



# BZA Case No. 19816

2461 Wisconsin Avenue, N.W.  
Square 1299, Lot 959

# Property Background and Requested Relief

- » 2461 Wisconsin Avenue, N.W. (Square 1299, Lot 959)
- » Zoned R-12
- » The Property is presently improved with a building that previously served as the headquarters of the International Union of Operating Engineers
- » The Applicant requests special exception approval pursuant to 11-X DCMR § 901.2 and 11-U DCMR § 203.1(g) to locate a daytime care facility at the Site
- » The Applicant proposes to renovate the interior of the existing building to accommodate the proposed daytime care facility

# Background on the Applicant and KinderCare Learning Center

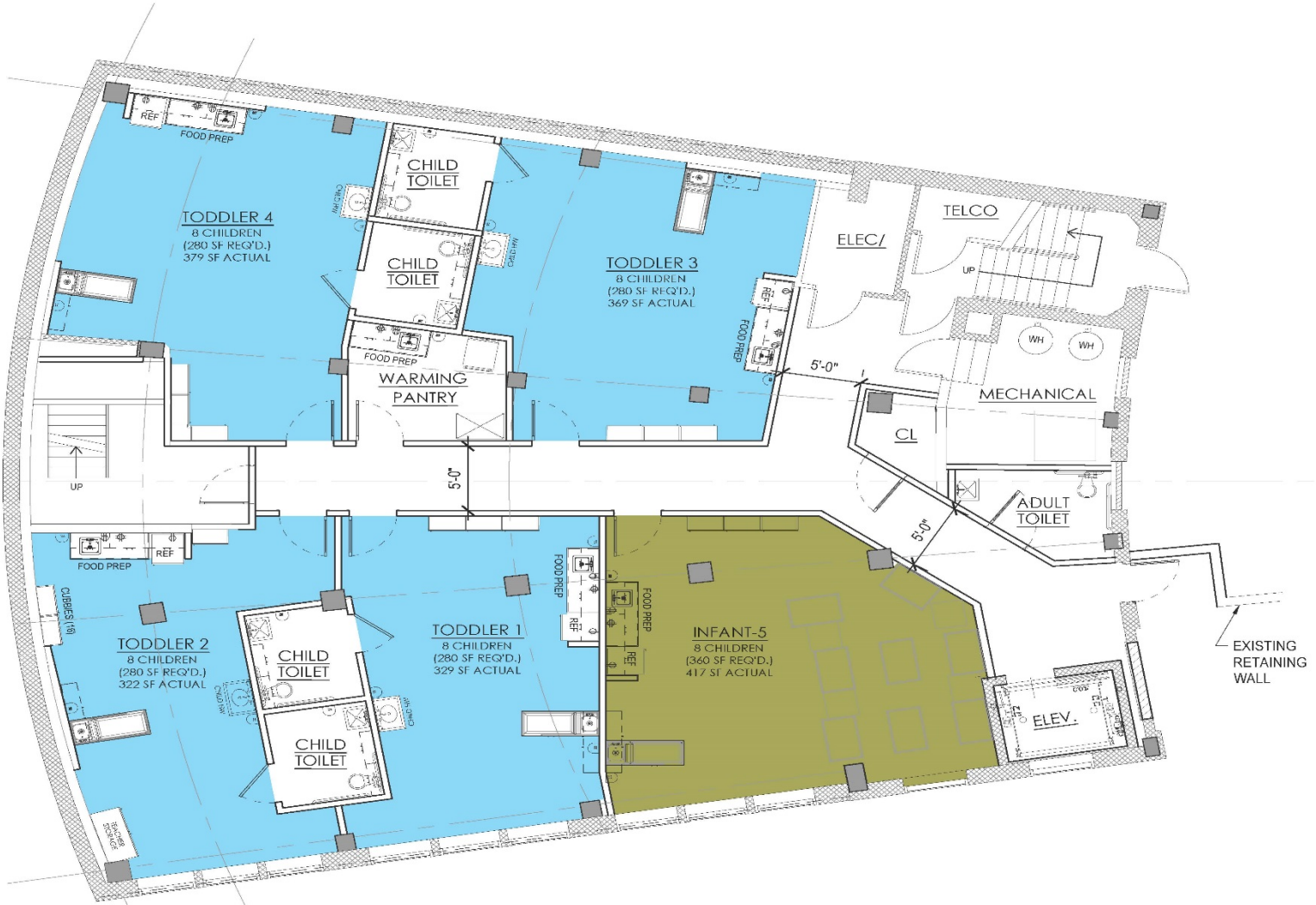
- » InSite Real Estate is a national developer and owner of high quality commercial real estate throughout the United States.
- » Extensive community outreach with ANC 3B, ANC 3C, and Georgetown Heights Condominium Board
- » The operator of the daytime care facility will be the KinderCare Learning Center, which is an operator of child care and early childhood education facilities.
- » KinderCare provides educational programs for children from six weeks to 12 years old. Approximately 200,000 children are enrolled in more than 1,600 early childhood education community centers, over 600 before-and-after school programs, and over 100 employer-sponsored centers in 39 states and the District of Columbia.
- » The daytime care facility on the Property will be licensed through the Office of the State Superintendent of Education (“OSSE”), will serve a maximum of 128 students ages 6 weeks to five years old, and will include a total of 26 staff members.

