

# Estrellitas Montessori School

BZA Case No. 21101

## Estrellitas Montessori School

Marilyn Medrano, *Owner and Founder*  
Cristina Encinas, *Operations Director*

## Sullivan & Barros

Alexandra Wilson, *Land Use Attorney*

## District Architecture Studio

Dave Bloom, *Project Architect*

## Symmetra Design

Nicole White, *Professional Traffic Operations Engineer*  
Cece Wu, *Transportation Engineer*



Board of Zoning Adjustment  
District of Columbia  
CASE NO.21101  
EXHIBIT NO.50

## Requested Relief

- The Property, located in the R-1B zone, is currently improved with a single-story + cellar detached building purpose-built as a church. The Building has been vacant for ~7 years.
- The Applicant and owner of the Property, Maris proposing to construct upgrade and slightly expand the Building and convert it to a Child Development Center—Estrellitas Montessori, which will be owned and operated by Marilyn Medrano.
- The proposed upgrades and additions are well below the matter-of-right envelope and require no relief. However, a Child Development Center use requires special exception approval. Accordingly, the Applicant is requesting special exception approval for the center pursuant to U-203.1(h).
- The Office of Planning recommends approval. DDOT has no objection.
- ANC 4B voted in support (with no objections).

# 245 Peabody- Overview of the Proposal

- Ms. Medrano and Ms. Encinas successfully operate Estrellitas on Colorado Ave. (DC) and Takoma Park (MD), and this will be a third location and a second location. They are in the process of renegotiating the lease for the MD location and will continue to operate the Colorado Ave location.
- Proposing to serve 82 children ages 6 months to 5 years
- 5 parking spaces on site (meeting/exceeding parking requirement of 0.5 spaces per 1,000 sq. ft.).
- Bike spaces also proposed for parents (one long-term for staff).
- Designated PUDO area along Peabody for parents.
- Other extensive conditions proposed after many months of discussions with SMD and community- main concerns relate to the Charter School on the 100 Block of Peabody.



## Nido

A safe space for your baby (6 - 18 months) to touch, smell, move, explore, and try new things.



## Orugas

Our 18 month to 2 year olds begin exploring Montessori activities—learning confidence, developing language skills, and expanding their skills.



## Mariposas

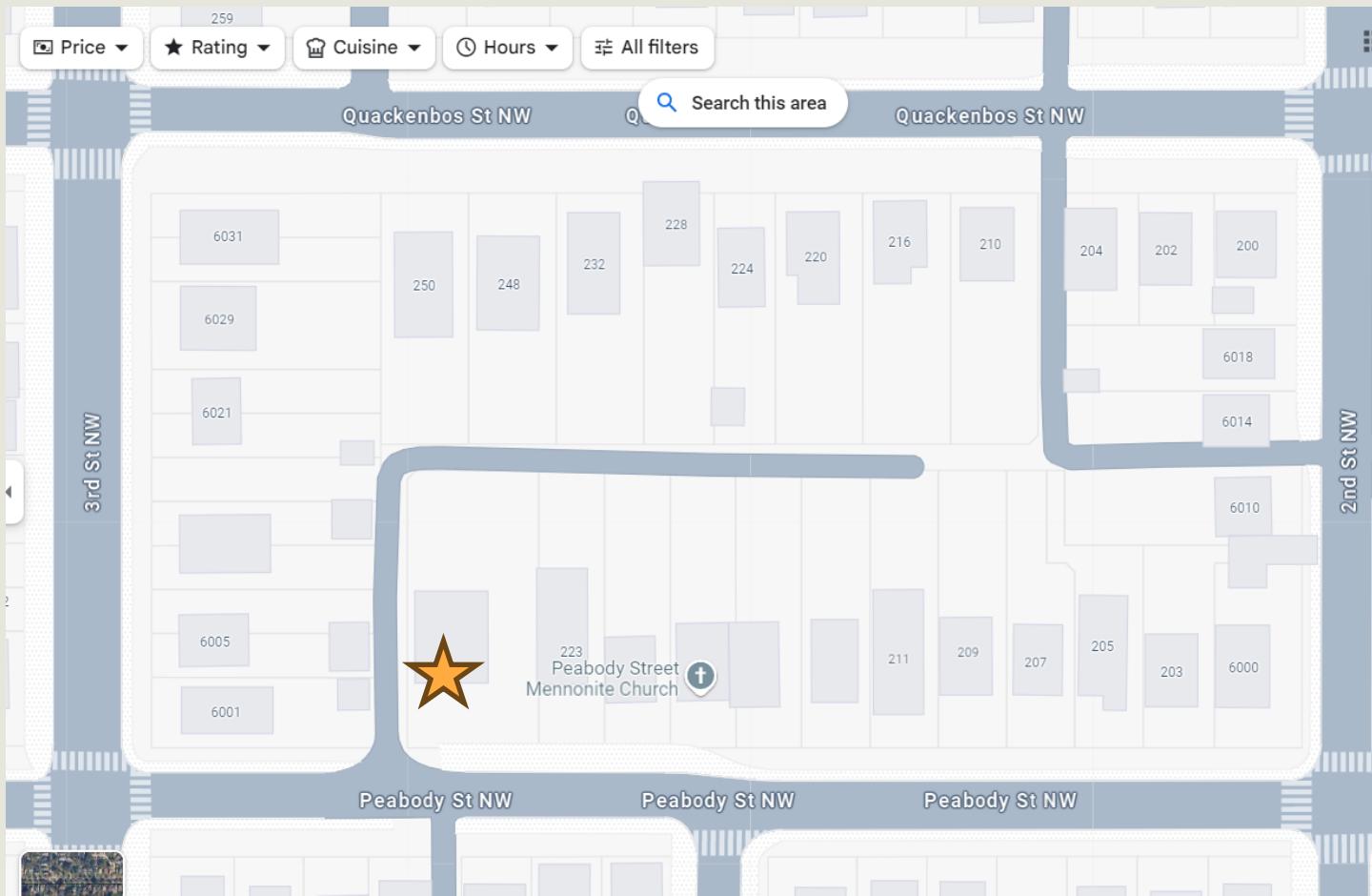
An encouraging space for our 2-year-old friends to learn, challenge themselves, and explore their own interests.



