



# Case Number - 21101

Opposition from resident who has been in home at 211 Peabody Street, NW since 1993

Photo- Looking East toward Capitol City Charter school September 30, 2024 – 8:25 am

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21101  
EXHIBIT NO.48

# We have many CDCs in Manor Park

Orange= Proposed 245 Peabody Street, NW

1. TLC – Under enrollment – facility size reduced due to low enrollment
2. De Colores –
3. Capitol City Charter School
4. New Heights – under enrollment
5. Friendship
6. Ideal Academy
7. Idea
8. Sela
9. Home day care
10. Home day care



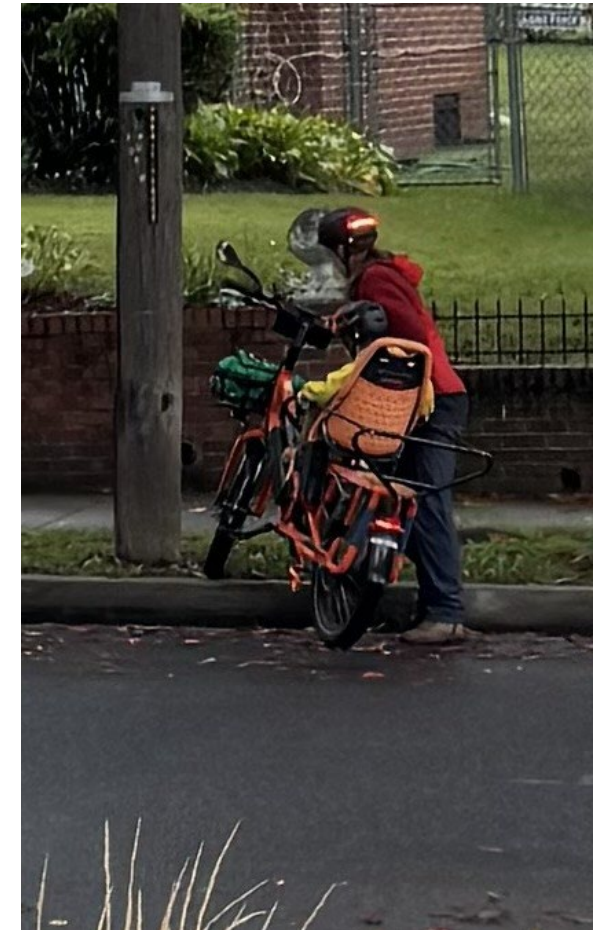
**BZA should **not** approve special exception for this **business- not in harmony with genal purpose and intent of Zoning Regulations, and adversely affects the use of neighboring property****

- **Purpose of R-1B is 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.**
- **(1)The facility shall be located and designed to create no objectional traffic condition and no unsafe condition for picking up and dropping off persons**
- Traffic Statement is not sufficient. Based on Colorado Ave. facility.
- Consideration for moving emergency vehicles and trucks through Peabody St. during peak drop off/pick up not included in statement.
- Peabody St. is only 28' wide.
- **(2) Any off-site play area shall be located so as to not endanger individual traveling between play area and center or facility**
- Nearest play area is several blocks away at Van Buren and 3<sup>rd</sup> Streets, NW

# From Traffic Statement

- From Traffic Statement:
- The 8,928 sq. ft daycare intends to serve approximately 80 children with up to 20 adult staff members. It would operate Monday through Friday from 7:00am to 6:00pm. Drop off and pick up would be staggered depending on parental needs.

- Assumptions are not supported by data or industry standard.



# Quote from M. Bump, commercial landlord

The 7-6 time slot is a bit misleading. The normal day is 8:30 to 5:00. 7 to 8:30 am is charged as "before care" and is an extra. Similarly, 5 to 6 pm is charged as "after care" and is an extra. This means that many families, not wanting to pay approximately \$500 more in extras each month, will operate on an 8:30 to 5:00 schedule and will engage in pick up and drop off accordingly.

I note from experience that staggered pick up/drop off times simply won't happen. They are proposing to coordinate the drop off 80 children each day. The reality is there will be a peak crunch time for both pick up and drop off between 8:15 and 8:45 and 5-5:30. Parents juggling the stress of young children and work will make it when they can on both ends of the day."



