

DETAILED STATEMENT OF EXISTING AND INTENDED USE OF THE STRUCTURE

The structure, ground floor of 4226-4228 4th Street SE, Washington DC, currently houses an Early Childhood Center for children ages 0-5. The upper two floors of the structure at 4226-4228 4th Street SE contain affordable rental units that serve low and moderate-income families. These addresses are part of Atlantic Gardens, a 108 unit multifamily development.

The current Certificate of Occupancy for a Child Development Center, Permit Number C01403243, allows an Occupancy Load of 24 including 20 children and 4 staff. The CO was issued on 9/9/2015.

The District of Columbia Office of the State Superintendent of Education granted a license to operate the facility as a Child Development Facility, License Number CDC-910225, on 11/19/2014. The license was issued to UPO @ Atlantic Gardens Early Childhood 4228 4th Street SE.

The intended use of the structure remains the same, an Early Childhood Center. The Exception requested will allow an occupancy load of 42 including 33 children ages 0-5 and 9 staff. The exception complies with the structure's R-5-A zoning and the requirements of Section 205.

There are 138 low-income children ages 0-5 at Atlantic Gardens and Southern Hills. The later located directly across the street from Atlantic Gardens. The current CO allows 20 children or only 15% of the potential demand. Approval of the requested Exception will allow an additional 13 children at the Center. These low-income children and their parents

desperately need the school readiness and health screening programs provided by UPO at the Center.

UPO, The United Planning Organization of the District of Columbia, operates the Early Childhood Center that serves the residents of Atlantic Gardens and nearby properties.

The childcare center provides school readiness for children ages 0 to 5 from low-income families by enhancing their cognitive, social and emotional development.

Program Elements include:

- Evidence-based, national early learning curriculums that include:

Early development of language and literacy skills

Physical health and development

Nutrition

Disabilities services

Intervention

- Transitional and mental health services
- Family support using nationally certified family development practitioners to provide guidance for families navigating the pathway to self-sufficiency. Based on the national Head Start family framework UPO supports