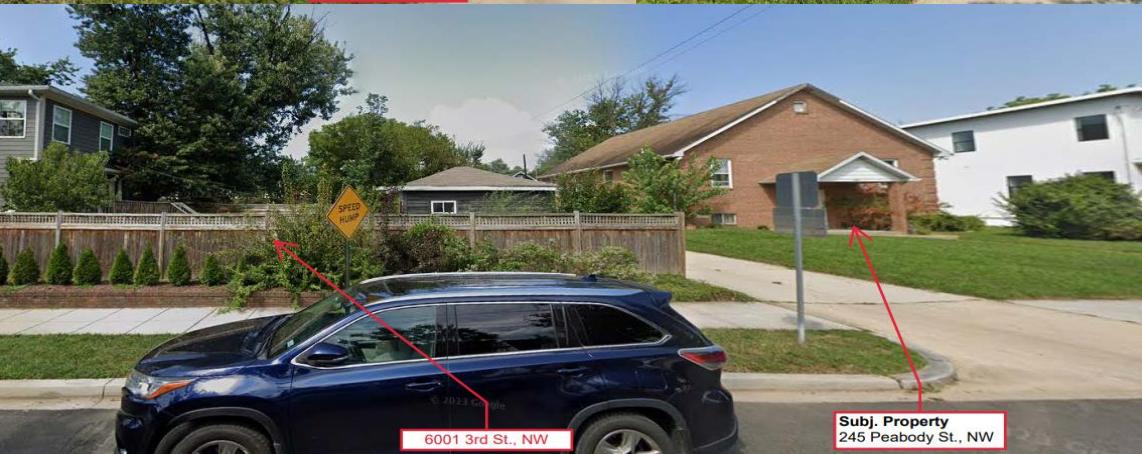
## Libélulas

Mixed-aged Pre-K classrooms provide an environment where students are able to learn from each other and develop leadership skills naturally.

# Block-Alleys/Alley Access







## Specific Requirements of U § 203.1(h)

## Project

**(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;**

See traffic presentation and related conditions.

For clarification:

- Initial statement noted most kids would arrive by foot or non-vehicle related methods—that is/was the expectation
- Ultimately the CDC may serve more children from the neighborhood that could walk.
- However, for the Transportation Statement we modeled the mode split from the Colorado Ave location (parent surveys) and coordinated it with DDOT
- Even with this data, the transportation study shows that the facility will not create objectionable traffic conditions nor unsafe conditions for PU/DO
- As discussed on a later slide, PUDO zone and PUDO restrictions on the alley are being proposed

## Specific Requirements of U § 203.1(h)

## Project

**(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;**

The children will be walked in small groups— either in the multi-seat strollers/wagons, or with walking ropes— to local parks and outdoor spaces.



