

September 30, 2024

Via IZIS  
Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, DC 20001

**Subject: Letter in Opposition of BZA Case No. 21101 – 245 Peabody Street NW**

My name is Micah Bump, a District of Columbia resident and managing member of Pampero Properties, LLC and Solana Properties, LLC, two small business entities, incorporated in the District of Columbia, that provide commercial real estate leasing services in the District. Together, these entities lease space to four tenants currently operating child development centers within ANC4B03 and ANC4D02. I am writing to formally oppose BZA Case No. 21101, proposed by MENDOMAS LLC (the "Applicant"), for the property located at 245 Peabody Street NW ("the Property") in Single Member District 4B07.

BZA Case #21101, as proposed by MENDOMAS LLC (the "Applicant") is for a project located at 245 Peabody Street Northwest (the "Property") in Single Member District 4B07. This location is approximately 2-3 blocks from our 2 ANC4B03 child development center tenants and about 7 blocks from our 2 ANC4D02 child development center tenants.

While the ANC 4B Resolution #4B-24-0906 cites a city-wide shortage of child care slots as justification for supporting the Applicant's project, this broad claim fails to take into account the actual conditions within our immediate neighborhood. In contrast to the broader district-wide shortage, both ANC 4B and ANC 4D are experiencing an oversupply of child care facilities. Several existing providers in this area have recently downsized, and many are currently operating below capacity. The additional 82 child care slots proposed by the Applicant would exacerbate this problem, not solve it. This oversaturation does not serve the community's actual needs.

For example:

- **The Learning Curve CDC III** at 6226 Third St. NW in ANC 4B03 closed in July 2024 due to under-enrollment.
- **The Learning Curve CDC IV**, located at 6234 Third St. NW in ANC 4B03, is currently operating at 70% capacity, as confirmed by its owner, Ms. Tanetta Merritt (9/30/24).
- **2 New Heights Child Development Center** at 6207 Blair Rd. NW in ANC 4B07 is also operating at 75% capacity, as confirmed by its owner, Dr. Ernesta Battle (9/30/24).
- **Blandi's Child Development Center** at 504-506 Kennedy St. NW in ANC 4D02 is operating at 75% capacity, as confirmed by its director, Ms. Keira Fernandez (9/30/24).
- **The Children's Hut Child Development Center** at 510-512 Kennedy St. NW in ANC 4D02 is operating at 55% capacity, as confirmed by its director, Mr. Philip Johnson (9/30/24).

These figures demonstrate that there is no urgent local demand for additional child care facilities. Adding another center would only create unhealthy competition and jeopardize the viability of long-established providers, many of whom have built trust and strong relationships with the community over the years.

The introduction of another facility in an oversaturated market could lead to closures, service reductions, and ultimately fewer child care options for local families—not more.

In light of these concerns, I respectfully request that the BZA conduct a thorough analysis and issue a Full Order on this matter. The potential negative impact on existing child care centers and the community should not be overlooked. Thank you for your time and consideration.

Best,



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