

Government of the District of Columbia Advisory Neighborhood Commission 4B



RESOLUTION #4B-24-0906

**Supporting Request for Special Exception at 245 Peabody Street, NW
(BZA Case No. 21101)**

Adopted September 23, 2024

Advisory Neighborhood Commission 4B (Commission) takes note of the following:

- Applicant MENDOMAS LLC, on behalf of Estrellitas Montessori, requests a special exception under [Subtitle U § 203.1\(h\)](#), pursuant to [Subtitle X § 901.2](#) to operate a child development center or CDC at 245 Peabody Street, NW in Advisory Neighborhood Commission 4B.
- The Applicant proposes a new child development center serving 82 children with 20 staff at 245 Peabody Street, NW, a former church that has been unused for several years. There is no other child development center within 1,000 feet of the proposed location as prohibited by [Subtitle U § 203.1\(g\)](#).
- Daycare costs in the District of Columbia are, by some measures, the [most expensive in the nation](#). Some of this increased cost is due to a shortage of daycare availability, with [one study reporting only enough seats for 71% of the demand](#) for early child care with decreasing availability since 2018. This shortage is [causing disruptions and increasing costs](#) for parents and across the District's economy.
- Advisory Neighborhood Commission 4B has previously expressed concern about the “continuing and increasing need for quality, affordable childcare within the District of Columbia and within the Commission boundaries.” [Resolution 4B-19-1108](#), Regarding BZA Case #20111 – Trinity Episcopal Church (Nov. 25, 2019).
- The Applicant in this case, Estrellitas Montessori, has a successful track record of operating a licensed daycare at 5331 Colorado Avenue, NW, in Ward 4 for many years with a capacity of 148 children.
- While some neighbors along Peabody Street, NW have expressed concerns about traffic and parking from the daycare, the District

Department of Transportation's report on the proposed daycare concluded that the impact of the project will be "moderate to minor." Other neighbors have expressed support.

- The District's Office of Planning has submitted a Report finding that "the proposal meets the requirements of Subtitle U § 203.1(h) and is therefore in harmony with the general purpose and intent of the Zoning Regulations and Map."
- The Applicant has engaged in a pattern of good faith engagement with the community and the Commission beginning in January 2024. They have conducted and updated a traffic study, as well as agreed to several efforts to mitigate traffic and parking concerns.

RESOLVED:

- That Advisory Neighborhood Commission 4B expresses support for the application for a special exception at 245 Peabody Street, NW, in BZA Case No. 21101 for a child development center.
- That Advisory Neighborhood Commission 4B believes the Transportation Demand Management Plan reached collaboratively between the Applicant and the District Department of Transportation is sufficient to mitigate any traffic impacts on the neighborhood, including banning alley usage, providing parking beyond the minimum required, and providing new bike racks.
- That Advisory Neighborhood Commission 4B likewise supports the Applicant's proposed conditions, but is concerned about the proposed hours limitation that may prohibit the Applicant from providing late pick up or childcare for shift workers or emergency workers.

FURTHER RESOLVED:

That the Commission designates Commissioner Evan Yeats, ANC 4B04, Commissioner Tiffani Nichole Johnson, ANC 4B06, Commissioner Erin Palmer, ANC 4B02, and Commissioner Alison Brooks, ANC4B08 to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this Resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by roll call vote at a regular public meeting (notice of which was properly given, and at which a quorum of nine members was present) on September 23, 2024, by a vote of 6 yes, 0 no, 3 abstentions.

Commissioner Colson – abstain
Commissioner Palmer – yes
Commissioner Smith – yes
Commissioner Yeats – yes
Commissioner Gilligan – abstain
Commissioner Johnson – yes
Commissioner Cohen – abstain
Commissioner Brooks – yes
Commissioner Thompson – absent
Commissioner Berry – yes