[8]

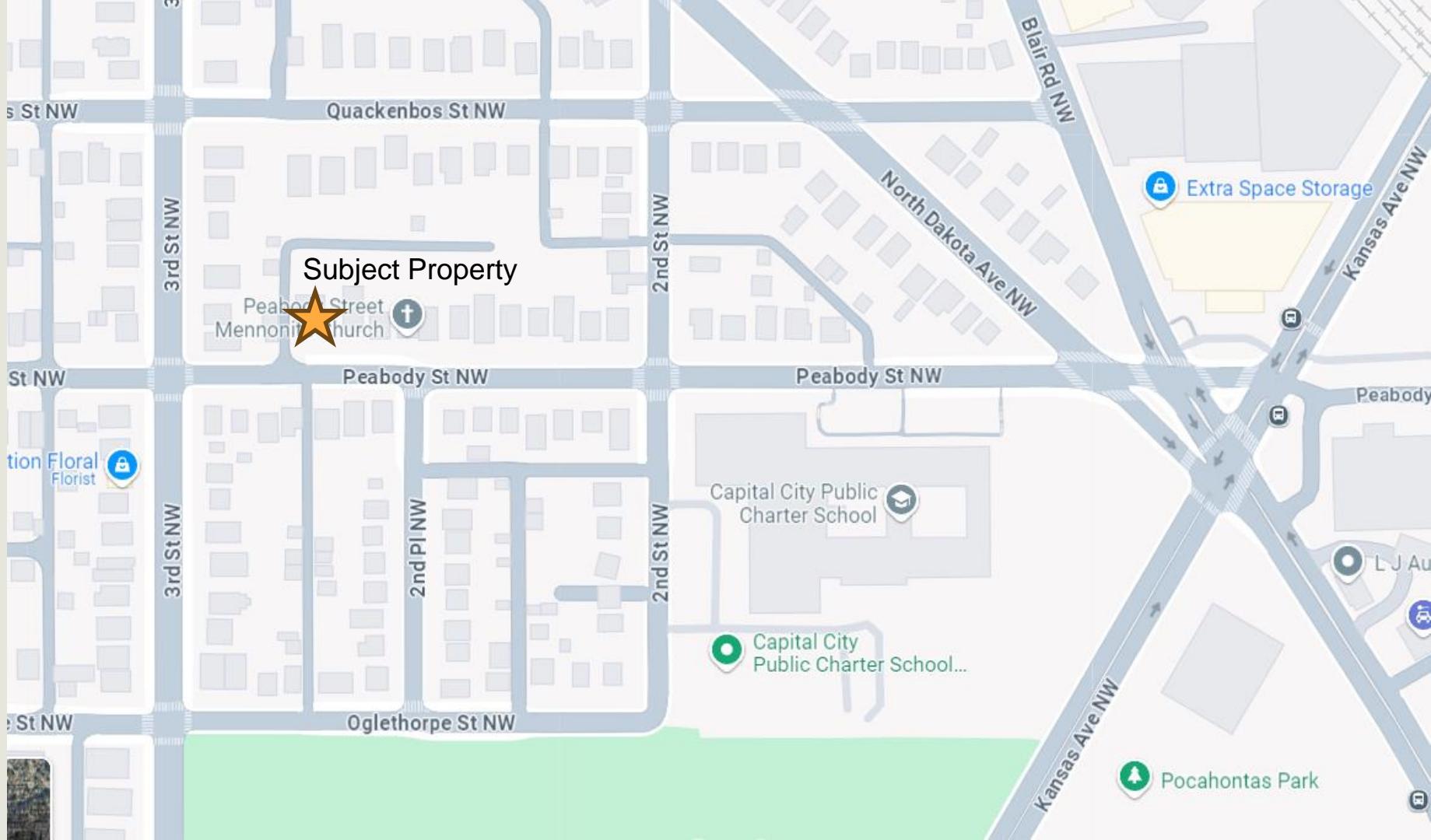


Specific Requirements of U § 203.1(h)	Project
<p><b>(3)The Board of Zoning Adjustment may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties; and</b></p>	<p>Fencing has been provided; design was also updated based on feedback.</p> <p>Designated PUDO area (per DDOT request) and as shown on transportation presentation. Open to other conditions/suggestions as the Board may deem necessary.</p>

### Specific Requirements of U § 203.1(h)

(4) More than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center 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.

