdoor activities.

The Applicant does not propose any off-site play areas.

(f) *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 it finds that the cumulative effects of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.*

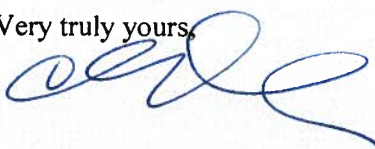
The only child development center within Square 5969 or within 1,000 feet of the Property is located at the Ballou Senior High School. However, it has a capacity of 20 children and only serves the children of those parents attending the high school. The Center will serve an entirely different and more expansive population. A majority of the children attending the child development center at Ballou Senior High School live in the immediate neighborhood and will arrive by foot. Given the limited number of children attending the high school's child development center, the cumulative effects of the child development centers will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

Finally, the Ward 8 Plan establishes a need for accessible child care facilities. The Center provides unique and comprehensive child care services for the District's most vulnerable low-income families at no cost. Because of the Center, families can feel safe that their children are in a safe and nurturing environment while they work to achieve economic stability. Additionally, most child care centers in the vicinity of the Center are at or near capacity. Therefore, the Center will provide an opportunity for children and parents in need of high-quality child care services.

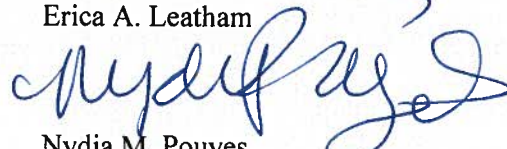
VI. Conclusion

The Applicant respectfully requests that the BZA approve its request for a Special Exception, thereby permitting the Applicant to develop a Center to meet the needs of homeless and low-income populations in the District. As explained above and in the plans submitted, the Center satisfies all of the requirements of the DCMR. The Center is a significant improvement over the current vacant and unimproved Property. It provides high-quality day care services that will further the Applicant's efforts to stabilize and transition families out of homelessness.

Very truly yours,



Erica A. Leatham



Nydia M. Pouyes

EAL/rp
Enclosures

Exhibit A
Letter of Authorization from Owner

CHURCH OF CHRIST, 13TH STREET N.W.

June 24, 2014

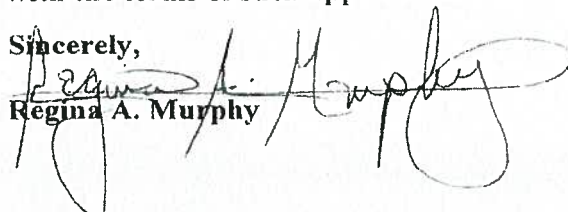
Ms. Sara Benjamin Bardini
Director, District of Columbia Office of Zoning
444 4th Street NW Suite 210 S
Washington, D.C. 20001

Re: Special Exception Application
Bright Beginnings, Inc.
Lots 169-187 Square 5969; 3418 4th Street S.E.

Dear Ms. Bardin:

The Southwest Church of Christ is the owner of the property at 3418 4th Street, SE, Lots 169-187. On the 29th day of August 2013, the Southwest Church of Christ entered into a Purchase and Sale Agreement and amendments thereto to sell the property to Bright Beginnings, Inc. The undersigned hereby authorizes Erica A. Leatham of Ballard Spahr LLP to submit the "Special Exception Application" on behalf of Bright Beginnings, Inc. to develop a child development center in accordance with the terms of such application.

Sincerely,


Regina A. Murphy

Assistant President, Board of Directors
Southwest Church of Christ

church of Chnst. 13th Street
3100 13th Street, N.W.
Washington DC 20010
Phone: 202-234-3936

Sara Benjamin Bardin, Director

July 10, 2014

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Exhibit B
Mailing Addresses of Property Owners Within 200 Feet of the Property

Square Suffix and Lot: PAR 02430059 * Lot Address: 3720 4TH ST SE
Owner: DISTRICT OF COLUMBIA C/O SUITE 307 * Owner's Address: 1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

Square Suffix and Lot: 5971 0001 * Lot Address: 3337 5TH ST SE
Owner: ROBERT L JAMES JR * Owner's Address: 3337 5TH ST SE WASHINGTON, DC 20032-5423

Square Suffix and Lot: 5971 0038 * Lot Address: 3331 5TH ST SE
Owner: ROBERT L JAMES JR * Owner's Address: 3331 5TH ST SE WASHINGTON, DC 20032-5423

Square Suffix and Lot: 5971 0039 * Lot Address: 3335 5TH ST SE
Owner: ROBERT L JAMES JR * Owner's Address: 3331 5TH ST SE WASHINGTON, DC 20032-5423

Square Suffix and Lot: 5971 0040 * Lot Address: 3330 - 3332 4TH ST SE
Owner: MCKENNEY HOUSE LLC * Owner's Address: PO BOX 44957 FT WASHINGTON, MD 20749-4957

Square Suffix and Lot: 5969 0005 * Lot Address: 3639 6TH ST SE
Owner: TRENTON PARK APARTMENTS LP C/O UNIT 250 * Owner's Address: 5513 CONNECTICUT AVE NW
WASHINGTON, DC 20015-2647

Square Suffix and Lot: 5969 0004 * Lot Address: 3631 6TH ST SE
Owner: TRENTON PARK APARTMENTS LP C/O UNIT 250 * Owner's Address: 5513 CONNECTICUT AVE NW
WASHINGTON, DC 20015-2647

Square Suffix and Lot: 5969 0187 * Lot Address: 5TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5970 0006 * Lot Address: 0413 TRENTON ST SE
Owner: SNOWDEN GLADYS * Owner's Address: 413 TRENTON ST SE WASHINGTON, DC 20032-5434

Square Suffix and Lot: 5970 0007 * Lot Address: 0401 TRENTON ST SE
Owner: WILLIAM B GOLDSTON JR * Owner's Address: 401 TRENTON ST SE WASHINGTON, DC 20032-5434

Square Suffix and Lot: 5970 0008 * Lot Address: 0405 TRENTON ST SE
Owner: JAMES P MULLINGS * Owner's Address: 405 TRENTON ST SE WASHINGTON, DC 20032-5434

Square Suffix and Lot: 5970 0800 * Lot Address: 3411 5TH ST SE
Owner: ORA B PECK * Owner's Address: 3411 5TH ST SE WASHINGTON, DC 20032-5432

Square Suffix and Lot: 5970 0802 * Lot Address: 0409 TRENTON PL SE
Owner: SNOWDEN GLADYS * Owner's Address: 409 TRENTON ST SE WASHINGTON, DC 20032-5458

Square Suffix and Lot: 5970 2001 * Lot Address: 3415 5TH ST SE Unit: 11
Owner: JAE K JACKSON * Owner's Address: 1 WALNUT WOOD CT BLYTHEWOOD, SC 29016-7504

Square Suffix and Lot: 5970 2002 * Lot Address: 3415 5TH ST SE Unit: 12
Owner: SABRINA D DUNCAN * Owner's Address: 3415 5TH ST SE # 00012 WASHINGTON, DC 20032-5400

Square Suffix and Lot: 5970 2003 * Lot Address: 3415 5TH ST SE Unit: 13
Owner: BKJ DEVELOPMENT AND MANAGEMENT COMPANY LLC * Owner's Address: 4708 WISCONSIN AVE NW
STE 200 WASHINGTON, DC 20016-4645

Square Suffix and Lot: 5970 2004 * Lot Address: 3415 5TH ST SE Unit: 14
Owner: WILLIAMS ARROSIA * Owner's Address: 3415 5TH ST SE # 00014 WASHINGTON, DC 20032-5400

Square Suffix and Lot: 5970 2005 * Lot Address: 3415 5TH ST 00021
Owner: REGINALD GRANT * Owner's Address: 3415 5TH ST SE APT 21 WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2006 * Lot Address: 3415 5TH ST SE Unit: 22
Owner: NIKOLA D TOMIC * Owner's Address: 6202 LARSTAN DR ALEXANDRIA, VA 22312-1205

Square Suffix and Lot: 5970 2007 * Lot Address: 3415 5TH ST 00023

Owner: NICKETT BOATRIGHT * Owner's Address: 3415 5TH ST SE WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2008 * Lot Address: 3415 5TH ST SE Unit: 24
Owner: VELTON GREGORY * Owner's Address: 3415 5TH ST SE APT 24 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2009 * Lot Address: 3415 5TH ST SE Unit: 25
Owner: BRENDA J YOUNG * Owner's Address: 3415 5TH ST SE APT 25 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2010 * Lot Address: 3415 5TH ST SE Unit: 26
Owner: CLARENCE COLEMAN * Owner's Address: 3415 5TH ST SE APT 26 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2011 * Lot Address: 3415 5TH ST SE Unit: 31
Owner: LASHON STEWART * Owner's Address: 3415 5TH ST SE APT 31 WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2012 * Lot Address: 3415 5TH ST SE Unit: 32
Owner: DWIGHT CLARK * Owner's Address: 3415 5TH ST SE APT 32 WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2013 * Lot Address: 3415 5TH ST SE Unit: 33
Owner: SONJA HOOKS * Owner's Address: 3215 MARTIN LUTHER KING JR AVE WASHINGTON, DC 20032-1539

Square Suffix and Lot: 5970 2014 * Lot Address: 3415 5TH ST SE Unit: 34
Owner: PATRICIA A AIKEN * Owner's Address: 3415 5TH ST SE # 4 WASHINGTON, DC 20032-5400

Square Suffix and Lot: 5970 2015 * Lot Address: 3415 5TH ST SE Unit: 35
Owner: FREDERICK W SIMMS * Owner's Address: 3415 5TH ST SE APT 35 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2016 * Lot Address: 3415 5TH ST SE Unit: 36
Owner: MARY COOKE * Owner's Address: 3415 5TH ST SE APT 36 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2017 * Lot Address: 3415 5TH ST SE Unit: 41
Owner: DERRICK W WASHINGTON * Owner's Address: 3415 5TH ST SE APT 41 WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2018 * Lot Address: 3415 5TH ST SE Unit: 42
Owner: MARJORIE BECK-DAY * Owner's Address: 3415 5TH ST SE APT 42 WASHINGTON, DC 20032-5401

Square Suffix and Lot: 5970 2019 * Lot Address: 3415 5TH ST SE Unit: 43
Owner: ROBERT M SIEGAL * Owner's Address: 3415 5TH ST SE WASHINGTON, DC 20032-5400

Square Suffix and Lot: 5970 2020 * Lot Address: 3415 5TH ST 00044
Owner: KENNETH D BRISTOW * Owner's Address: 3415 5TH ST SE APT 44 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2021 * Lot Address: 3415 5TH ST 00045
Owner: ROBERT SAMPSON * Owner's Address: PO BOX 4323 SILVER SPRING, MD 20914-4323

Square Suffix and Lot: 5970 2022 * Lot Address: 3415 5TH ST SE Unit: 46
Owner: CYNTHIA V COLEMAN * Owner's Address: 3415 5TH ST SE APT 46 WASHINGTON, DC 20032-5442

Square Suffix and Lot: 5970 2023 * Lot Address: 3423 5TH ST SE Unit: 11
Owner: ANTONIO A RAGLAND * Owner's Address: 3423 5TH ST SE APT 11 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2024 * Lot Address: 3423 5TH ST SE Unit: 12
Owner: DAVID HICKS III * Owner's Address: 3423 5TH ST SE APT 12 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2025 * Lot Address: 3423 5TH ST SE Unit: 13
Owner: MCKENZIE W PERRITT II * Owner's Address: 9703 TAM O SHANTER DR UPPR MARLBORO, MD 20772-5344

Square Suffix and Lot: 5970 2026 * Lot Address: 3423 5TH ST SE Unit: 14
Owner: DOUGLAS L WILSON * Owner's Address: 3423 5TH ST SE APT 14 WASHINGTON, DC 20032-5402

Square Suffix and Lot: 5970 2027 * Lot Address: 3423 5TH ST SE Unit: 21
Owner: DOROTHYA ROSS * Owner's Address: 3423 5TH ST SE APT 21 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2028 * Lot Address: 3423 5TH ST SE Unit: 22

