

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 3B**  
**GLOVER PARK AND CATHEDRAL HEIGHTS**



**Testimony Before the Board of Zoning Adjustment re Case #19816**  
**September 12, 2018**

My name is Jackie Blumenthal. I am Vice-Chairman of ANC3B which serves the neighborhoods of Glover Park and Cathedral Heights. The single member district I represent, 3B-02, includes the Glover Park commercial area and the property under discussion at this hearing.

On June 14, 2018, ANC3B unanimously passed a resolution expressing enthusiastic support for the approval of a special exception to the zoning code to allow a child care facility to operate at 2461 Wisconsin Avenue NW. A copy of that resolution has previously been submitted.

The Glover Park community was offered a chance to comment on the project by announcing in May the ANC's intent to vote on such a resolution in June. We also widely advertised the public presentation by InSite Real Estate, the Applicant, and its potential child-care tenant that would occur at the ANC's regularly scheduled June meeting. During that meeting, attendees were offered every chance to question the presenters about any issues that concerned them and no objections or obstacles surfaced.

Additionally, the project was written about in the Glover Park Gazette, a monthly newsletter distributed by hand to homes and apartment buildings, in the local Current newspaper, which reported on the June meeting, and in the ANC's meeting minutes which are posted online. We are fully confident that our support for this project is shared by the vast majority of residents. Instead of hearing concerns from people, in fact, I received several emails from parents asking how soon the facility would open and how to enroll their children.

The chief reason we favor granting of this exception is that there is a real need for child care and early learning facilities not only in Glover Park and Cathedral Heights, but in surrounding neighborhoods as well. At our local public elementary

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school, for example, the demand is so strong for admission to the pre-kindergarten classes that children can only be admitted by lottery, even if they live within the school's service boundaries. Those who lose the lottery must make other arrangements, often far from home.

The overcrowding at Stoddert School reflects a growing population of young families in Glover Park, which has created demand for goods and services in the community that cater to their needs. Having a child care facility at this gateway location, where the Glover Park neighborhood begins, would significantly boost ongoing efforts by the community to strengthen the commercial center and attract more family-friendly retail and services.

Right now, that property sits vacant, visibly so, and instead of advertising a vital, family-centric message about Glover Park, as the proposed child care facility would, the vacancy projects a negative image of an otherwise up-and-coming area. Back in 2014, we were hopeful that a deal between the union that owns the building and a DC charter school would go through. While it did not, due to the school deciding at the last minute to locate elsewhere, the surrounding neighborhoods were very involved in assessing the feasibility of having a school and children at that site. At two, well-attended public meetings, we discussed pedestrian safety issues, parking, traffic, and drop-off/pick-up concerns, as well as the effect on the much-used playground which abuts the building.

Everything we learned then was brought to bear during preliminary discussions with the team from InSite Real Estate and their potential child-care tenants. The Applicants for this zoning variance were respectful of community concerns and responsive to our suggestions for overcoming them. The plans for moving the front entrance of the building away from the bus stop, as well as for managing drop-off, pick-up and parking all reflect concerns that we raised and solutions we proposed. These interactions have assured us that should any other issues arise, the Applicants would listen and be quick to address them.

Another aspect of this project that strengthened its appeal to the neighborhood is that it involves no alteration of the building's footprint. Some of those with interest in the vacant Union building wanted to add a third floor, for example, something that would have been unacceptable to residents of the Georgetown Heights Condominiums across Calvert Street. Others foresaw major construction to refit the site for residential units, which would have been impossibly disruptive at that busy intersection and bus stop. I note for the record that the Georgetown Heights Condo Association, representing the residents who live the closest to the proposed new facility, has submitted a letter of support for granting the requested special exception approval.

The property at 2461 Wisconsin Avenue occupies the northwest corner of a parcel of land devoted entirely to recreation, on which sits Guy Mason rec center, a regulation sized baseball field, and one of the city's most popular playgrounds for young children. The building itself is separated from that parcel by its position on top of a hill overlooking the grounds. A daytime child-care facility at that site would be in perfect harmony with the surrounding area and will not, in any way, adversely affect the use of that neighboring property. While that corner of land has always been zoned for residential use, it has never been put to that use. We can think of no better way to re-designate the use of that parcel of land than to allow a special exception for the child-care facility.

On behalf of the residents of Glover Park and Cathedral Heights and in my position as Advisory Neighborhood Commissioner, I urge the Board to approve the Applicants' request for the special exception to the zoning code. Thank you.