**Cap City Charter School-  
No C of O for CDC, but it does not  
impact the review**



# But technically... no zoning use/C of O for CDC

Government of the District of Columbia  
 Department of Consumer and Regulatory Affairs  
 1100 4th Street SW  
 Washington DC 20024  
 (202) 442 - 4400  
 dcra.dcc.gov

**C OF O**  
**CERTIFICATE OF OCCUPANCY**  
 PERMIT NO. CO1202704  
 Issued Date: 08/01/2012

Address: 100 PEABODY ST NW		Zone: R-1-B	Ward: 4	Square: 3381	Suffix: 0812	Lot: 0812
Description of Occupancy: PUBLIC CHARTER SCHOOL, 1,020 STUDENTS AGES 3 TO 18, FROM EARLY CHILDHOOD TO 12TH GRADE, 160 FACULTY/STAFF, 77 SURFACE PARKING SPACES AND ACCESSORY REHEAT KITCHEN.						
Permission Is Herby Granted To: Capital City Public Charter School	Trading As: CAPITAL CITY PUBLIC CHARTER SCHOOL	Floor(s) Occupied 1ST-3RD		Occupant Load: 1180 No. of Seats: 1000		
Property Owner: DISTRICT OF COLUMBIA	Address: SUITE 307 1350 PENNSYLVANIA AVE NW WASHINGTON, DC 20004-3003	BZA/PUD Number:	Occupied Sq. Footage: 171100 PERMIT FEE: \$656.07			
Building Permit Number (if applicable) B1209072	Type of Application: Load Change	Approved Building Code Use: Public School - E (up to 12 <sup>th</sup> grade) Approved Zoning Code Use: School, public				
Conditions/ Restrictions:  THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director (Code Official): Nicholas A. Majet	Permit Ctr: James Devauger	Expiration Date: 08/01/2017				
TO REPORT UNRTH, FAULD OR ABUSE BY ANY GOVERNMENT OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-866-631-1850						

Occupancy and Use

Keyword search

Address :	Unit :	SSL :	ID :	Type :	Date Issued :	Completion Status :	Date :
100 PEABODY ST NW, WASHINGTON, DC 20011	3381 0812		CO1900412	Certificate of Occupancy	2019/01/07	Completed	2019/01/07
<b>Detailed Description:</b>							
Load Change PUBLIC CHARTER SCHOOL, 1000 STUDENTS AGES 3 TO 18, FROM EARLY CHILDHOOD TO 12TH GRADE, 220 FACULTY/STAFF, 77 SURFACE PARKING SPACES AND ACCESSORY REHEAT KITCHEN WITH 500 SEAT THEATER.							
Owner Name:	Applicant:						
DISTRICT OF COLUMBIA							
Task :	Review Status :	Comments :					
Issue Permit	Permit Issued						
Zoning Review	Approved No Inspection	r-1-b zoning district. zoning coo l/c approval for a public charter school, 1000 students ages 3 to 18, from early childhood to 12th grade, 220 faculty/staff, 77 surface parking spaces and accessory reheat kitchen with 500 seat theater. <a href="#">prior coo co1202704 issued 8/1/2012</a>					
Status Date							
2019/01/07							
2018/12/21							

- Cap City has had children ages 3-5 on their C of O for years (since 2012); and the only recent C of O was to add a 500 seat theatre. Distinguishable from the proposed child care use also because it's a lottery AND does not serve ages 0-3.

## Regardless... proposal has been reviewed with Cap City in mind

- The neighbors appear to try to use the school as a reason for denying the case, even though there is no formal C of O and even though having a CDC within 1,000 feet is OK as long as there are not cumulative objectionable impacts regarding traffic and noise. It's a similar condition to condition #1 and to the general special exception requirements.
- An objective traffic study reviewed by DDOT and an analysis from DDOT was provided; it was conducted during a mid-week school day, and it shows that even with the existing conditions at cap city, the traffic conditions will not rise to the level of objectionable due to cumulative effects. It was specifically studied and there is no need to further delay this process which has gone on 9+ months due to this fact; the analysis and conditions proposed entirely considered the existence of this school and the neighbors concerns related to these cumulative impacts regardless of whether it was or not a formal CDC.
- ANC approval, traffic study and other conditions were proposed and created specifically knowing the neighbors were concerned about this charter school. So even though there does not appear to be a C of O issued through DOB, it did not impact the course of the case or review by any parties as suggested.