Owner: LINDA G WALKER * Owner's Address: 3423 5TH ST SE APT 22 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2029 * Lot Address: 3423 5TH ST SE Unit: 23

Owner: ALETHA A CLARKE * Owner's Address: 4708 HAMILTON ST HYATTSVILLE, MD 20781-2341

Square Suffix and Lot: 5970 2030 * Lot Address: 3423 5TH ST SE Unit: 24

Owner: EAST GATE CONDOMINIUM ASSOCIATION INC C/O ADH LAW/SUITE 615 * Owner's Address: 1025 CONNECTICUT AVE NW WASHINGTON, DC 20036-5405

Square Suffix and Lot: 5970 2031 * Lot Address: 3423 5TH ST SE Unit: 25

Owner: LAURENCE B HOWARD * Owner's Address: 1923 RITCHIE RD FORESTVILLE, MD 20747-2523

Square Suffix and Lot: 5970 2032 * Lot Address: 3423 5TH ST SE Unit: 26

Owner: INDEPENDENT HOLDING CORP * Owner's Address: 3215 MARTIN LUTHER KING JR AVE WASHINGTON, DC 20032-1539

Square Suffix and Lot: 5970 2033 * Lot Address: 3423 5TH ST SE Unit: 31

Owner: SHIRLEY EASTON * Owner's Address: 3423 5TH ST SE APT 31 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2034 * Lot Address: 3423 5TH ST SE Unit: 32

Owner: MARIAN MILLS-LEE * Owner's Address: 3423 5TH ST SE APT 32 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2035 * Lot Address: 3423 5TH ST SE Unit: 33

Owner: ANTONIO LIVINGSTON * Owner's Address: 3423 5TH ST SE APT 33 WASHINGTON, DC 20032-5443

Square Suffix and Lot: 5970 2036 * Lot Address: 3423 5TH ST SE Unit: 34

Owner: DANIELLE C CREEK * Owner's Address: 3423 5TH ST SE APT 34 WASHINGTON, DC 20032-5402

Square Suffix and Lot: 5970 2037 * Lot Address: 3423 5TH ST SE Unit: 35

Owner: MARY A VICENTE * Owner's Address: PO BOX 8480 WASHINGTON, DC 20032-8480

Square Suffix and Lot: 5970 2038 * Lot Address: 3423 5TH ST SE Unit: 36

Owner: THOMAS K D SMITH * Owner's Address: 3423 5TH ST SE APT 36 WASHINGTON, DC 20032-5402

Square Suffix and Lot: 5970 2039 * Lot Address: 3423 5TH ST SE Unit: 41

Owner: JACKELINE MAYO * Owner's Address: 3423 5TH ST SE WASHINGTON, DC 20032-5441

Square Suffix and Lot: 5970 2040 * Lot Address: 3423 5TH ST 42

Owner: PHALISHA A STEVENS * Owner's Address: 1716 MONTELLO DR WASHINGTON, DC 20032

Square Suffix and Lot: 5970 2041 * Lot Address: 3423 5TH ST SE Unit: 43

Owner: JEAN HAMILTON * Owner's Address: 3423 5TH ST SE WASHINGTON, DC 20032-5441

Square Suffix and Lot: 5970 2042 * Lot Address: 3423 5TH ST SE Unit: 44

Owner: DONTE P JOHNSON * Owner's Address: 3423 5TH ST SE WASHINGTON, DC 20032-5441

Square Suffix and Lot: 5970 2043 * Lot Address: 3423 5TH ST SE Unit: 45

Owner: MICHELLE A ASHBY * Owner's Address: 4702 ADDISON DR OXON HILL, MD 20745-3414

Square Suffix and Lot: 5970 2044 * Lot Address: 3423 5TH ST SE Unit: 46

Owner: ASA EWINGS * Owner's Address: 3423 5TH ST SE APT 46 WASHINGTON, DC 20032-5402

Square Suffix and Lot: 5969 2001 * Lot Address: 3425 5TH ST SE

Owner: DAVID A DAVIS III * Owner's Address: 3425 5TH ST SE APT 11 WASHINGTON, DC 20032-5447

Square Suffix and Lot: 5969 2002 * Lot Address: 3425 5TH ST SE Unit: 12

Owner: ANTHONY L RICHARDS * Owner's Address: PO BOX 284 HIGHLAND, MD 20777-0284

Square Suffix and Lot: 5969 2003 * Lot Address: 3425 5TH ST SE

Owner: CARITA SAUNDERS * Owner's Address: 8307 ALLENTOWN RD FT WASHINGTON, MD 20744-1802

Square Suffix and Lot: 5969 2004 * Lot Address: 3425 5TH ST SE Unit: 22

Owner: GEORGE MCPHERSON SR C/O MORTG FUNDING CORP * Owner's Address: 1801 ROCKVILLE PIKE
ROCKVILLE, MD 20852-1633

Square Suffix and Lot: 5969 2005 * Lot Address: 3425 5TH ST SE Unit: 23
Owner: ORA B PECK * Owner's Address: 3411 5TH ST SE WASHINGTON, DC 20032-5432

Square Suffix and Lot: 5969 2006 * Lot Address: 3425 5TH ST SE Unit: 24
Owner: MARIA E LOPEZ * Owner's Address: 1248 EVARTS ST NE WASHINGTON, DC 20018-3711

Square Suffix and Lot: 5969 2007 * Lot Address: 3425 5TH ST SE
Owner: MARY SIMMONS * Owner's Address: 3425 5TH ST SE APT 25 WASHINGTON, DC 20032-5447

Square Suffix and Lot: 5969 2008 * Lot Address: 3425 5TH ST SE
Owner: ANTHONY RICHARDS * Owner's Address: 5460 HARRIS FARM LN CLARKSVILLE, MD 21029-1000

Square Suffix and Lot: 5969 2009 * Lot Address: 3425 5TH ST SE Unit: 32
Owner: TALENTED TENTH ENTERPRISES LLC * Owner's Address: 828 MISSOURI AVE NW WASHINGTON, DC
20011-5106

Square Suffix and Lot: 5969 2010 * Lot Address: 3425 5TH ST SE Unit: 33
Owner: DAMION L JACKSON * Owner's Address: 3425 5TH ST SE APT 33 WASHINGTON, DC 20032-5448

Square Suffix and Lot: 5969 2011 * Lot Address: 3425 5TH ST SE
Owner: PAUL J SLIWKA * Owner's Address: PO BOX 100 MC LEAN, VA 22101-0100

Square Suffix and Lot: 5969 2012 * Lot Address: 3425 5TH ST SE Unit: 35
Owner: JAYSON POLAND * Owner's Address: 503 S WAYNE ST ARLINGTON, VA 22204-2177

Square Suffix and Lot: 5969 2013 * Lot Address: 3425 5TH ST SE
Owner: PHYLLIS O WILLIAMS * Owner's Address: 3425 5TH ST SE APT 41 WASHINGTON, DC 20032-5448

Square Suffix and Lot: 5969 2014 * Lot Address: 3425 5TH ST SE
Owner: JUESHIA L PALMORE * Owner's Address: 3425 5TH ST SE APT 42 WASHINGTON, DC 20032-5448

Square Suffix and Lot: 5969 2015 * Lot Address: 3425 5TH ST SE
Owner: MELISSA LOPES * Owner's Address: PO BOX 43 WASHINGTON, DC 20044-0043

Square Suffix and Lot: 5969 2016 * Lot Address: 3425 5TH ST SE
Owner: PAUL SLIWKA * Owner's Address: PO BOX 100 MC LEAN, VA 22101-0100

Square Suffix and Lot: 5969 2017 * Lot Address: 3425 5TH ST SE Unit: 45
Owner: B BOWMAN * Owner's Address: 3425 5TH ST SE APT 45 WASHINGTON, DC 20032-5448

Square Suffix and Lot: 5969 2018 * Lot Address: 3429 5TH ST SE Unit: 11
Owner: TERRY A BANKS * Owner's Address: 5019 BOYDELL AVE OXON HILL, MD 20745-3760

Square Suffix and Lot: 5969 2019 * Lot Address: 3429 5TH ST SE
Owner: ANTONIO LIVINGSTON * Owner's Address: 3429 5TH ST SE APT 12 WASHINGTON, DC 20032-5457

Square Suffix and Lot: 5969 2020 * Lot Address: 3429 5TH ST SE
Owner: RICKIE P BANKS * Owner's Address: 5019 BOYDELL AVE OXON HILL, MD 20745-3760

Square Suffix and Lot: 5969 2021 * Lot Address: 3429 5TH ST SE Unit: 22
Owner: LAWRENCE WILLIAM * Owner's Address: 3429 5TH ST SE APT 22 WASHINGTON, DC 20032-5457

Square Suffix and Lot: 5969 2022 * Lot Address: 3429 5TH ST SE Unit: 23
Owner: CARLENE D OLOBAYO * Owner's Address: 3249 5TH ST SE # 23 WASHINGTON, DC 20032-5405

Square Suffix and Lot: 5969 2023 * Lot Address: 3429 5TH ST SE Unit: 24
Owner: LAWRENCE WILLIAMS C/O UNIT 204 * Owner's Address: 3429 5TH ST SE WASHINGTON, DC 20032-5445

Square Suffix and Lot: 5969 2024 * Lot Address: 3429 5TH ST
Owner: BENEE Y MCKENZIE * Owner's Address: 3429 5TH ST SE APT 25 WASHINGTON, DC 20032-5457

Square Suffix and Lot: 5969 2025 * Lot Address: 3429 5TH ST SE
Owner: SECRETARY OF HUD * Owner's Address: 16605 PLEASANT COLONY DR UPPR MARLBORO, MD 20774-8802

Square Suffix and Lot: 5969 2026 * Lot Address: 3429 5TH ST SE Unit: 32
Owner: JAMES FORD * Owner's Address: 1400 IRVING ST NW APT 625 WASHINGTON, DC 20010-2879

Square Suffix and Lot: 5969 2027 * Lot Address: 3429 5TH ST SE Unit: 33
Owner: IDA M MATTHEWS * Owner's Address: 7318 WESSEX DR TEMPLE HILLS, MD 20748-4148

Square Suffix and Lot: 5969 2028 * Lot Address: 3429 5TH ST SE Unit: 34
Owner: BRIAN DICKENS * Owner's Address: 16605 PLEASANT COLONY DR UPPR MARLBORO, MD 20774-8802

Square Suffix and Lot: 5969 2029 * Lot Address: 3429 5TH ST 35
Owner: LORETTA NEAL * Owner's Address: 3429 5TH ST SE APT 35 WASHINGTON, DC 20032-5455

Square Suffix and Lot: 5969 2030 * Lot Address: 3429 5TH ST SE
Owner: KATHY MASON * Owner's Address: 3429 5TH ST SE APT 41 WASHINGTON, DC 20032-5455

Square Suffix and Lot: 5969 2031 * Lot Address: 3429 5TH ST SE Unit: 42
Owner: AUDREY R JONES * Owner's Address: PO BOX 7055 WASHINGTON, DC 20032-7055

Square Suffix and Lot: 5969 2032 * Lot Address: 3429 5TH ST SE Unit: 43
Owner: ELANA HALL * Owner's Address: 3429 5TH ST SE WASHINGTON, DC 20032-5445

Square Suffix and Lot: 5969 2033 * Lot Address: 3429 5TH ST SE Unit: 44
Owner: KEVIN J CORDOVA * Owner's Address: 3429 5TH ST SE APT 44 WASHINGTON, DC 20032-5455

Square Suffix and Lot: 5969 2034 * Lot Address: 3429 5TH ST SE
Owner: LADONNYA M STROMAN * Owner's Address: 3429 5TH ST SE APT 45 WASHINGTON, DC 20032-5455

Square Suffix and Lot: 5969 0186 * Lot Address: 4TH ST
Owner: S W CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0185 * Lot Address: 4TH ST
Owner: S W CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0184 * Lot Address: 3428 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0183 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0182 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0181 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0180 * Lot Address: 3418 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0179 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0178 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0177 * Lot Address: 4TH ST
Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0176 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0175 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0174 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 1303 IRVING ST NW WASHINGTON, DC 20010-2313