BEFORE THE ZONING COMMISSION AND BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 - ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Under the Zoning Act, the Board of Zoning Adjustment (BZA) is the final authority on all zoning matters. The Board of Zoning Adjustment (BZA) is the final authority on all zoning matters. The Board of Zoning Adjustment (BZA) is the final authority on all zoning matters.

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION

|                                       |  |            |  |
|---------------------------------------|--|------------|--|
| Case No.:                             | 19816  | Case Name: | InSite Real Estate Investment Properties LLC - Applicant |
| Address or Square/Lot(s) of Property: | 2461 Wisconsin Ave NW (Sq. 1299, Lot 959)              |            |  |
| Relief Requested:                     | Special exception to locate daytime childcare facility |            |  |

ANC MEETING INFORMATION

|  |  |   |   |
|--|--|---|---|
| Date of ANC Public Meeting:                  | 14/06/18   | Was proper notice given?:                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Description of how notice was given:         | Posted to various list serves at least one week prior; announced at previous ANC meeting; posted as usual on ANC3B website |   |   |
| Number of members that constitutes a quorum: | 3  | Number of members present at the meeting: | 5   |

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

See attached "Resolution Regarding Zoning Application No. 19816..."

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

"ANC3B enthusiastically supports approval of the zoning special exception sought by Applicant and requests BZA to move forward on the application positively and expeditiously."

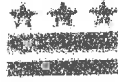
AUTHORIZATION

|  |   |   |              |
|--|---|---|--------------|
| ANC  | 3 B                                     | Recorded vote on the motion to adopt the report (i.e. 4-1-1): | 5-0 in favor |
| Name of the person authorized by the ANC to present the report:            | Jackie Blumenthal ANC3B-02 (Vice-Chair) |   |              |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: | Brian Turmail, Chair, ANC3B             |   |              |
| Signature of Chairperson/ Vice-Chairperson:                                |   | Date:   | 6-15-18      |

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE 2 § 406 AND SUBTITLE 4 § 405.

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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 3B**  
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**Resolution Regarding Zoning Application No. 19816**  
**Request for Zoning Special Exception for 2461 Wisconsin Avenue NW**

Whereas, InSite Real Estate Investment Properties LLC ("Applicant") has applied to the DC Board of Zoning Adjustment (BZA) for a special exception for use of the property owned by Chambers Trustees Local 99 IUOE located at 2461 Wisconsin Avenue NW in Glover Park;

Whereas, the Applicant is seeking the special exception in order to locate a daytime child care facility at that site, to be operated by KinderCare Learning Center, which will accommodate a maximum of 128 students ages one to five, and 26 staff members;

Whereas, the Board of Zoning Adjustment ("BZA") is authorized to grant a special exception where it finds the exception will be in harmony with the general purpose and intent of the Zone plan and will not tend to adversely affect the use of neighboring property;

Whereas, the Applicant has been working closely with the District Department of Transportation (DDOT) to resolve traffic and parking issues related to use of the property as a child care facility;

Whereas, the Applicant and KinderCare have indicated a willingness to market services first to nearby neighbors in order to encourage patronage by families who live within walking or easy biking distance;

Whereas, ANC3B has concluded there are strong and substantive reasons for supporting the application for the proposed child care facility:

1. There is a real need for child care and early learning facilities in the Glover Park and Cathedral Heights area represented by ANC3B, We believe KinderCare will appropriately fill this need, and the community is excited by the prospect of the new child care center,
2. The Applicant and KinderCare have worked to accommodate any concerns raised by the ANC and its constituents through the exchange of information, introductory meetings and a full presentation to the community at a duly noticed public meeting of ANC3B.
3. The Applicant has also reached out to neighbors abutting and adjacent to 2461 Wisconsin Avenue NW and received assurances that KinderCare would be a welcome addition to the area.

Therefore, BE IT RESOLVED that ANC3B enthusiastically supports approval of the zoning special exception sought by the Applicant and requests BZA to move forward on the application positively and expeditiously.

BE IT ALSO RESOLVED that ANC3B encourages the Applicant to continue working with DDOT on a plan for safe and convenient drop-off/pick-up parking and traffic flow.

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#19816 BZA

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BE IT FURTHER RESOLVED that Commissioner Jackie Blumenthal (ANC3B02) or her designee is authorized to represent the Commission on this matter.

This Resolution was APPROVED by a vote of 5-0 at a duly noticed public meeting of ANC3B on Thursday, June 14, 2018, at which a quorum was present. (A quorum is 3 of the 5 sitting members.)



Brian Turmail, Chairman



Ann Mladinov, Secretary