# Community Feedback

# Community Outreach Summary

- January 26, 2024: Application filed and the Applicant emails the ANC.
- February 13, 2024: The Applicant emails the ANC to inform the ANC of its Application and hearing date.
- January 26, 2024-February 19, 2024: Series of discussions with SMD to find date for initial meeting.
- February 20, 2024 : Initial meeting occurs, a number of comments are submitted to the Applicant.
- March 19, 2024: As the majority of the concerns are related to traffic, the Applicant agrees to postpone the hearing and coordinate a traffic study with transportation experts Symetra; postponed to July 24, 2024.
- April 11, 2024: Applicant attempts to set up meeting with SMD and community to discuss preliminary findings and answer traffic questions now that the study is underway and traffic experts have been hired.
- May 13, 2024: Applicant's team meets with the SMD to walk the Property and have preliminary discussions regarding the community and transportation plan.
- June 13, 2024: SMD informs Applicant they are going to request a postponement because they do not feel like they have had enough time to put Applicant on June agenda, and there is no July or August meeting. Applicant agrees. (See series of emails submitted by SMD to support request for postponement, Exhibit 19B).
- July 16, 2024: Applicant's team meets with community, hearing mostly concerns about traffic. Applicant agrees to supplement a portion of the traffic evaluation after the school across the street has started (Capital City). MOU/Agreement is discussed and Applicant agrees to update plans and policies to expressly prohibit alley drop off. (See proposed conditions to any order and MOU agreement).
- August 16, 2024 – September 4, 2024: Applicant's team coordinates meeting with SMD and adjacent SMD Chairperson for mid-September meeting to review findings prior to scheduled September 23rd ANC meeting.

## Community Comments Summary

**Project Overview:** Neighbors would like a better understanding of the funding/financing vehicles that the Owner has in place regarding this property. Neighbors would also like a better understanding of the proposed construction plan and timeline associated with the project. There is specific concern about prolonged construction or the potential for site/project abandonment, as this has occurred at other locations in the neighborhood, leaving neighbors to deal with the impacts of vacant and blighted properties.

**Applicant's Response:** Owners have a SBA loan; the previous use was a church, the community opposed new residential development, the owner then sold it to Estrellitas which intends to use it as a CDC, a use permitted in this zone subject to special exception criteria specifically enumerated in the zoning regulations. Through the MOU, traffic discussions and various meetings, the Applicant has demonstrated its willingness to work with the community and hopefully gain support from ANC and avoid neighbor opposition so that the project, if approved, can move forward without delays. Please see the Community Agreement/MOU for more information about construction.

**Environmental Impact:** Please explain whether an environmental impact study has been performed or if the owner plans on performing a study such as this. There is concern about the removal of existing trees and/or green space that could have an impact on environmental factors in the neighborhood. Neighbors also want to make sure that existing public infrastructure (e.g. water, sewage, trash removal, electricity) will not strain the needs of the neighborhood or the property once the project is completed. One neighbor asked me to note in this letter that the 200 block of Peabody St., NW has had pervasive water and sewage issues over the years.

**Applicants' response:** The Applicant will adhere to all rules and regulations required for environmental protection during permitting. Please see the Community Agreement/MOU for more information about construction and trash.

**Design and Aesthetics:** Initial renderings of the proposed project were received and reviewed, but it would be helpful to understand how the owners will ensure that the completed building will conform to the character of the neighborhood. Neighbors would like to make sure that any new construction taking place is completed in a way that will not compromise the current look and feel of the neighborhood's character. One neighbor commented that "The plan, as proposed, looks more like an industrial scale development center model that would not fit on a residential street. Such as missed opportunity to use the vast outdoor space for the kids." This neighbor also noted that the Owner would benefit from considering "a more residential look and operation."

**Applicant's response:** The plans have been updated to include more windows and renderings have been provided to show the proposal in more detail.

## Community Comments Summary

**Proximity to Neighboring School:** Capital City Public Charter School (“CCPCS”) is a large public charter school that is situated less than 1000 feet from the Property, on the 100 block of Peabody St., NW. Despite catering to a student population that is approximately four times larger than the anticipated daycare that MENDOMAS has proposed, CCPCS occupies a site 28 times the size of the Property. Even by occupying such a large parcel of land, and being adjacent to federal parkland, the presence of CCPCS presents and has presented numerous and significant challenges to neighbors who live near the school. By adding a daycare with 80 students and 20 staff less than 1000 feet away, this creates the potential for the daycare to compound the issues that neighbors on the 100 block of Peabody St., NW currently face, as well as adversely affect neighboring properties, specifically neighbors who live on the 200 block of Peabody St., NW and the 6000 block of 3rd St., NW. As one neighbor who lives in the middle of the 200 block of Peabody St., NW described “When you take all of the issues that we’ve dealt with related Capital City Public Charter School, and then add a new daycare with 100 people traveling to and from the location on a daily basis, I have little doubt that neighbors in our neighborhood will be negatively impacted.”