Square Suffix and Lot: 5969 0173 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0172 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0171 * Lot Address: 4TH ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0169 * Lot Address: TRENTON ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0170 * Lot Address: TRENTON ST

Owner: SW CHURCH OF CHRIST * Owner's Address: 3100 13TH ST NW WASHINGTON, DC 20010-2408

Square Suffix and Lot: 5969 0198 * Lot Address: 420 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0197 * Lot Address: 418 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0196 * Lot Address: 416 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0195 * Lot Address: 414 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0194 * Lot Address: 412 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0192 * Lot Address: 408 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0191 * Lot Address: 406 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0190 * Lot Address: 404 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0189 * Lot Address: 402 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0188 * Lot Address: 400 WOODCREST DR

Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE 700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0243 * Lot Address: 407 WOODCREST DR
Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE
700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0244 * Lot Address: 405 WOODCREST DR
Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE
700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0245 * Lot Address: 403 WOODCREST DR
Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE
700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0246 * Lot Address: 401 WOODCREST DR
Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE
700 WASHINGTON, DC 20007-4438

Square Suffix and Lot: 5969 0193 * Lot Address: 410 WOODCREST DR
Owner: CONGRESS HEIGHTS AFFORDABLE HOUSING PARTNERS LLC * Owner's Address: 3299 K ST NW STE
700 WASHINGTON, DC 20007-4438

Exhibit C
Letters of Support

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W., SUITE 102
WASHINGTON, D.C. 20004



COUNCILMEMBER MARION BARRY

Former Mayor
Councilmember, Ward 8
(202) 724-8045 (voice)
(202) 724-8055 (fax)
mbarry@dccouncil.us

Committee Member

Education
Human Services
Finance and Revenue

February 18, 2014

Dr. Bettie Jo Gaines, Executive Director
Bright Beginnings, Inc.
128 M Street, N.W.
Washington, D.C. 20001

Re: Potential Development Site
3400 4th Street, SE (Parcel)

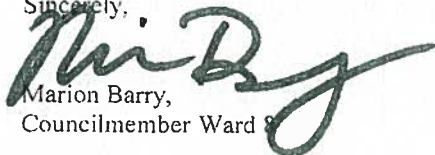
Dear Ms. Gaines:

I am very excited to hear that Bright Beginnings is considering expanding your services into Ward 8. As the Councilmember for this great ward, I deeply understand the critical nature of early childhood development. Youth in our neighborhood are entering kindergarten not functioning at kindergarten level, primarily as a result of the lack of a quality pre-school environment. The socialization and education that our youth receive in high-quality early childhood environments cannot be under-estimated, especially for children from low-income families. Studies have shown that youth from low-income families start school far behind their counterparts. Thus, high-quality early childhood centers are critical for establishing strong building blocks for youth in Ward 8.

Your center is unique in that it strives to address some of our most vulnerable families and I commend your organization in attempting to bring your services to where the need is most obviously present. With a growing number of homeless families with children, additional services are sorely needed.

The site that you are considering is one that has for too long, sat vacant and undeveloped. I fully support your organization's zoning application to construct a day care center that serves up to 200 children. This facility not only reactivates a parcel of land too long off our tax rolls, but also creates additional job opportunities for our residents. With your commitment to our neighborhood, I am confident that Bright Beginnings can create a warm, nurturing, educational environment for youth so in need of your services. If I can be of additional support throughout this process, please do not hesitate to call my office.

Sincerely,


Marion Barry,
Councilmember Ward 8

ADVISORY NEIGHBORHOOD COMMISSION 8C

3125 MARTIN LUTHER KING AVENUE, S. E.
WASHINGTON, D. C. 20032
(202) 562-1188 • FAX (202) 562-6038



March 11, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128 M Street, NW, Suite 150
Washington, DC 20001

Re: Support of Redevelopment Application

Dear Dr. Gaines:

This letter is written to support your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE to create a state-of-the-art early childhood development center in our Ward. As a long term Congress Heights resident and Chair of ANC8C, I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment in our community.

As a representative of a community with a largest number of youth and shrinking numbers of quality early childhood compounded by a ballooning homeless populations, I firmly support this redevelopment of this vacant site. Your commitment to providing quality early childhood education services, with a special sensitivity to children who come from families who are homeless is to be commended. I especially appreciate the corporate philosophy of hiring highly qualified staff that is proven by the fact that each staff member holds at least one credential. I fully support and eagerly anticipate the great things that are expected of this development team.

If there is anything that I can do to assist in this effort, please call.

Sincerely,

Mary Cuthbert, Chair
Neighborhood Advisory Commission 8C

8C Advisory Neighborhood Commission
3109 Martin Luther King Avenue SE Suite B Washington DC 20032



Executive Committee
Chairwoman:
Mary Cuthbert
Vice Chairman &
Secretary:
Derrick Colbert
Treasure:
Jeffery McCoy

Commissioners
Jeffery McCoy
SMD 8C01
Teresa Stith
SMD 8C02
Mary Cuthbert
SMD 8C03
Derrick Colbert
SMD 8C04
Lloyd Logan
SMD 8C05
Naomi Carthens
SMD 8C06
Pho Palmer
SMD 8C07

To: Whom this may concern

From: Commissioner Derrick A Colbert

Date: March 20, 2014

RE: Support for Bright Beginnings Child Development Center

As the Advisory Neighborhood Commissioner for Single Member District 8C04 and Vice Chairman and Secretary for Commission 8C, I'm writing to express my Full Support for Bright Beginnings Child Development Center.

Upon during my research on the Core Principals of Bright Beginnings Child Development Center, I discovered that this Project will serve as a great benefit to the Community. My discovery also lead to believe, that this project would not only assist our most vulnerable citizens with the needed support of becoming self-sufficient, but will also offer a needed benefit to Community Residents that might be in need of Quality, Affordable, and Convenient Child Care.

In addition to aforementioned benefits that Bright Beginnings will bring into the community, it will also aluminate a vacant parcel of land that has served as eye sore with-in this community for over 20 years. With the possibility of creating new jobs and economic opportunities with -in the Ward 8 Community.

So in conclusion it's my hope that you will approve this Special Request for this project to be developed.

Cordially,
Derrick A Colbert

Commissioner, SMD 8C04
Derrick A Colbert

Phone: 202-905-8810
Email: 8C04@anc.dc.gov

MOVERT, Inc.

*3337 5th Street, SE
Washington, DC 20032*

March 11, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128 M Street, NW, Suite 150
Washington, DC 20001

Re: Support of Redevelopment Application

Dear Dr. Gaines:

What an exciting opportunity has been presented to our community! This letter is written to support your pending application to Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE. As a long term Congress Heights resident and business owner, I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment for children without homes to develop this site. I am increasingly interested in the revitalization of this community and the ward at large.

Your commitment to this community and to this burgeoning vulnerable population. I fully support and eagerly anticipate the great things that are expected of this development team.

If there is anything that I can do to assist in this effort, please call.

Sincerely,



Robert James
President



March 27, 2014

Dr. Betty J. Gaines
Bright Beginnings, Inc
128 M Street, NW, Suite 150
Washington DC, 20001

Good Day Dr. Gaines:

This letter is written with full support to your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE to a well needed state-of-the-art early childhood development center in our Ward. As a longtime principal and educator of the District of Columbia I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment in our community.

Our community is battled with a substantial large number of youth and shrinking numbers of quality early childhood programs combined with an immense number of homeless families, I would like to firmly offer my support in this redevelopment of this vacant site located directly across the street from our facility. Your commitment to providing quality early childhood education services, with a special sensitivity to children who come from families who are homeless is to be applauded.

I fully support your facility and the great things that this project will bring to our community and to our youth.

If there is anything that I can do to assist in this effort, please call do not hesitate to contact.

Sincerely,


Rahman Branch

3401 4th Street, SE
Washington, DC 20032
202-645-3400 main
202-645-3397 fax
www.balloudc.org

Ballou WE ARE
BALLOU

Exhibit D
Correspondence Between DDOT and Applicant's Traffic Consultant



May 23, 2014

Chris Kabatt, P.E.
Principal Associate
WELLS + ASSOCIATES
8730 Georgia Avenue, Suite 200
Silver Spring, Maryland 20910

Dear Mr. Kabatt,

Bright Beginnings (BBI) serves children whose families are living in crisis shelters or transitional housing across the city. Currently, there is a waiting list of over 200 families for our only center, located at Perry School Community Service Center at 128 M Street, NW. A large number of families currently served by the center and on the waiting list reside in shelters or transitional housing in Ward 7 and Ward 8. With this in mind, Bright Beginnings directed its search for a second center to be located in Ward 7 or Ward 8. Locating the child care center within walking distance or a close, convenient bus ride from the families served is an important factor in locating the new site and would minimize the dependence of using a car to drop off and pick up a child.

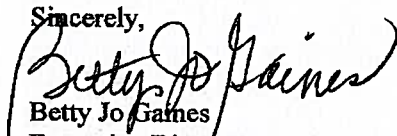
Currently, there are 10 families from Ward 7 and 16 families from Ward 8 enrolled at the current BBI center. In addition, there are 5 families in Ward 7 and 21 families in Ward 8 on BBI's waiting list. By locating the new center 'east of the river' in Ward 8, BBI will be in closer proximity to the following transitional housing sites where homeless families reside:

- a. SOME 736 Chesapeake Street, NE 20032
- b. Far South East Collaborative 4256 4th Street 20032
- c. Shelter Plus care 2652 4th Street, SE 20032
- d. Healthy Babies Project 4501 Grant Street, NE
- e. Griffin House 2765 Naylor Road, SE 20032
- f. Valley Place Transitional 1357 Valley Place, SE 20032
- g. Hope Apartments (COH) 3712 2nd Street, SE 20032
- h. JHP Naylor Road 2603 Naylor Road, SE 20020
- i. Partner of Arms III 342 37th Street, SE
- j. New Day Transitional 853 Yuma Street, SE 20032
- k. House of Ruth 3324 13th Street, NE 20020
- l. D.C. General Shelter 1900 Massachusetts Avenue, SE 20032

For those who will not walk to the site, the site is well served by transit, with two Metro bus stops serving six bus lines (the A2, A4, A8, A9, M8, and M9 lines). The first bus stop is located at the corner of 4th Street and Martin Luther King Jr. Avenue S.E. about 0.2 miles (or a four minute walk) from the site. The second bus stop is located close to the corner of 4th Street and Mississippi Avenue S.E. and also about 0.3 miles (or a four minute walk) from the site. Additionally, the Congress Heights Metro station on the green line is located one mile from the site at Alabama Avenue and 13th Street S.E. Sidewalks link the bus stops and Metro station to the site.

Please feel free to contact me if you have any questions.

Sincerely,



Betty Jo Gaines
Executive Director

Table I
Bright Beginnings
Site Trip Generation Analysis

Land Use	Amount	Unit	AM			PM		
			In	Out	Total	In	Out	Total
Vehicle Trips								
Daycare ⁽¹⁾	45	Staff	24	-	24	-	24	24
Transit Reduction	43%		(10)	-	(10)	-	(10)	(10)
Daycare ^(2, 3)	100	Children	<u>7</u>	<u>7</u>	<u>14</u>	<u>7</u>	<u>7</u>	<u>14</u>
Subtotal			21	7	28	7	21	28
 Person Trips ⁽³⁾								
Daycare ⁽²⁾	100	Children	128	51	180	51	128	180
	45	Staff	<u>24</u>	<u>-</u>	<u>24</u>	<u>-</u>	<u>24</u>	<u>24</u>
Subtotal			152	51	204	51	152	204

Notes: (1) Due to multiple staff shifts, it was assumed that 54% of staff would arrive during the same peak hour.

(2) Based on information received from Bright Beginnings, 77% of children would arrive in the same peak hour, and 86% would arrive by transit during the peak hour.

(3) Calculated assuming each adult accompanies 1.5 children.