● OCCUPANCY									
ROOM	ROOM	DC RATIO	KLC RATIO	DC MAX. CHP.	KLC MAX. CHP.	STAFF	SF/CHILD REQ.	AREA REG.	ACT. AREA
INFANT 1 (6mth-12m)		1:4	1:4	8	8	2	45	360	472
INFANT 2 (6mth-12m)		1:4	1:4	8	8	2	45	360	424
INFANT 3 (6mth-12m)		1:4	1:4	8	8	2	45	360	447
INFANT 4 (6mth-12m)		1:4	1:4	8	8	2	45	360	417
INFANT 5 (6mth-12m)		1:4	1:4	8	8	2	45	360	322
TODDLERS 1 (12m-30m)		1:4	1:4	8	8	2	35	280	322
TODDLERS 2 (12m-30m)		1:4	1:4	8	8	2	35	280	369
TODDLERS 3 (12m-30m)		1:4	1:4	8	8	2	35	280	379
TODDLERS 4 (12m-30m)		1:4	1:4	8	8	2	35	280	420
DISC. PRESCHOOL 1 (30m-36m)		1:8	1:6	16	12	2	35	420	444
DISC. PRESCHOOL 2 (30m-36m)		1:8	1:6	16	12	2	35	420	564
MULTI-AGE 1 (2y-5y)		1:8	1:6	16	12	2	35	560	571
MULTI-AGE 2 (2y-5y)		1:8	1:6	16	12	2	35	560	571
TOTALS				128	96	26			

● RATIOS & GROUP SIZES ARE BASED ON ADULT-CHILD RATIOS

● BUILDING DATA		
PROPOSED BUILDING AREA:	FIRST LEVEL	47,426.51
	SECOND LEVEL	47,426.51
	TOTAL	94,853.02
PROPOSED BUILDING CAPACITY (CHILDREN):		198
BUILDING AREA PER CHILD:		915
FOOTPRINTS REQUIRED:		1 TOILET PER 20 CHILDREN
SEKS REQUIRED:		1 SINK PER 10 CHILDREN

NOTE: FIXTURES ARE DEDUCTED FROM INDOOR AREA CALCULATIONS FOR CLASSROOMS  
 THE PLANS SHOWN ARE PRELIMINARY AND CONCEPTUAL IN NATURE FOR DISCUSSION PURPOSES ONLY. THESE PLANS HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH BUILDING CODE. ADDITIONAL INFORMATION WILL BE REQUIRED TO DETERMINE FULL COMPLIANCE WHICH MAY AFFECT THE PLANS OR FEASIBILITY OF THE LAYOUT.



FIT PLAN C  
SCALE: NTS



KinderCare  
Wisconsin Ave.  
2461 WISCONSIN AVE NW  
WASHINGTON DC

REVISIONS	
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FIT PLAN  
LOWER  
LEVEL

DATE 05/21/18  
JOB NO. 18106

FP-C  
SHEET NO.