Applicant’s response: Please see MOU/Community agreement, conditions regarding drop-off and pick-up, detailed transportation study and forthcoming DDOT report which will provide an objective stance on the traffic conditions from experts.

**Capacity and Scale:** The Property is situated on a residential block exclusively composed of single family homes, which has prompted us to evaluate the proposed daycare facility through a residential lens. Notably, the Office of State Superintendent of Education (OSSE) stipulates that in-home daycare facilities can accommodate up to six students, with extended facilities allowing up to twelve students (See Q5. OSSE Child Care FAQs). If one of the single-family homes adjacent to the Property wanted to open a home-based daycare, OSSE would limit attendance from six to twelve students. Given the church’s location on a double lot – each comparable in size to neighboring single-family home lots – a theoretical scenario where each lot accommodates an extended daycare would see a maximum total of 24 students. We believe that this number is a more realistic capacity level that the site could accommodate effectively without negatively impacting the neighborhood.

Applicant’s response: The Applicant has not evaluated theoretical scenarios in which it demolishes the church and creates two new single-family homes to each house 12 students; the proposed additions are permitted as a matter-of-right and the proposed number of students is not limited in the special exception. The number of students proposed is what is economically feasible for this site, albeit the Applicant must not prove need under a special exception. The proposed number of students is also permitted under the building code. The Applicant must meet the special exception requirements and is not required to prove any need.

## Community Comments Summary

**Noise/Dust/Debris:** Please provide an explanation of what the owners intend to do to minimize disruption to the environment, especially given that many neighbors are families with young children and seniors/retirees

Applicant's response: Please see community agreement and related construction management provisions.

**Parking and Equipment:** Please provide an explanation as to what types of equipment will be used to perform the renovations. How will the owner ensure that neighbors' parking and access to their homes is not disrupted by construction vehicles.

Applicant's response: Please see community agreement and related construction management provisions.

**Waste Management:** Please provide information as to how waste will be managed at the property. Neighbors would like to understand the placement and management of trash containers, and/or whether the daycare intends to use commercial dumpsters or a commercial trash collection service. Neighbors would also like to know if the property intends to use or dispose of any material that could be classified as being hazardous or a biohazard?

Applicant's response: Please see community agreement and related trash provisions. Please see the proposed conditions related to trash. None of the material will be biohazardous as this is not a medical facility.

**Outdoor activities:** Neighbors would like greater insight into which public parks and playgrounds the daycare intends to utilize. Does the Owner have any plans to install a playground on premises? Does the Owner intend to transport children to and from off-site locations (including playgrounds) via commercial transpiration?

Applicant's response: There will be a playground on site. The Applicant will not utilize commercial transportation. Children will be walked to and from local parks using strollers and ropes, a standard practice that many have probably seen where teachers push the children in strollers. Please see community agreement and proposed conditions discussing this in more detail.

## Community Comments Summary

**Parking:** This is a significant concern of neighbors in the area. Because this neighborhood is residential in nature, almost all neighbors own vehicles and commute or use their vehicles at all times during the week and on the weekend. Neighbors commute to and from work, they have visitors who require parking, and they venture out to other areas of the City and to the suburbs to run errands; all of which require access to vehicle parking. We would like to understand how the Owner determined that the number of parking spaces included in their application (5) is sufficient for the intended use of the property?

**Applicant's response:** The requirement for a CDC is 0.5/1000 sq. ft. of GFA. The total GFA is GFA is 8,928 sq. ft.—so with .5 spaces per 1,000 sq. ft as the requirement, the total number of required parking spaces is only 4 spaces. Further, as there is no parking on site currently and the building has a C of O for 144 seats, the property could technically qualify for a 'credit' of well over 4 spaces. Meaning that DOB could approve 0 parking spaces technically. From either perspective, the Applicant is providing excess parking which will be exclusively for staff. Please see detailed conditions and PUDO/TDM measures to address this as well.

**Privacy and Security:** Please provide information as to what security measures will be in place, both during and after operational hours. How does the Owner plan to ensure both the safety of the children and the surrounding community? Neighbors are concerned that a daycare close by could result in the loss of privacy, due to increased foot traffic, outdoor activities, and the general bustle and activities associated with approximately 100 new individuals arriving and departing this site daily. Neighbors would like to know if the Owner intends to install perimeter fencing, living fencing, and/or privacy screens on their property to enhance security and privacy for the daycare and neighboring properties? Please provide information on how the Property owner intends to prevent children from inadvertently accessing the alleyway and/or neighboring properties.