Project Name & Applicant Team: Bright Beginnings	
Case Type & No. (PUD, LTR, etc.):	
Street Address:	
Current Zoning and/or Overlay District:	R4
Date of Filing:	
Estimated Date of Hearing:	
Description of Project: The subject site is located on the southeast corner of 4 th Street SE and Trenton Street SE. The Applicant is proposing to occupy the site with an early childhood development center for children 6 months to 3 years old. The proposed plan indicates a maximum of 100 children and 45 staff members. Access to a 20 parking space surface lot on the northern portion of the site would be provided on 4 th Street.	
1. Strategic Planning Elements (Planning Documents)	DDOT Comments/Action Items
Planning Guidelines: The CTR will address how the proposed development considers the primary city-wide planning documents, as well as localized studies. See Section 3.1 of the CTR guidelines for more information. Proposed Documents: The Comprehensive Plan, the DDOT Design and Engineering Manual, and the Public Realm Design Manual	The site is 0.3 miles from the intersection of Martin Luther King Jr and Alabama Avenues SE, which is proposed to be the southern terminus of two Circulator routes. The two Circulator routes proposed for MLK and Alabama are the St. Elizabeth's – H Street NE route and the Union Station – Camp Simms route. Both are in Phase II of the Circulator TDP.
2. Roadway Network, Capacity, & Operations	DDOT Comments/Action Items
<u>Vehicle Trip Generation Assumptions</u> Guidelines: Provide preliminary site-generated vehicle trips and mode split assumptions. In addition, provide the assumptions and supporting documentation behind the proposed mode split. See Section 3.2.1 of the CTR guideline for further information. Proposed preliminary mode split and supporting documentation: Based on information provided by Bright Beginnings, it is estimated that 43% of staff members and 86% of children would travel to and from the site using transit. Additional vehicle trip assumptions were made based on the attached survey regarding multiple staff shifts and the average children per adult. The site is estimated to generate 21 AM peak hour, peak direction trips and 21 PM peak hour, peak direction trips, as shown in the attached site trip generation analysis table. <u>Vehicle Site Access</u> Guidelines: If vehicle access is needed, at a minimum the CTR will provide the locations of access point(s) and desired access controls (full, right-in/right-out, etc.). See Section 3.2.2 of the CTR guidelines for any further requirements.	Please provide all details of the travel survey that was conducted to derive the rates proposed for the new development. Please provide the sight distance evaluation for all the non-signalized site driveways/alleys.

Access Location(s): Access Control: Existing curb cuts utilized: Existing curb cuts abandoned: Proposed curb cuts: Curb cut width and radii:	New curb cut on 4th Street. Unsignalized. One; on southern end of site to be used for loading and service. There is an option being considered without an off-street loading space because of the smaller operation being considered, i.e. 100 children and smaller building. Existing driveway on southern portion of the site. On 4th Street just south of Trenton Street.	Provide site access and circulation plan. Please provide curb cut details showing curb cut width and radii. Ensure the curb cut meets standards and requirements stated in the DDOT Design and Engineering Manual, and show these curb cuts in relation to curb cuts across the street for Ballou High School.
CTR Triggers for further vehicle analysis (for sections below) Guidelines: See Section 3.2.3 of the CTR guidelines to determine if a more comprehensive vehicle analysis is required. If so, completion of the remainder of the <i>Roadway Network, Capacity & Operations</i> section of the scoping form is required.		Please ensure to follow DDOT guidelines on vehicular and pedestrian interval calculation when providing any signal timing recommendations. Contact Ogechi Elekwachi at ogechi.elekwachi@dc.gov if you need a copy of the latest guideline.
Development Scenarios Guidelines: See Section 3.2.4 of the CTR guidelines for discussion of the required development scenarios. Proposed Development Scenarios: Based on updated program to 100 children and mode split assumptions, vehicular intersection study is not required. Existing Background Future		Please provide build out year of the development.
Vehicle Study Area Guidelines: See Section 3.2.5 of the CTR guidelines for discussion of the study area. Proposed Study Area intersections, including access points (attach figure at end of Scoping Form as needed): 1. 4th Street SE and Savannah Street SE 2. 4th Street SE and Trenton Street SE 3. 5th Street SE and Trenton Street SE 4. 4th Street SE and Mississippi Avenue SE 5. 4th Street SE and Site Driveway		
Data Collection and Hours of Analysis Guidelines: See Section 3.2.6 of the CTR guidelines for discussion of the required data collection and hours of analysis. Proposed turning movement count intersections: Counts will be conducted on a typical day from 7:00 AM to 10:00 AM and from 4:00 PM to 7:00 PM at all study intersections when DC Public Schools and Congress are in session.		

<u>Roadway Improvements</u> Guidelines: The study will account for approved and funded roadway improvement projects within the study area that are expected to begin before the proposal's horizon year. See Section 3.2.8 of the CTR guidelines. Proposed roadway improvements: NA	Please review the current Transportation Improvement Proposals (TIP) for the area and consult with DDOT regarding any public roadway improvements likely to be in place by the project horizon year.
<u>Background Developments</u> Guidelines: The study will account for vehicle trips generated by developments in the study area that have an origin/destination within the study area. See Section 3.2.8 of the CTR guidelines. Proposed background development: Unoccupied townhomes just south of proposed development.	
<u>Background Growth</u> Guidelines: The study will account for annual growth or decrease in through traffic on minor and principal arterials that pass through the proposed study area. See Section 3.2.9 of the CTR guidelines. Proposed annual background growth: None of the streets in the study area are classified as an arterial, they are either a collector or local street. However, based on a review of historic count data, an annual background growth rate of 0.5% will be applied to through traffic on Mississippi Avenue SE and 4th Street SE. Table summarizing the historic count data is attached and will be discussed in the traffic study.	Provide the percent growth rate to be used in the analysis. This will require you to resubmit this scoping form with this information.
<u>Site Trip Distribution & Assignment</u> Guidelines: Trips generated by the site will be distributed throughout the study area network. See Section 3.2.10 of the CTR guidelines for information in trip distribution and assignment. Proposed site distribution and assignment (attach figures, as needed, at end of Scoping Form): A site trip generation table is attached. Trip generation assumptions were derived from the attached survey done by Bright Beginnings at their existing facility at 128 M Street NW Washington D.C. Site trips will be distributed based on existing travel patterns and target market area of southeast Washington.	
<u>Analysis Methodology</u> Guidelines: Capacity analyses are typically performed using Highway Capacity Manual (HCM) methodologies or a similar industry recognized software. See Section 3.2.11 of the CTR guidelines. Proposed analysis methodology: Synchro 7	Please provide Synchro input files along with the study submittal. Provide the delay, 95th percentile back of queue and LOS results for each movement and approach of the study intersections for all traffic condition analyses. When you perform a capacity analysis

preclude the proposed mode split, then mitigation of these deficiencies is required. See Section 3.3.4 of the CTR guidelines for mitigation requirements of the bike and pedestrian network. For informational purposes only. Mitigation will be documented in the final CTR. No information is required in the scoping form.	
4. Transit Service <u>CTR Triggers for Transit Mode Share</u> Guidelines: A CTR is required to include some level of analysis of the transit network, based on several potential factors. See Section 3.4.1 of the CTR guidelines to determine the minimum analysis requirements and if a more comprehensive transit analysis is required. If so, completion of the remainder of the <i>Transit Service</i> section of this scoping form is required.	DDOT Comments/Action Items
<u>CTR Transit Study Area</u> Guidelines: If further analysis of the transit network is triggered, see Section 3.4.2 of the CTR guidelines for determining the requisite study area. Proposed transit study area: The CTR will identify adjacent bus stops and Congress Heights Metro station (Green Line) and discuss access to the site.	The site is 0.9 miles from the Congress Heights Metro station, which serves the Green line. The site is not directly adjacent to any bus stops, but several Metrobus routes run a few blocks away from the site. The nearby Metrobus routes are: A2, A4, A6, A7, A8, A9, M8, M9, and W4. Metrobuses run on the following surrounding streets: Martin Luther King Jr Avenue SE, Alabama Avenue SE, 4th Street SE, Savannah Street SE, 6th Street SE, and Mississippi Avenue SE.
<u>Analysis of Transit Network</u> Guidelines: Analysis of the transit network will incorporate both a quantitative and qualitative review. See Section 3.4.3 of the CTR guidelines for further information. Proposed transit analysis: NA	Please identify rail and bus service in the vicinity including peak and off-peak headways.
<u>Transit Trip Mitigation</u> Guidelines: Proposed mitigation of transit impact may be needed, given certain impacts to the network. See Section 3.4.4 of the CTR guidelines for more information. For informational purposes only. Mitigation will be documented in the final CTR. No information is required in the scoping form.	

5. Site Access and Loading Guidelines: At a minimum, the Applicant is required to show site access for vehicles, pedestrians and bicyclists. In addition, DDOT has additional policies for site access and loading as they relate to public space. See Section 3.5 of the CTR guidelines for additional information regarding these policies. Freight/Delivery The study will identify existing and proposed commercial vehicle access to the site. See Section 3.5.1 of the CTR guidelines. Motorcoach For developments that will generate significant tourist activity (hotels, museums, etc.) the study will discuss the site plan's accommodation of motorcoach access. See Section 3.5.2 of the CTR guidelines. Proposed loading analysis: NA	Please discuss the loading management plan for the proposed development: - Pick-up/ drop off location operation - Support temporary parcel delivery or truck delivery All motor vehicles accessing a loading dock driveway from a roadway shall both enter and exit a driveway entrance in a forward direction to avoid vehicle backing in the public space. Please provide appropriate swept path analysis using AutoTURN or otherwise to show that this design requirement will be met.
6. Parking Guidelines: Minimum requirements exist for documenting parking needs and constraints, regardless of development size. Further requirements may be needed for larger developments. See Section 3.6 of the CTR guidelines. Proposed loading analysis: NA	Please indicate how many, if any, parking spaces will be displaced with the proposed student drop off. Driveway designs that require trucks to make sharp or wide turns where it connects with public space should be avoided - especially if trucks would have to negotiate the turn from more than one lane away from the inside curb. A trash truck can be between 8 – 8.5' wide, 13 – 13.6' tall, and 35 – 40' long. Please show truck turn movement diagrams for how a truck of this size would access the site and truck maneuvering diagrams for loading.

DDOT requests an estimation of the number and type of commercial accessing the site, an estimated delivery schedule, and verification that no turning maneuvers will interfere with roadway operations or on-street parking lanes. If any buses or shuttle use is anticipated to transport the children to/from the facility, DDOT requests a plan for how those motorcoaches access the site and where loading/unloading will occur.	
7. Transportation Demand Management <u>Triggers for a TDM Plan</u> Guidelines: All developments are encouraged to produce TDM plans, regardless of size. See Section 3.7 of the CTR guidelines. Proposed TDM Plan: Transportation Demand Management (TDM) strategies and incentives for encouraging alternate modes of transportation will be discussed with DDOT.	
8. Performance Monitoring & Measurement Guidelines: Development of a certain size may need to incorporate a performance monitoring element as a condition of zoning approval. See Section 3.8 of the CTR guidelines for more information. For informational purposes only. Requirements for performance monitoring will be coordinated with the DDOT case manager.	
9. Safety Guidelines: The CTR will demonstrate that the site will not create or exacerbate existing issues for all modes of travel. See Section 3.9 of the CTR guidelines for further information. Proposed safety analysis: Safety analyses will be completed for the new curb cut to ensure appropriate site distances. Provide the analyses in terms of crash data and rates at the study intersections and provide the mitigation measures to improve the vehicular and pedestrian safety. Show the breakdown of crash types reported for the any intersections with a crash rate of over 1.0 per MEV. Provide adequate mitigation measures in order to improve the safety condition	

10. Streetscape/Public Realm	if applicable.
Guidelines: DDOT expects new developments to rehabilitate streetscape infrastructure between the curb and property lines. The applicant must work closely with DDOT and OP to ensure that design of the public realm meets current standards. See Section 3.10 of the CTR guidelines for direction on streetscape rehabilitation. These guidelines are provided to inform that public realm design standards may alter an Applicant's intended use of public space.	The site plans currently show parking in public space. Please reconfigure parking and revise site plans so that the area paved over in public space for parking is instead landscaped, as required by the DC Municipal Regulations.