# Traffic Statement

- From Traffic Statement:
- Project is projected to generate minimal traffic, below the District's threshold of 100-person trips or 25 vehicle trips in the peak direction. Therefore, this limited Transportation Statement is submitted for DDOT's review



- Assumptions are not supported by data.
- 80 students – 60% will arrive by car=48 students arriving by car
- $48 / 1.6 = 30$  car trips not including staff
- 20 staff – 5 parking spaces on site = 15 cars (where will they park?)
- Assumptions are not supported by real life practices
  - What percentage of kids are coming between 7 and 9 am and between 4 and 6 pm?
  - The Traffic Statement should not have used the Colorado location as a template
  - Colorado Ave NW is different from Peabody in that there are many apartment buildings along 14<sup>th</sup> and Colorado. There is a metro round-about and bus stop in front of the school. We have single family homes on the 100 and 200 blocks of Peabody. The bus stop is at 5<sup>th</sup> and Peabody and Kansas near Blair. Peabody St. is only 28' wide

# Traffic Statement

- There will be five parking spaces available at the rear to meet the zoning requirement. There is space for pick-up and drop-off activity to occur on Peabody Street.
- Drop off for disabled child is in alley



Table 4: Vehicle Parking Requirements

Land Use/Units	Vehicle Parking Ratio per ZR-16	Vehicle Parking Required by ZR-16	DDOT Preferred Parking Rates (Figure 10): More than 1 Mile from Metrorail	Parking Proposed
Daytime Care (8,928 sq. ft.)	0.5 per 1,000 sq. ft. with a minimum of 1 space required.	5	150% of ZR-16 9 (max)	5

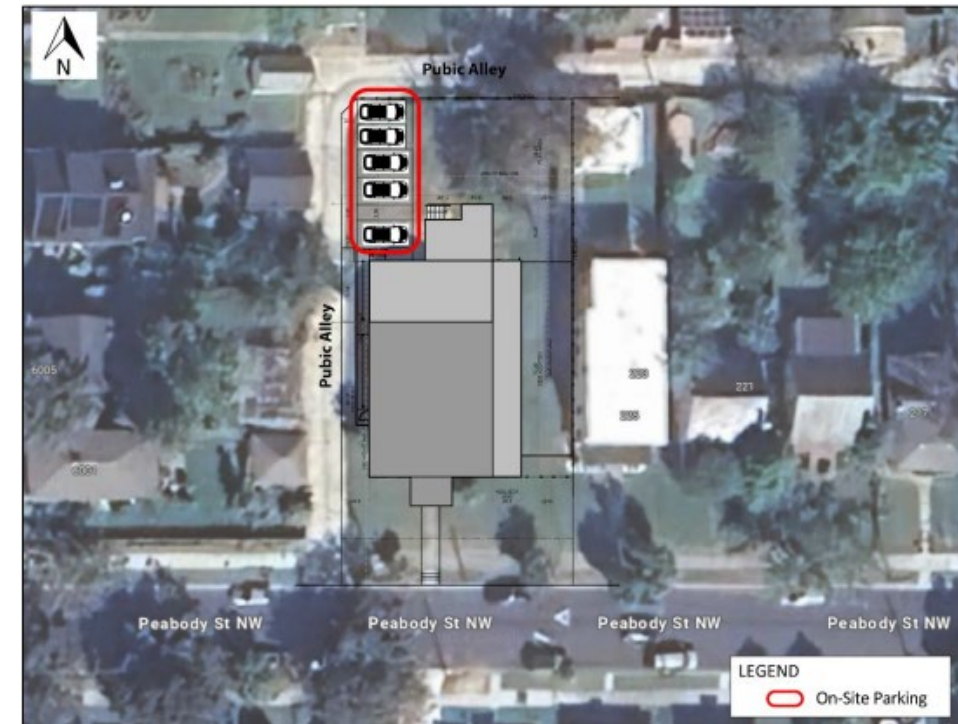


Figure 5: Off-Street Parking Locations

Observations on Wednesday April 3<sup>rd</sup>, 2024 indicate 21 parking spaces were vacant on Peabody Street (from 3rd Street to 2nd Place) during the AM drop-off period. Observations on Wednesday and April 10<sup>th</sup>, 2024 indicate 22 vacant parking spaces during the PM pick-up period.



