

September 11, 2024

**Via JZIS**

Board of Zoning Adjustment  
441 4th Street, N.W.  
Suite 210S  
Washington, DC 20001

**Re: Prehearing Submission - BZA Case No. 21101 – 245 Peabody Street, NW**

Dear Chairperson Hill and Members of the Board:

Enclosed are the following materials:

1. **Exhibit A -Plans**: Updated plans with the following changes:
  - Added more windows on the front/rear and west side;
  - Locking gate along the alley side ramp;
  - Bicycle parking on the property adjacent to the door to accommodate biking parents and encourage biking to the site;
  - Proposed fence and play area are also shown; and
  - More detailed elevations;
2. **Exhibit B-List of Proposed Conditions**: Based on discussions with the community and other approved CDCs, the Applicant is proposing a robust list of conditions to any BZA Order if approved. The conditions would also naturally include the TDM and PUDO measures listed in DDOT's report, which it coordinated with the Applicant.
3. **Exhibit C-Sample Conditions from other CDCs**: The Applicant is also including a chart with other approved child development centers approximately the same size or larger so the Board, ANC, and community may compare our proposed conditions to these other approved child development centers;
4. **Exhibit D-Community Outreach Summary and Community Comments Summary**: As this was filed in January, there has been lots of coordination and community outreach. The Applicant summarized the general comments/concerns raised at these meetings and how it is addressing those; and
5. **Exhibit E-Community Agreement-Construction Management Agreement**: The Applicant has proposed a Community Agreement that also encompasses a construction management agreement. This agreement also includes the proposed conditions, as well as measures that may not typically be included in a Board order as considered outside of the scope.

A transportation analysis is forthcoming, Traffic Consultants Symmetra have been retained

and they are coordinating with DDOT for the full list of TDM/PUDO measures that will also be conditions to any order.

Respectfully Submitted,

*Alexandra Wilson*

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Alexandra Wilson  
Sullivan & Barros, LLP

**CERTIFICATE OF SERVICE**

I hereby certify that on September 11, 2024, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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