

Genell Anderson
Washington, DC 20011

Case number 21101
September 24, 2024

I am opposed to the development at 245 Peabody Street, NW from a church to a day care that will serve 80 students.

Introduction

My name is Genell Anderson. My family and I have lived on Peabody Street, NW in Ward 4 since 1993. However, most relevant is that I and staff have designed and renovated properties throughout Manor Park and have presented before BZA. I am the owner of an architecture firm that specializes in urban development and renovations. My office was located at 6230 3rd Street, NW from 1998-2022. My office is now located in Glover Park, NW in Ward 3. I am opposed to the renovation of the church at 245 Peabody Street to house a child development center. Peabody Street cannot sustain additional traffic. Accordingly, both the spirit and technical aspects of R-1B zone have not been met. And more importantly the special exception has not been met. This opinion is shared by residents. See attached petition. The intent of creating special exception is to not destroy the character of the neighborhood, but to at a minimum maintain it. The traffic statement is vague and inconclusive. The traffic statement of June 2024 is not an industry standard Transportation Study. The Traffic Study was ultimately revised after a July 2024 meeting.

Per the DC Zoning website, the purposes of the R-1B zone are to:

- Protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and
- Stabilize the residential areas and promote a suitable environment for family life.

The R-1B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots.

My comments created from the review of the Transportation Statement submitted by Symmetra Design September 2024 with a date of June 7, 2024 :

1. Page 2- It is stated that the project is for 80 students. The resolution as read by Commissioners on September 23, 2024 stated that the cap will be 82 students.
2. Page 4 – DDOT recommended installing pick-up/drop off signage on Peabody Street directly adjacent to the daycare. It is graphically represented but not scaled.
3. - Parents work and will drop off children before work similar to what happens at the other child development center, Cap City. Drop off time WILL be similar. Symmetra should revisit " there will be staggered arrival and dismissal depending on parental needs, unlike a K-12 school with a specific start and dismissal time." My issue is that there will be infants who cannot walk in by themselves; parents will have to walk them in
4. Page 1- Symmetra states that a public charter school is .2 miles (1056 feet)east of the property. Capitol City Charter school, a child development center is located 560 feet from

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the property. Symmetra should graphically represent/define where .2 miles and 560 feet are located.

Who reviews the level of pollution based on idling of cars in the neighborhood?

The special exception have not been met. My comments as to why and how are as follows:

(1) The facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance;

- a. Traffic at the Capitol City Charter School (100 Peabody Street, NW) creates congestion on our small street. Many cars are driving from Maryland to drop their children off at Cap City. There is traffic from Wal-Mart, the police station and local traffic.
- b. At certain times (drop off and pick up) is difficult to impossible for residents of Peabody Street to navigate and find parking.
- c. Traffic brings about environmental problems, asthma and other respiratory problems. In 2017 my husband suffered a heart attack. EMS was able to maneuver Peabody Street. That would not have been possible during drop off and/or pick up because of traffic congestion. In the case of a health/fire emergency with two corners blocked off, how would vehicles get to any of the residents along the 200 block of Peabody Street. This is a serious safety concern not just for me, but my neighbors.
- d. Someone has to think about the children. Capitol City Charter school is license to serve 84 toddlers. The new child development center will serve 80 children from infancy to 4 ½ years. That is too many children in a two block area. There is a potential for parent and/or child getting harmed or worse.

(2) Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility;

- a. The off site play area is at Takoma Recreation area which is several blocks from the facility. Per architect's drawings of 245 Peabody St., NW there is only a very small play area.
- b. While the attorney has represented that there will only be 80 students and 20 staff. Per my occupant load chart, 149 young people can occupy this I-4 designation. This increase occupancy rate implicates number 1, "objectionable traffic conditions and drop off" It is my opinion that DOB and OSSE seriously review the occupant load of this facility. Can Zoning actually approve a limit of 80 students?

(3) The Board of Zoning Adjustment may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties; and

- a. The purpose of R-1B is to maintain the character.

(4) More than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility may be approved only when the Board of Zoning Adjustment finds that the

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cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors;

- a. 100 Peabody Street, NW, Capital City Public Charter School is 560 feet away from 245 Peabody St., NW. This is significant because it is less than 1000 feet away from each other. Neighbors have been working with Cap City to direct traffic, eliminate garbage, and create a safer environment for children who are walking to and from school. Speed bumps, traffic signs, permit parking, meetings with administration is an on going affair. There is talk of turning 100 block of Peabody Street into a one way street. Residence are constantly accommodating Cap City. I foresee the same issues arising if the proposed learning center is built.
- b. This is from the Capital City Public Charter School web site: *Pre-kindergarten classrooms at Capital City are multi-age, with each classroom typically hosting 8 three-year-olds and 11 four-year-olds. We have found that the benefits of a multi-age classroom include: teachers form strong relationships with children and families, as children are in the same classroom for two years; the collaborative nature of the multi-age classroom, where children have a strong voice in making decisions about the classroom with one another and with adults, creates a warm environment in which children feel recognized and important;*

C.

MY CHILD CARE DC		Child Development Facility Profile			District of Columbia Office of the State Superintendent of Education	
Facility Details		Facility Hours		Accreditation		
Name	Capital City Public Charter School	Monday	07:30 AM-06:00 PM	None		
Address	100 Peabody Street, NW , DC 20011	Tuesday	07:30 AM-06:00 PM			
Facility Type	CDC (Child Development Center)	Wednesday	07:30 AM-06:00 PM			
Contact	Steve LeBoo	Thursday	07:30 AM-06:00 PM			
Phone	(202) 808-9800	Friday	07:30 AM-06:00 PM			
Email	sleboo@ccpcs.org	Saturday	Closed			
Website	Not Available	Sunday	Closed			
License Information						
License Type		Full License				
A full license is issued when an applicant has demonstrated substantial compliance with the child development facilities regulations.						
Current License Begin Date	Sep 13, 2024					
Current License Expiration Date	Sep 30, 2027					
Current License Issuance Date	Sep 13, 2024					
Substantiated Complaints						
Substantiated Complaint: a grievance made by an individual or agency that has been investigated by OSSE or another government agency and proven to be true. Only complaints substantiated after 09/30/2017 will be posted on the website and maintained for a period of three years.						
Complaint Date	Allegation Type	Deficiency Code	Resolution Date			
Inspection Reports						
Initial Inspection – Inspection completed for a new applicant for child care licensure.						
Annual and Renewal Inspection Report – Inspections conducted at a licensed child care facility.						
Inspection Date	Inspection Type					

Respectfully,

Genell Anderson