17710 Dalton Avenue Lakewood, Ohio 44107  
Phone (419) 521-5134 Fax (216) 521-4824  
www.aadarchitects.com

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● OCCUPANCY										
ROOM	ROOM	DC RATIO	ESC RATIO	DC MAX. GRP.	KLC MAX. GRP.	STAFF	SF/CHILD REQ'D.	AREA REQ'D.	ACT AREA	
INFANT 1 (60m-12m)		1:4	1:4	8	8	2	45	360	472	
INFANT 2 (60m-12m)		1:4	1:4	8	8	2	45	360	424	
INFANT 3 (60m-12m)		1:4	1:4	8	8	2	45	360	456	
INFANT 4 (60m-12m)		1:4	1:4	8	8	2	45	360	407	
INFANT 5 (60m-12m)		1:4	1:4	8	8	2	45	360	417	
TODDLERS 1 (12m-30m)		1:4	1:4	8	8	2	35	280	329	
TODDLERS 2 (12m-30m)		1:4	1:4	8	8	2	35	280	322	
TODDLERS 3 (12m-30m)		1:4	1:4	8	8	2	35	280	369	
TODDLERS 4 (12m-30m)		1:4	1:4	8	8	2	35	280	379	
DISC. PRESCHOOL 1 (30m-36m)		1:8	1:6	1.6	1.2	2	35	420	490	
DISC. PRESCHOOL 1 (30m-36m)		1:8	1:6	1.6	1.2	2	35	420	444	
MULTI-AGE 1 (3y-5y)		1:8	1:8	1.6	1.6	2	35	560	564	
MULTI-AGE 2 (3y-5y)		1:8	1:8	1.6	1.6	2	35	560	571	
TOTALS								128	26	

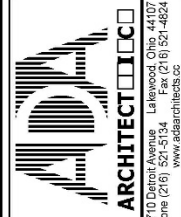
\*RATIOS & GROUP SIZES ARE BASED ON ADULT-CHILD RATIOS

● BUILDING DATA		
PROPOSED BUILDING AREA:	LOWER LEVEL	+/- 4,201 SF
	FIRST LEVEL	+/- 4,205 SF
	SECOND LEVEL	+/- 4,205 SF
	TOTAL	+/- 12,611 SF
PROPOSED BUILDING CAPACITY (CHILDREN):		126
BUILDING AREA PER CHILD:		99.3
TOILETS (WOMEN):	1 FLOOR	PK 10 CHAIRMAN
TOILETS (MEN):	1 FLOOR	PK 10 CHAIRMAN

NOTE: TOILETS ARE LOCATED IN MAIN CORRIDOR AREA. CALCULATIONS FOR CLASSIFICATIONS:  
 THE PLANS SHOWN ARE PRELIMINARY AND CONCEPTUAL IN NATURE FOR DISCUSSION PURPOSES ONLY.  
 THESE PLANS HAVE NOT BEEN EXAMINED FOR COMPLIANCE WITH BUILDING CODES. ADDITIONAL  
 INFORMATION WILL BE REQUIRED TO DETERMINE FULL COMPLIANCE WHICH MAY ALTER THE PLANS OR  
 BE REQUIRED BY THE AGENCY.



FIT PLAN C  
SCALE: NTS



1770 Cherry Avenue, Lakewood, Ohio 44107  
 Phone (216) 521-5154 Fax (216) 521-4824  
 www.aadarchitects.com

2461 WISCONSIN AVE NW WASHINGTON DC

KinderCare  
Wisconsin Ave.

REVISIONS	
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FIT PLAN  
FIRST LEVEL

DATE 05/21/18  
JOB NO. 18106

FP-C  
SHEET NO.