**Applicant's Response:** Fencing has been provided, as demonstrated on the plans. A locked gate is also being provided. A designated staff member will be available for pick-up and drop-off to ensure efficient and timely drop-offs and the Applicant does not anticipate that parents will linger for any nefarious purposes. The Applicant anticipates that many families will be from the neighborhood and will therefore not be strangers!

## Community Comments Summary

**Pick Up and Drop Off:** Neighbors have expressed significant concerns about the use of parking spaces in the alley between Peabody St., NW and Quackenbos St., NW for the purposes of pickup and drop-off. According to the Application, the applicant plans to allocate “five parking spaces at the rear for staff pick-up and drop-off activities, as needed.”(See Applicant’s Statement of MENDOMAS, LLC 245 Peabody Street, NW; Page 2.) It is anticipated that access to these spaces will be through the alley. However, this arrangement appears to conflict with the District of Columbia Municipal Regulations (DCMR), specifically, Title 18, Section 2405.1, which prohibits stopping, standing, or parking in alleys, indicating a potential issue with vehicles causing congestion in this space (thereby adversely impacting neighbors who use these alleys). Furthermore, neighbors would like to understand what the Owner will be doing to prevent congestion in the alley and adjacent streets, during peak pick-up and drop-off times. Additionally, neighbors would like to understand whether the Owner intends to coordinate with CCPCS with respect to pick-up and drop-off times, to not create significant congestion along the 100 and 200 blocks of Peabody St., NW, as well as adjacent streets.

**Applicant’s response:** After hearing concerns, the Applicant has made it very clear those will not be used for drop-off or pick-up and has detailed PUDO/TDM measures, as well as other policies detailed in the community agreement and conditions list, to prevent this. Please also see forthcoming transportation and DDOT reports.

**Community Integration and Impact:** Please explain what strategies the daycare intends to undertake to positively integrate with and contribute to the neighborhood. Are there any people, such as sex offenders, who will be impacted by turning this particular location into a day care?

**Applicant’s response:** Please see communication policy detailed in the community agreement. Further, the Applicant hopes the addition of quality childcare will be viewed as a positive addition to the community.

## Community Comments Summary

**Communication and Engagement:** Please explain how the Owner intends to create an ongoing dialogue between the daycare management and the neighborhood, to address any concerns that may arise.

Applicant's response: Please see communication policy detailed in the community agreement.

**Property Values:** More than one neighbor has raised concerns about the impact that a commercial entity like daycare could have on residential property values. Other daycares in the area that are in residential areas are in residential homes that have been retrofitted to operate as daycares. The only other full-size daycare in 4B07 (2 New Heights) is located in a commercial zone that is better suited for a large influx and outflux of children.

Applicant's response: The Applicant is not qualified to make this determination as property values may be affected by a multitude of different factors.

**Zoning and Precedence:** Neighbors are concerned that any exceptions or variances associated with this property could set precedents for future commercial endeavors at this site. One neighbor asked me "How do we know that the owner isn't going to build up the property, expand the footprint, and then sell it to a developer who will then turn it into a multi-family property?". We would like to note that almost every other Child Development Center that has an authorized capacity of 80 students or more is in a large, commercial building or a commercial area. Furthermore, it is also of concern that of the 14 Child Development Centers in Ward 4 with 80 or more students, only one of them is in an area zoned R1B (R1B/SH).

Applicant's response: All cases are evaluated on the individual merits, as will be the case here. This is a special exception specifically enumerated and permitted in the zoning regulations, subject to certain conditions. This is not a variance.

**What is the plan for management of commercial trash? If only picked up once a week, is there a pest control plan?**

Applicant's response: The Applicant will undertake pest control measures as noted in the community agreement.

# 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

## **Construction Activity:**

1. Construction Activity. Estrellitas shall use its best efforts to ensure that all its contractors and subcontractors will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.
2. Permits. Estrellitas will secure all permits required to complete the Project, including all storm water management permits and tree removal permits. All plans and permits will be on-site as required under the DC Construction Code.
3. Protection of Adjacent Properties. Estrellitas is responsible for adhering to all IBC codes referring to protection of adjoining property, specifically, but not limited to, Chapter 33 Section 3307.1, and for any damage to the Adjacent Property caused by the construction of the Project.
4. Cleanliness, Environment, Dust and Debris. Estrellitas will remove rubbish and construction debris continuously during the construction period during the normal construction. In addition, Applicant or a representative on behalf of the applicant will monitor the construction site daily to ensure cleanliness. Dust and debris will be removed from the Subject Property on an as needed basis.
5. Contractors and Subcontractors. Estrellitas will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in the CMA.
6. Hours of Construction: Estrellitas agrees to conduct all construction operations on the Property from Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 5:00 p.m.
7. Communication during Construction. Estrellitas will provide to ANC 4B the cell phone number and email of the project manager for the Project. ANC 4B may call this number during business hours, 7:00 am until 7:00 pm seven days a week, to notify the project manager of any issues or concerns with the Project. Estrellitas will cause the project manager or others to address any such issues promptly.