Information/Data Requests (List requested data from DDOT after each field below:

- District planning documents:
- Local planning documents, including small area plans:
- Information on programmed and/or funded roadway improvements in study area:
- Studies for background developments in study area:
- Signal Timings:
- Crash:

Proposed Scheduled:

Submit Scoping Document:

DDOT comments on Scoping Document:

Transportation Consultant/Applicant responses to comments:

Submission of Report to DDOT:

Zoning Commission or BZA Hearing Date:

Attach any Figures, Tables, and Appendices here:

Historical ADT Growth Rate

[illegible]

Roadway	Compounded Growth Rate				
	Growth from 2002 to 2012	Growth from 2002 to 2011	Growth from 2002 to 2010	Growth from 2002 to 2009	Growth from 2002 to 2008
	0.41%	0.45%	0.84%	0.38%	1.13%
4th Street SE	0.32%	0.36%	0.80%	0.45%	1.06%
Mississippi Avenue SE (east of 4th)	0.45%	0.50%	1.09%	0.61%	1.46%
Mississippi Avenue SE (west of 4th)	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
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Exhibit E
Site Plans, Elevations, and Architectural Plans

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 7, 2014

Plat for Building Permit of SQUARE 5969 LOTS 169 - 187

Scale: 1 inch = 40 feet Recorded in Book 199 Page 71

Receipt No. 14-06181

Furnished to: **EMERSON HAMILTON**

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn , and dimensioned accurately to the same scale as the property lines shown on this plot; and that by reason of the proposed improvements to be erected as above, hereon the area of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all lot divisions or combinations permitted at the Office of Tax & Revenue are correctly depicted, and It is further certified and agreed that accessible parking areas were required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations; and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the selection of the accessible parking areas with respect to the Highway Department approved curb and alley grade will not result in a loss of grade along the right-of-way. The minimum vertical clearance for overhead structures shall be 20 feet. Any other dimensions or figures or in any part of such drawings or specifications, insofar as they conflict with the provisions of the City Ordinance No. 6879, relating to the policy of the Highway Department, permits a maximum degree of intensity of 12%, of the public parking and private needed presently). Owner/agent shall internally defend, and hold the District, costs, claims, damages, liabilities, and amounts harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorney's fees and court costs) arising out of death of or injury to any person or damage to any goods therein or on adjacent to the Property and directly or indirectly caused by any acts done hereunder or any such omissions of Owner/agent provided, however, that the foregoing limitation shall not apply to any losses costs, claims damages, liabilities and causes of action due solely to the gross negligence or wilful misconduct of District or its officers, employees or agents.

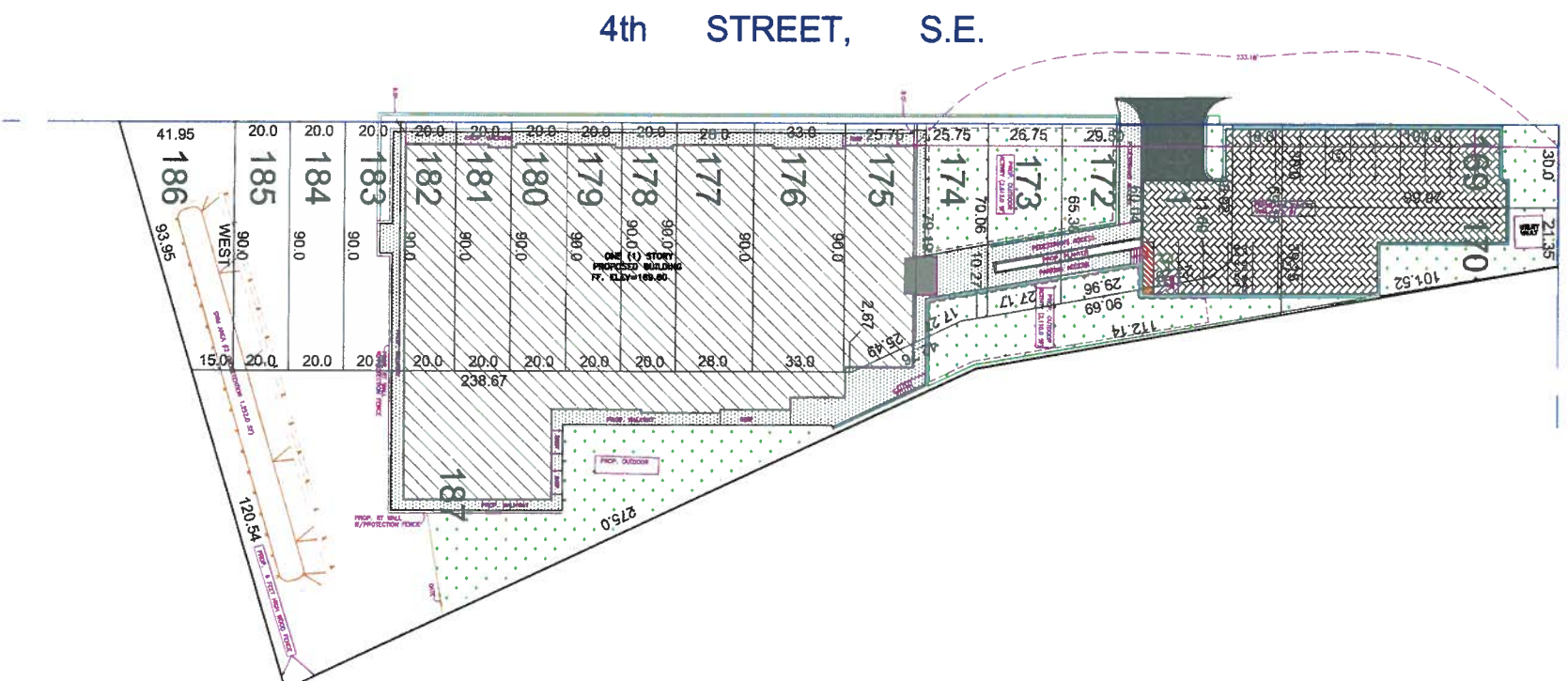
Date: _____

Date:

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

TRENTON
STREET, S.E.



DRAWING LIST

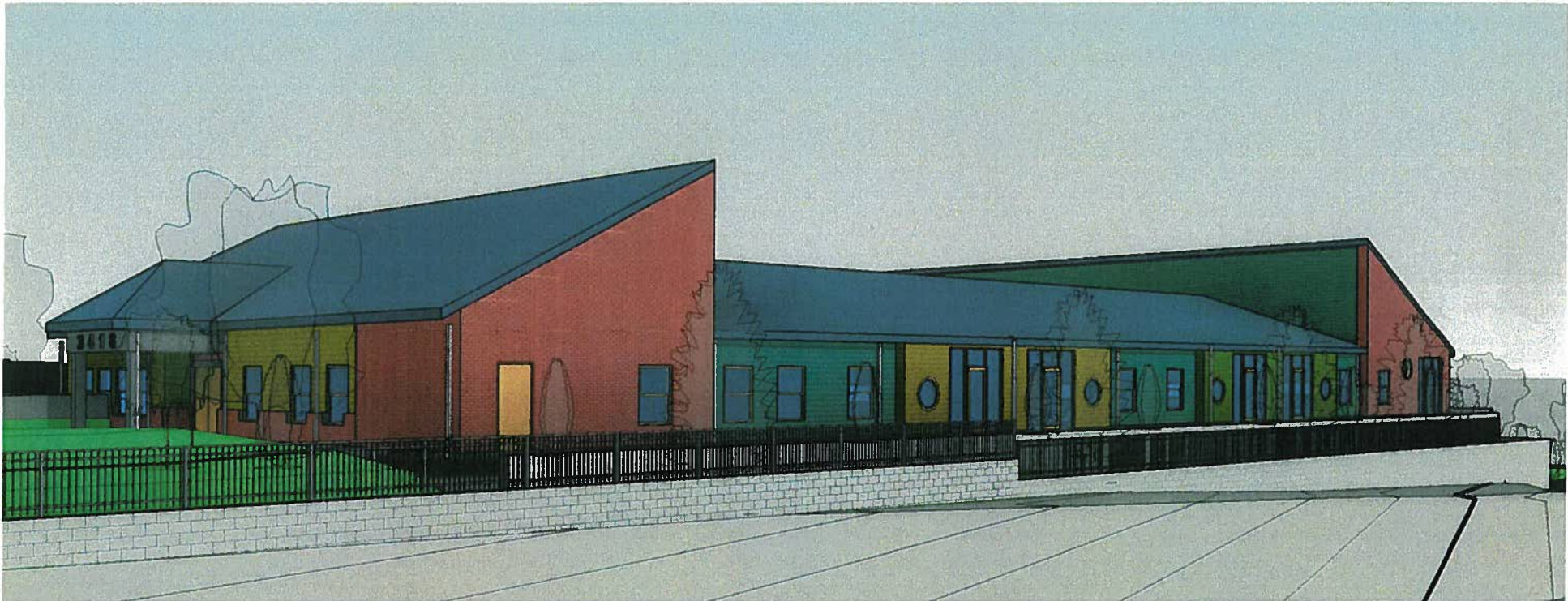
COVER SHEET
CS-1 COVER SHEET

CIVIL
C-100 EXISTING CONDITIONS
C-101 SITE PLAN
C-102 CONCEPT STORMWATER PLAN
LP-101 LANDSCAPE PLAN

ARCHITECTURAL
A-101 ARCHITECTURAL SITE PLAN
A-102 ARCHITECTURAL FLOOR PLAN
A-201 ARCHITECTURAL BUILDING ELEVATIONS
A-202 ARCHITECTURAL BUILDING ELEVATIONS

BRIGHT BEGINNINGS DAY CARE CENTER
EAST OF THE RIVER

BZA APPLICATION SET
JUNE 19, 2014



HAMILTON ASSOCIATES, LLC

CS-1 COVER SHEET

JUNE 19, 2014



BRIGHT BEGINNINGS DAY CARE
CENTER, EAST OF THE RIVER

3418 4TH STREET, S.E.
WASHINGTON, DC 20032

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS

DC-BENCHMARK

SOUTHWEST CORNER 1ST CONCRETE STEP MAIN ENTRANCE ABRAM SIMON SCHOOL @ 4TH STREET AND MISSISSIPPI AVE S.E.