● OCCUPANCY											
ROOM	ROOM	DC RATIO	SLC RATIO	DC MAX. GRP.	SLC MAX. GRP.	STAFF	ST/CHILD REQ.	AREA REQ'D.	ACT. AREA		
INFANT 1 (6m-12m)		1:4	1:4	8	8	2	45	360	472		
INFANT 2 (6m-12m)		1:4	1:4	8	8	2	45	360	474		
INFANT 3 (6m-12m)		1:4	1:4	8	8	2	45	360	455		
INFANT 4 (6m-12m)		1:4	1:4	8	8	2	45	360	447		
INFANT 5 (6m-12m)		1:4	1:4	8	8	2	45	360	417		
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DISC. PRESCHOOL 2 (30m-36m)		1:8	1:6	16	12	2	35	420	444		
MULTI-AGE 1 (3y-5y)		1:8	1:8	16	16	2	35	560	564		
MULTI-AGE 2 (3y-5y)		1:8	1:8	16	16	2	35	560	571		
TOTALS				128	96						
* RATIOS & GROUP SIZES ARE BASED ON ADULT CHILD RATIOS											
● BUILDING DATA											
PROPOSED BUILDING AREA:		LOWER LEVEL	+/- 4,201 SF								
		FIRST LEVEL	+/- 4,200 SF								
		SECOND LEVEL	+/- 4,208 SF								
		TOTAL	+/- 12,616 SF								
PROPOSED BUILDING CAPACITY (CHILDRN):		138									
BUILDING AREA PER CHILDRN:		96.3									
TOILETS REQUIRED:		1 TOILET PER 10 CHILDREN									
SINKS REQUIRED:		1 SINK PER 10 CHILDREN									
NOTE: FIXTURES ARE EXCLUDED FROM INDOOR AREA CALCULATIONS FOR CLASSROOMS											
THE PLANS SHOWN ARE PRELIMINARY AND CONCEPTUAL IN NATURE FOR DISCUSSION PURPOSES ONLY.											
THESE PLANS HAVE NOT BEEN MODIFIED FOR COMPLIANCE WITH BUILDING CODE. ADDITIONAL INFORMATION WILL BE NEEDED TO DETERMINE FULL COMPLIANCE WHICH MAY ALTER THE PLANS OR FEASIBILITY OF THE PROJECT.											



KinderCare  
 Wisconsin Ave.  
 2461 WISCONSIN AVE NW  
 WASHINGTON DC

ARCHITECT I C O  
 17710 District Avenue, Lanham, MD 21111  
 Phone: (216) 521-1334  
 Fax: (216) 521-4824  
 www.architectico.com

REVISIONS	
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**FIT PLAN**  
**SECOND**  
**LEVEL**  
 DATE 05/21/18  
 JOB NO. 18106  
**FP-C**  
 SHEET NO.