- What is the square footage of playground space and once the parking and dumpsters are located then that will further reduce playground space forcing kids to walk to Van Buren and 3<sup>rd</sup> Streets.



(4) More than one child/elderly development center or adult day treatment facility in a square or within one thousand feet of another child/elderly development center or adult day treatment facility may be approved only when the Board of Zoning Adjustment finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.




September 26, 2024 – 8:28 am






# Government Definition

- **Child Development Center:** A building or part of a building, other than a child development home, used for the non-residential licensed care, education, counseling, or training of individuals under the age of fifteen (15) years of age and, totaling seven (7) or more persons, who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as child care centers, pre-schools, nursery schools, before-and-after school programs, and similar programs and facilities. A child development center includes the following accessory uses: counseling, education, training, and health and social services for the person or persons with legal charge of individuals attending the center including, but not limited to, any parent, spouse, sibling, child, or legal guardian of such individuals.



Child Development Facility Profile

District of Columbia Office of the  
State Superintendent of Education

<b>Facility Details</b>		<b>Facility Hours</b>		<b>Accreditation</b>	
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	<b>Accepts Vouchers</b>	<b>Languages Spoken</b>
Contact	Steve LeBoo	Thursday	07:30 AM-06:00 PM	No	English
Phone	(202) 808-9800	Friday	07:30 AM-06:00 PM		
Email	<a href="mailto:sleboo@ccpcs.org">sleboo@ccpcs.org</a>	Saturday	Closed	<b>Ages Served</b>	<b>Facility Capacity</b>
Website	Not Available	Sunday	Closed	3 - 5+ years	84 Children

<b>License Information</b>	
<b>License Type</b>	Full License
A full license is issued when an applicant has demonstrated substantial compliance with the child development facilities regulations.	
<b>Current License Begin Date</b>	Sep 13, 2024
<b>Current License Expiration Date</b>	Sep 30, 2027
<b>Current License Issuance Date</b>	Sep 13, 2024

<b>Substantiated Complaints</b>			
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.			
<b>Complaint Date</b>	<b>Allegation Type</b>	<b>Deficiency Code</b>	<b>Resolution Date</b>

<b>Inspection Reports</b>	
<b>Initial Inspection</b> – Inspection completed for a new applicant for child care licensure.	
<b>Annual and Renewal Inspection Report</b> – Inspections conducted at a licensed child care facility.	
<b>Inspection Date</b>	<b>Inspection Type</b>

# Review from DOB-Zoning

## 200 Block of Peabody



## Quote from DOB-Zoning email to GA

- As you may already be aware, the Zoning Regulations definition of Child Development Center "encompasses facilities generally known as child care centers, **pre-schools**, nursery schools, before-and-after school programs, and similar programs and facilities." The 84 children indicated on the OSSE license therefore appear to be the referenced "early childhood" and "pre-k" cohort, and consistent with the Zoning use classification for Daytime Care including CDCs such as preschools.

I hope this is helpful and invite you to reach out to [dob@dc.gov](mailto:dob@dc.gov) any time we can be of further service as the project progresses through the BZA and later DOB and OSSE processes. Take care and have a great evening!

- September 27, 2024



# Residents of 200 block of Peabody Street, NW have been bamboozled (fooled).



- No viable concessions were made to neighbors
- Closure of Takoma, Maryland center is imminent. Owners can take advantage of DC teacher's benefits and relocate furnishings, teachers and students to DC. Workers would rather work in DC and not Maryland due to salaries. The Takoma location is only .7 miles from Peabody Street, NW
- Traffic Statement assumptions are not substantiated.
- Someone needs to rethink and review the load that will be placed on Peabody Street and not relate it to Colorado Ave. It will be an unsafe space for children, parents, residents and vehicles.
- Thank you for your time.