ELEVATION = 71.70

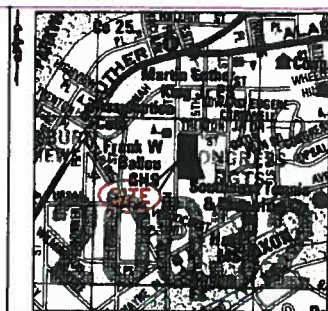
Node #	North	East	Elev	Descr
1	8632.2867	3828.0366	167.33	trav pt
2	8392.3910	3468.8408	155.66	trav pt
3	8578.7420	3624.6740	171.30	ty pt
4	8446.3301	3670.7127	167.60	ty pt
5	8311.2131	3470.0288	148.85	cc fd
6	8311.2828	3528.0386	147.87	cc fd
7	8311.2067	3521.0429	148.25	cc fd

LEGAL DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN THE DISTRICT OF COLUMBIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

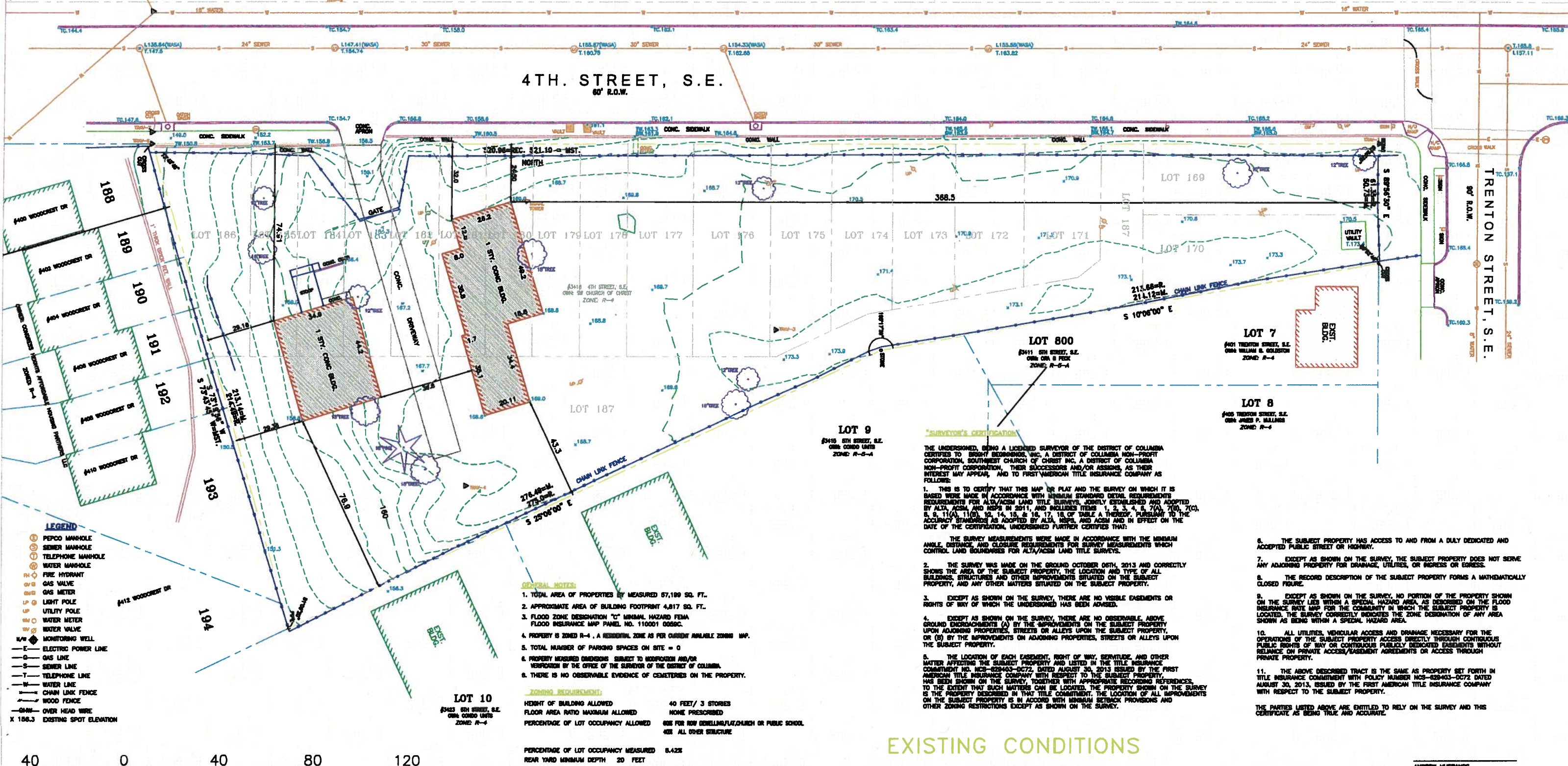
LOTS 169 THROUGH 187, INCLUSIVE IN SQUARE 5969 IN A SUBDIVISION MADE BY 3418 4TH STREET S.E., LLC, AS PER PLAT RECORDED IN LIBER NO. 199 AT FOLIO 71 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

SCALE: 1" = 40'



VICINITY MAP

SCALE: 1" = 2000'



4TH STREET, S.E.
60' R.O.W.

TRENTON STREET, S.E.
90' R.O.W.

GENERAL NOTES

- TOTAL AREA OF PROPERTIES BY MEASURED 67,199 SQ. FT.
- APPROXIMATE AREA OF BUILDING FOOTPRINT 4,817 SQ. FT.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 0066C.
- PROPERTY IS ZONED R-4, A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE ZONING MAP.
- TOTAL NUMBER OF PARKING SPACES ON SITE = 0
- PROPERTY MEASURED DIMENSIONS SUBJECT TO MODIFICATION AND/OR VARIATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.

ZONING REQUIREMENTS

HEIGHT OF BUILDING ALLOWED 40 FEET / 3 STORIES
FLOOR AREA RATIO MAXIMUM ALLOWED NONE PRESCRIBED
PERCENTAGE OF LOT OCCUPANCY ALLOWED 80% FOR ROW (RELLING), CHURCH OR PUBLIC SCHOOL
40% ALL OTHER STRUCTURE
PERCENTAGE OF LOT OCCUPANCY MEASURED 8.42%
REAR YARD MINIMUM DEPTH 20 FEET

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE DISTRICT OF COLUMBIA CERTIFIES TO BRIGHT BEGINNING DAYCARE, INC. A DISTRICT OF COLUMBIA NON-PROFIT CORPORATION, SOUTHWEST CHURCH OF CHRIST INC. A DISTRICT OF COLUMBIA NON-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, AND TO FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NEPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 11(A), 11(B), 12, 14, 15, 16, 17, 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NEPS, AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT:
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.
- THE SURVEY WAS MADE ON THE GROUND OCTOBER 06TH, 2013 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. NCS-628443-0072, DATED AUGUST 30, 2013 ISSUED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM DETAIL PROVISIONS AND OTHER ZONING RESTRICTIONS EXCEPT AS SHOWN ON THE SURVEY.

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CORRECT FIGURE.
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.
- ALL UTILITIES, VEHICULAR ACCESS AND DRAINAGE NECESSARY FOR THE OPERATIONS OF THE SUBJECT PROPERTY ACCESS DIRECTLY THROUGH CONTIGUOUS PUBLIC RIGHTS OF WAY OR CONTIGUOUS PUBLICLY DEDICATED EASEMENTS WITHOUT RELIANCE ON PRIVATE ACCESS/EASEMENT AGREEMENTS OR ACCESS THROUGH PRIVATE PROPERTY.
- THE ABOVE DESCRIBED TRACT IS THE SAME AS PROPERTY SET FORTH IN TITLE INSURANCE COMMITMENT WITH POLICY NUMBER NCS-628443-0072 DATED AUGUST 30, 2013, ISSUED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 203
LANHAM, MARYLAND 20706
ENGINEERS
SURVEYORS
CONSULTANTS

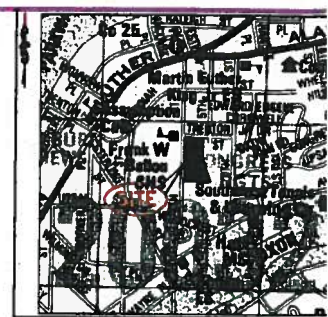
BRIGHT BEGINNING DAYCARE
3418 4TH STREET, S.E.
LOTS 169 THRU 187 SQUARE 5969

DATED:

ANDREW HUSBANDS
LICENSED NO.

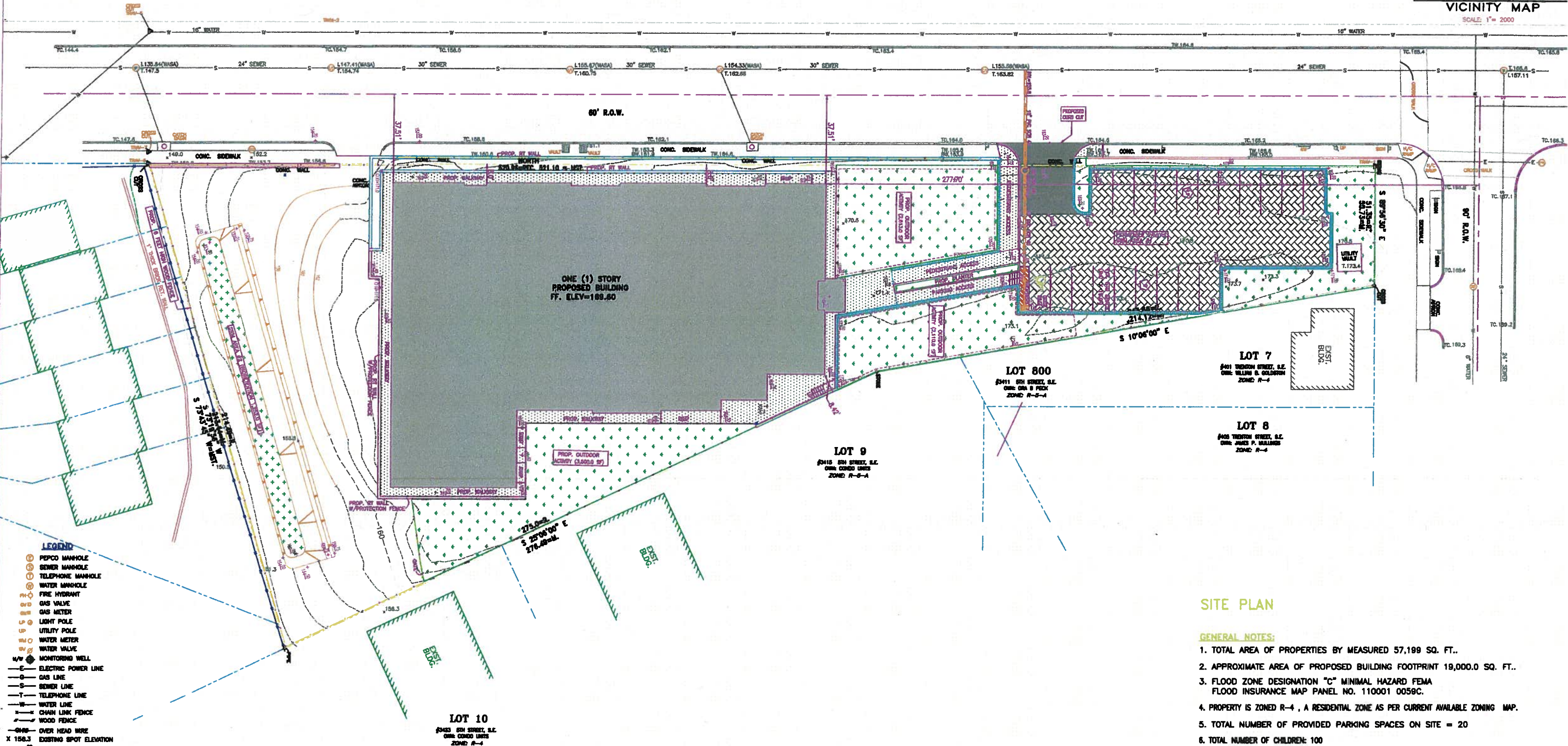
C-100

SCALE: 1" = 40'



VICINITY MAP

SCALE: 1" = 2000



SITE PLAN

GENERAL NOTES:

1. TOTAL AREA OF PROPERTIES BY MEASURED 57,199 SQ. FT..
2. APPROXIMATE AREA OF PROPOSED BUILDING FOOTPRINT 19,000.0 SQ. FT..
3. FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 0059C.
4. PROPERTY IS ZONED R-4 , A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE ZONING MAP.
5. TOTAL NUMBER OF PROVIDED PARKING SPACES ON SITE = 20
6. TOTAL NUMBER OF CHILDREN: 100
7. REQUIRED OUTDOOR ACTIVITY AREA: 7,500.0 SF (75 SF OUTDOOR ACTIVITY AREA PER CHILD)
8. PROPOSED OUTDOOR ACTIVITY AREA: 8,223.0 SF
9. WATER CONNECTION WILL BE FROM THE EXISTING ONSITE WATER VAULT.
10. EXISTING SEWER LINE WILL BE RE-USED OR UPGRADED BASED ON THE CCTV.
11. A SAFETY FENCE WILL BE PROVIDED AROUND THE ENTIRE PROPERTY AS SPECIFIED BY THE AUTHORITIES.