**FIT PLAN C**  
 SCALE: NTS



WELLS + ASSOCIATES

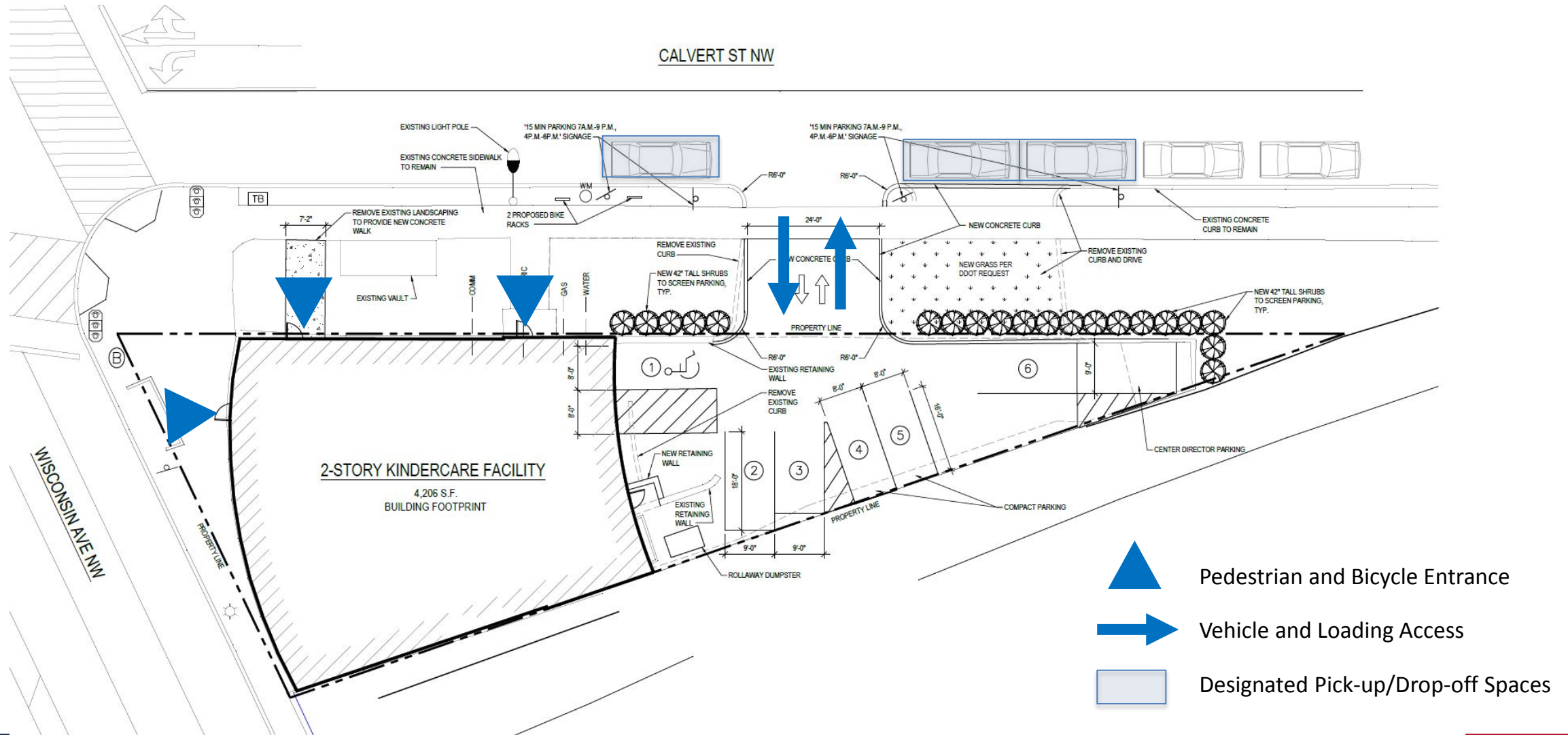
# 2461 WISCONSIN AVENUE NW

## Transportation Overview

September 12, 2018

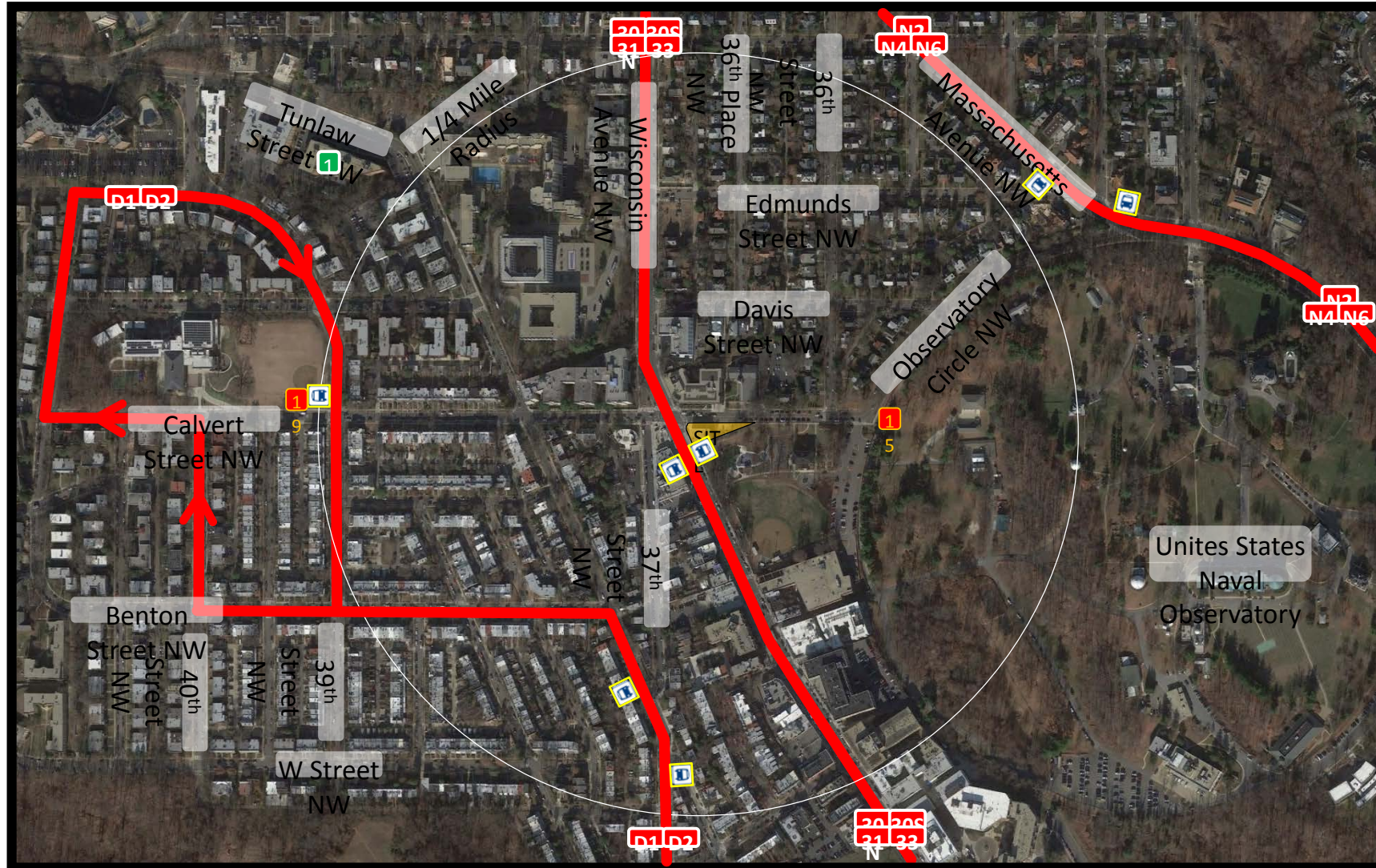


# Site Circulation – Ground Floor





# Multi-Modal Transportation Options



# Trip Generation

Trip Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
<b>12,616 SF Daycare (128 Students, 26 Staff) – LUC 565</b>						
Total Person Trips	148	130	278	198	222	420
<i>Non-auto Trips (49%)</i>	<i>73</i>	<i>64</i>	<i>137</i>	<i>97</i>	<i>109</i>	<i>206</i>
<i>Transit (21%)</i>	<i>31</i>	<i>27</i>	<i>58</i>	<i>42</i>	<i>47</i>	<i>89</i>
<i>Pedestrian/Bicycle (28%)</i>	<i>42</i>	<i>37</i>	<i>79</i>	<i>55</i>	<i>62</i>	<i>117</i>
Person Vehicle Trips (51%)	75	66	141	101	113	214
<b>Vehicle Trips<sup>1</sup></b>	<b>38</b>	<b>33</b>	<b>71</b>	<b>34</b>	<b>37</b>	<b>71</b>

1. Vehicle trips converted from person trips based on 2009 NHTS data.

# Proposed Transportation Management Plan

- Provide signage in the parking lot indicating the 6 compliant spaces should be used for pick-up/drop-off,
- Participate in WMATA's SmartBenefits program, or another similar program,
- Offer employees a transit subsidy of no less than \$25 per paycheck,
- Complete and submit a carpooling plan to DDOT's TDM coordinator,
- **Offer a one-time annual Bikeshare membership to employees at the time the site opens,** and
- Conduct monitoring studies post-construction to ensure compliance with the TDM Plan, as outlined in DDOT's report.



# Conclusions

- The proposed access conforms to DDOT standards by narrowing the existing curb cut on Calvert Street NW and providing front-in/front-out access.
- To mitigate the impact of the proposed project, the Applicant will implement a comprehensive TDM Plan.
- To ensure the orderly flow of traffic and minimize the impacts on the adjacent street network, the Applicant will provide parents/guardians with a detailed pick-up/drop-off plan.
- With the proposed improvements, the project has been designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.