C-101 SITE PLAN

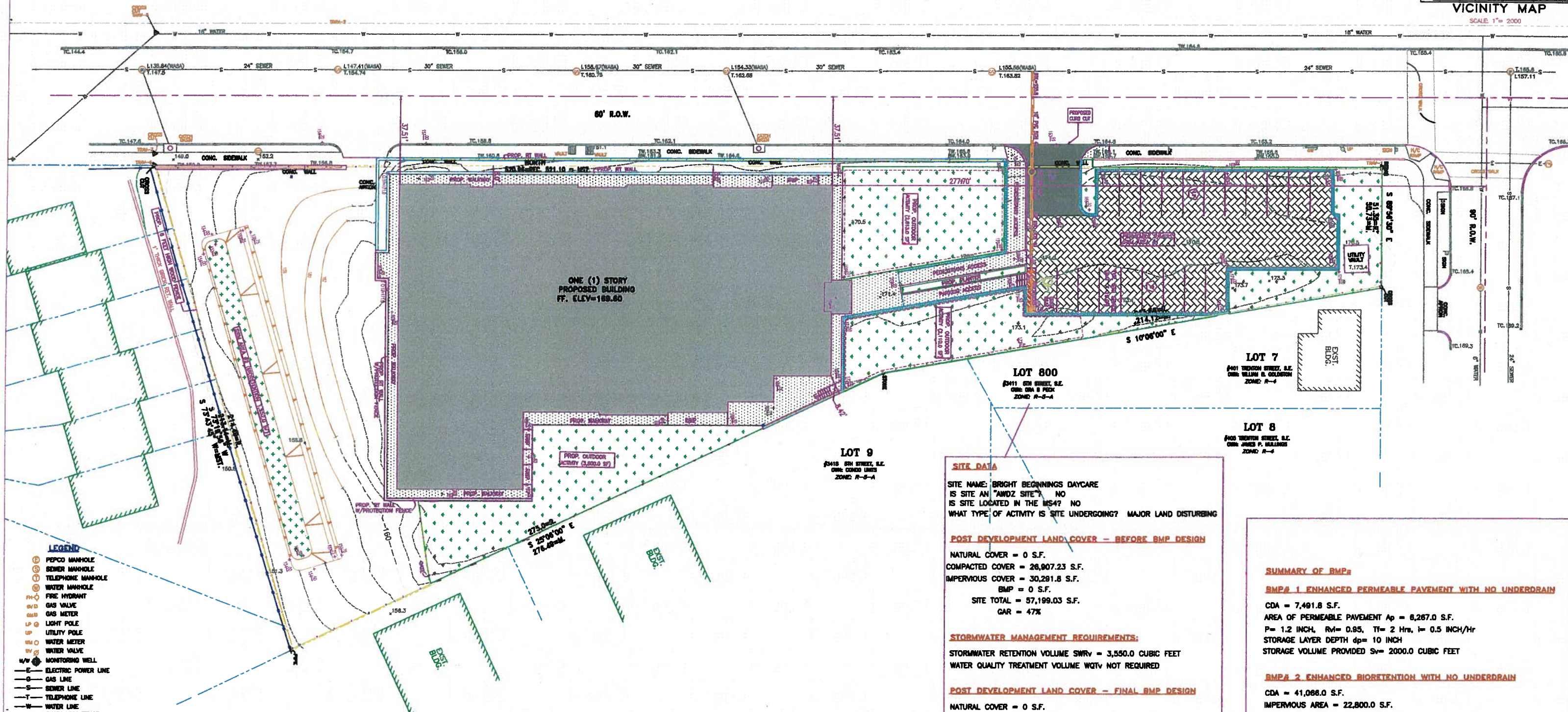
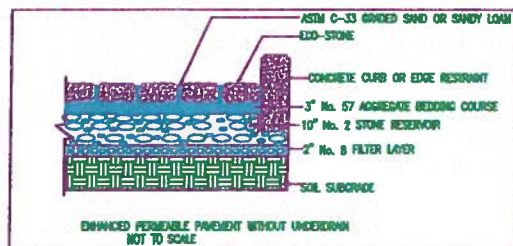
AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 203
LANHAM, MARYLAND 20706

BRIGHT BEGINNING DAYCARE
3418 4TH STREET, S.E.
LOTS 169 THRU 187 SQUARE 5969

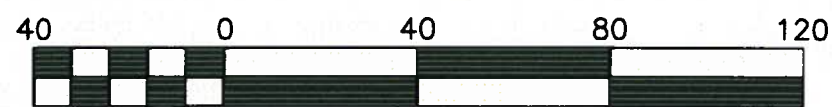
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND**
- PEPCO MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - WATER MANHOLE
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - LIGHT POLE
 - UTILITY POLE
 - WATER METER
 - WATER VALVE
 - MONITORING WELL
 - ELECTRIC POWER LINE
 - GAS LINE
 - SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVER HEAD WIRE
 - EXISTING SPOT ELEVATION
 - PROPOSED GRADE ELEVATION



Scale 1" = 40'

CONCEPT C-102 STORMWATER PLAN

AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 203
LANHAM, MARYLAND 20706

BRIGHT BEGINNING DAYCARE
3418 4TH STREET, S.E.
LOTS 169 THRU 187 SQUARE 5969

SITE DATA

SITE NAME: BRIGHT BEGINNINGS DAYCARE
IS SITE AN "AMDZ SITE"? NO
IS SITE LOCATED IN THE MS4? NO
WHAT TYPE OF ACTIVITY IS SITE UNDERGOING? MAJOR LAND DISTURBING

POST DEVELOPMENT LAND COVER - BEFORE BMP DESIGN

NATURAL COVER = 0 S.F.
COMPACTED COVER = 26,907.23 S.F.
IMPERVIOUS COVER = 30,281.8 S.F.
BMP = 0 S.F.
SITE TOTAL = 57,189.03 S.F.
GAR = 47%

STORMWATER MANAGEMENT REQUIREMENTS:

STORMWATER RETENTION VOLUME SWRV = 3,550.0 CUBIC FEET
WATER QUALITY TREATMENT VOLUME WQTV NOT REQUIRED

POST DEVELOPMENT LAND COVER - FINAL BMP DESIGN

NATURAL COVER = 0 S.F.
COMPACTED COVER = 25,655.0 S.F.
IMPERVIOUS COVER = 24,024.8 S.F.
BMP = 7,519.0 S.F.
SITE TOTAL = 57,189.03 S.F.
GAR = 57.9%

TOTAL SWRV VOLUME PROVIDED IS 4,754.4 CUBIC FEET

SUMMARY OF BMPs

BMP# 1 ENHANCED PERMEABLE PAVEMENT WITH NO UNDERDRAIN

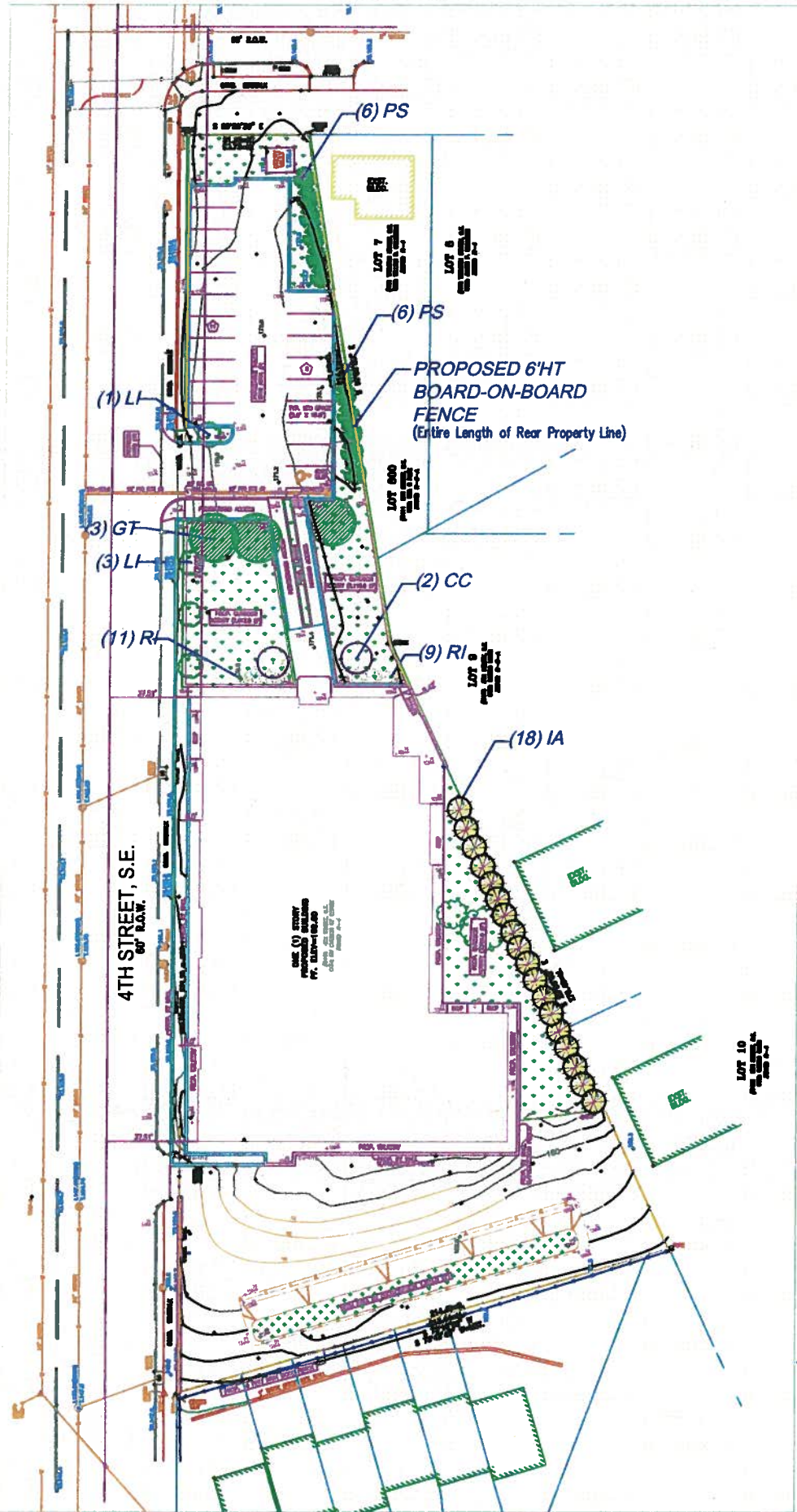
CDA = 7,491.8 S.F.
AREA OF PERMEABLE PAVEMENT A_p = 8,267.0 S.F.
 $P = 1.2$ INCH, $R_v = 0.95$, $T_t = 2$ Hrs, $I = 0.5$ INCH/Hr
STORAGE LAYER DEPTH $d_p = 10$ INCH
STORAGE VOLUME PROVIDED $S_v = 2000.0$ CUBIC FEET

BMP# 2 ENHANCED BIORETENTION WITH NO UNDERDRAIN

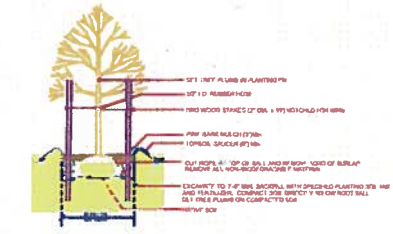
CDA = 41,066.0 S.F.
IMPERVIOUS AREA = 22,800.0 S.F.
COMPACTED COVER = 18,266.0 S.F.
FILTER MEDIA DEPTH = 54 INCH
GRAVEL OR STONE DEPTH = 12 INCH
BIORETENTION SURFACE AREA: BOTTOM (1,252.0 S.F.) AND TOP (1,384.0 S.F.)
BIORETENTION SURFACE PONDING DEPTH = 6 INCH
STORAGE VOLUME PROVIDED $S_{vpractices}$ = 2,754.4 CUBIC FEET

PLANTING NOTES:

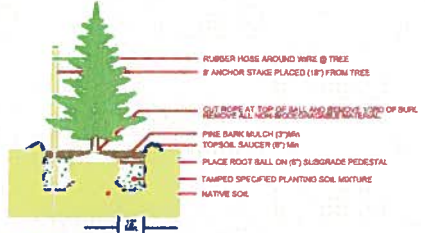
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MUST LOCATE AND VERIFY ALL EXISTING UTILITY LINES TO THEIR OWN SATISFACTION PRIOR TO PLANTING. THE CONTRACTOR MUST REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS PERMITTED TO MAKE MINOR ADJUSTMENTS IN THE FIELD TO AVOID SUCH CONFLICTS DUE TO EXISTING AND PROPOSED CONDITIONS.
2. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPANT (IF APPLICABLE) ALL PLANT MATERIALS CALLED FOR ON THE LANDSCAPE PLAN AND/OR LISTED IN THE PLANT SCHEDULE.
3. ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
4. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR NINETY (90) DAYS AFTER THE COMPLETION OF PLANT INSTALLATION. MAINTENANCE SHALL CONSIST OF KEEPING ALL PLANTS IN A HEALTHY GROWING CONDITION.
5. ALL PLANTING AREAS SHALL CONTAIN A PLANTING SOIL MIX COMPRISED OF 2/3 SCREENED LOAM AND 1/3 PEAT MOSS OR LEAF COMPOST AMENDED WITH 'PLANTONE' ORGANIC FERTILIZER, OR EQUAL AT THE RATE RECOMMENDED BY MANUFACTURER.
6. LOAM USED IN PLANTING BEDS SHALL BE UNIFORM IN COMPOSITION, FREE OF STONES LARGER THAN ONE (1) INCH AND SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
7. ALL PLANTS MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
8. ALL PLANT MATERIAL SHALL BE SET PLUMB AND TO BEAR NATURAL RELATIONSHIP WITH FINISHED GRADE.
9. ALL PLANT MATERIAL SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
10. STAKING AND WRAPPING SHALL BE DONE IN ACCORDANCE TO THE LANDSCAPE SPECIFICATION GUIDELINES.
11. CERTIFYING LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE FINAL NUMBER AND TYPE OF PLANTS INSTALLED AND WHERE THEY WILL BE PLACED ON SITE. CERTIFYING LANDSCAPE ARCHITECT MAY AUTHORIZE DEVIATION APPROVED PLAN BASED UPON FIELD/SITE CONDITIONS, AND IN COORDINATION WITH DCRA INSPECTOR.



THIS PLAN FOR LANDSCAPE USE ONLY



6 SHADE TREE DETAIL NOT TO SCALE



5 EVERGREEN TREE DETAIL NOT TO SCALE



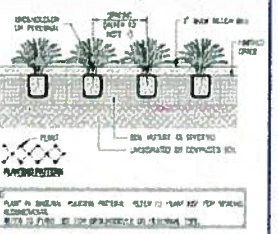
4 ORNAMENTAL TREE DETAIL NOT TO SCALE



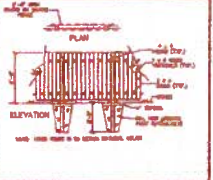
3 SHRUB PLANTING DETAIL NOT TO SCALE



2 GROUND COVER SPACING DETAIL NOT TO SCALE



1 GROUND COVER PLANTING DETAIL NOT TO SCALE



5 FENCE DETAIL NOT TO SCALE



VICINITY MAP
38°46'45.86"N 76°53'43.16" W Elev.:3517'
Imagery Date: 10/12/2012



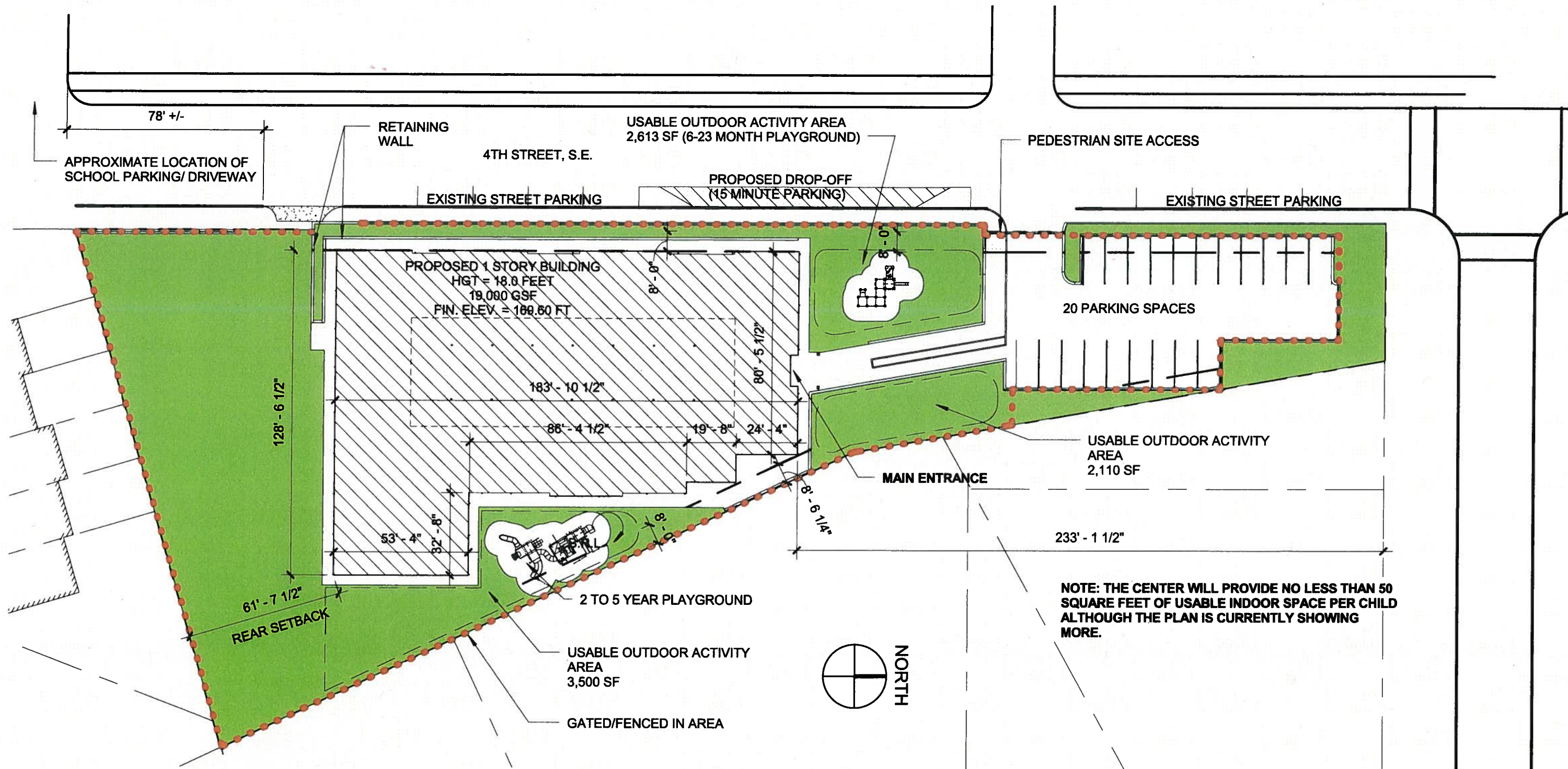
DATE	
REVISION	
NO.	

SHEET TITLE	LANDSCAPE PLAN
PROJECT TITLE	BRIGHT BEGINNINGS DAYCARE EAST OF THE RIVER 3418 4TH STREET, S.E. WASHINGTON, DC 20032

CLIENT	HAMILTON ASSOCIATES, LLC 3203 SHORTRIDGE LANE BOWIE, MARYLAND 20721
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FILE	214-0226/DWG
DATE	JUNE 27, 2014
SCALE	1" = 30'
PLAN NUMBER	LP-101

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS	SPACING	NATIVE
DECIDUOUS TREES						
GT	3	Gleditsia triacanthos 'Inermis'	Thornless Honey Locust	2 1/2" - 3" Cal. - B&B/Thornless Variety	Space Per Plan	X
SHRUBS						
RI	18	Rhododendron Indicum	Andromeda	18" - 24" Ht. 3 Gal.	30" - 36" O.C.	X
EVERGREEN TREES						
PS	12	Pinus strobus	White Pine	6" - 8" Ht.	See Plan	X
AH	18	Ilex x Attenuata	Foster's Holly	6" - 8" Ht.	See Plan	X
ORNAMENTAL TREES						
CC	2	Cornus canadensis	Chinese Redbud	10' - 12' Ht.	Space Per Plan	X
U	4	Lagerströmia Indica	Crape Myrtle	10' - 12' Ht.	Space Per Plan	X



1 ARCHITECTURAL SITE PLAN

A-101 SCALE 1" = 40'-0"

BZA Application Set



Hamilton ASSOCIATES LLC

A-101 ARCHITECTURAL SITE PLAN

JUNE 19 2014



BRIGHT BEGINNINGS DAY CARE CENTER, EAST OF THE RIVER

3418 4TH STREET, S.E.
WASHINGTON, DC 20032



HAMILTON ASSOCIATES, LLC

A-102 ARCHITECTURAL FLOOR PLAN

JUNE 19, 2014



BZA Application Set

BRIGHT BEGINNINGS DAY CARE CENTER, EAST OF THE RIVER

3418 4TH STREET, S.E.
WASHINGTON, DC 20032

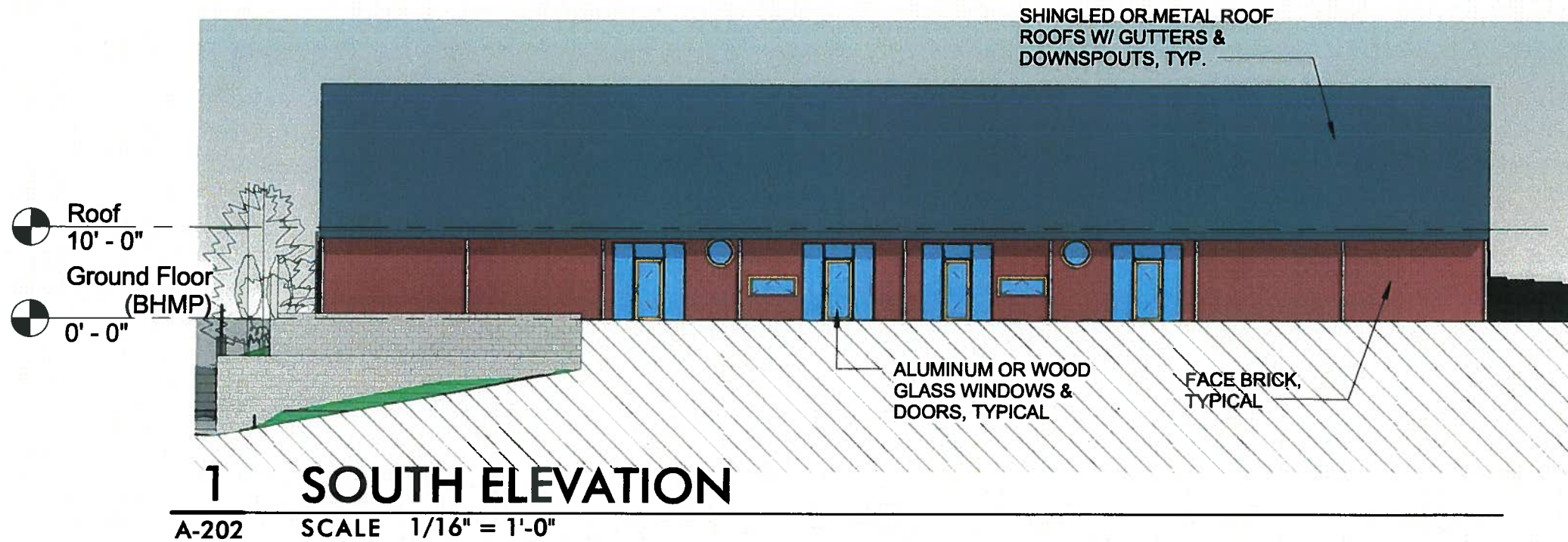


1 NORTH (FRONT) ELEVATION
A-201 SCALE 1/16" = 1'-0"



2 WEST (4TH STREET) ELEVATION
A-201 SCALE 1/16" = 1'-0"

BZA Application Set



BZA Application Set



A-202 ARCHITECTURAL BUILDING ELEVATIONS

JUNE 19 2014



BRIGHT BEGINNINGS DAY CARE CENTER, EAST OF THE RIVER

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WASHINGTON, DC 20032