# Community Agreement-Construction Management Agreement

## School Operations:

8. Enrollment: Estrellitas shall enroll no more than 82 children, ages 6 months to 5 years old.
9. Staff: Estrellitas staff shall be limited to no more than 20 staff.
10. Hours of operation. The hours of operation shall be limited to 7:00 am to 6:00pm per day, Monday through Friday.
11. Trash Collection. The Applicant shall provide commercial trash and garbage collection and garbage shall be collected once a week initially, with the option to add a second day.
12. Pest control. The Applicant shall undertake pest control on a quarterly basis.
13. Alley Use: The alley parking spaces are exclusively for use by the staff and not by families enrolled in the CDC. The Applicant shall prohibit families from dropping off or picking up in the alley and will enforce this through penalties. The penalties will include one warning and then possible expulsion from the CDC for breaking this rule. This will be explicitly listed in its handbook and the parents, guardian or designated adult will be required to read and sign that they understand the handbook policies, including the pick-up and drop-off policies, that they will adhere to said policies and understand the consequences of said policies.
14. Outdoor Play Area. Outdoor playtime shall be staggered so that all of the children are not on the play area at one time.
15. Children in the Neighborhood. Visits around the neighborhood and/or to any parks will be staggered so that there are a limited number of children being escorted through the neighborhood at one time.
16. Communication for School Operations: Estrellitas will provide to ANC 4B the cell phone number and email of Maria Cristina Encinas, Director of Operations, to the SMD for 4B07 and Chairperson for ANC 4B. The SMD, or neighbors, may call this number 7:00 am until 7:00 pm, Monday through Friday to notify Estrellitas of any issues or concerns with the school. Estrellitas will address any such issues promptly. Estrellitas agrees to also provide a designated form and box for neighbor comments exterior to the Building. Estrellitas will review the forms daily.

## Sample Conditions

Exhibit 24C, outlines sample conditions from other child development center cases. Typical conditions consist of limits on enrollment, staffing, hours of operation, as well as transportation/parking management.

The Applicant in this case is proposing similar (and arguably, stronger/more) conditions than is typical for CDCs of similar size in similar neighborhoods to limit the impact on the community.

## Proposed Conditions to any Order

(Condition 8 should  
read: *the alley-accessed  
on site parking  
spaces...*)

1. The child development center shall enroll no more than 82 children, ages 6 months to 5 years old.
2. The child development center's staff shall be limited to no more than 20 staff.
3. Hours of operation of the child development center shall be limited to 7:00 am to 6:00pm per day, Monday through Friday.
4. The Applicant shall provide commercial trash and garbage collection and garbage shall be collected at least once a week, initially, with the option to add a second day if one day is not sufficient for the level of trash produced.
5. Outdoor playtime shall be staggered so that all of the children are not on the play area at one time.
6. Visits around the neighborhood and/or to any parks will be staggered so that there are a limited number of children being escorted through the neighborhood at one time.
7. Fencing shall be provided as shown on Page 2 of Exhibit \_\_ (Approved BZA Plans) with a locked gate on the alley side ramp.
8. The alley parking spaces are exclusively for use by the staff and not by families enrolled in the CDC. The Applicant shall prohibit families from dropping off or picking up in the alley and will enforce this through penalties. The penalties will include one warning and then possible expulsion from the CDC for breaking this rule. This will be explicitly listed in its handbook and the parents, guardian or designated adult will be required to read and sign that they understand the handbook policies, including the pick-up and drop-off policies, that they will adhere to said policies and understand the consequences of said policies.
9. The Applicant shall implement the TDM and PUDO plans as shown on pages \_\_ in the Applicant's transportation report/DDOT Report.

# Handbook Language

TO BE INCLUDED IN OUR HANDBOOK!

## **Termination of Enrollment**

The Program reserves the right to terminate your child's enrollment in Estrellitas if any of the following conditions arise:

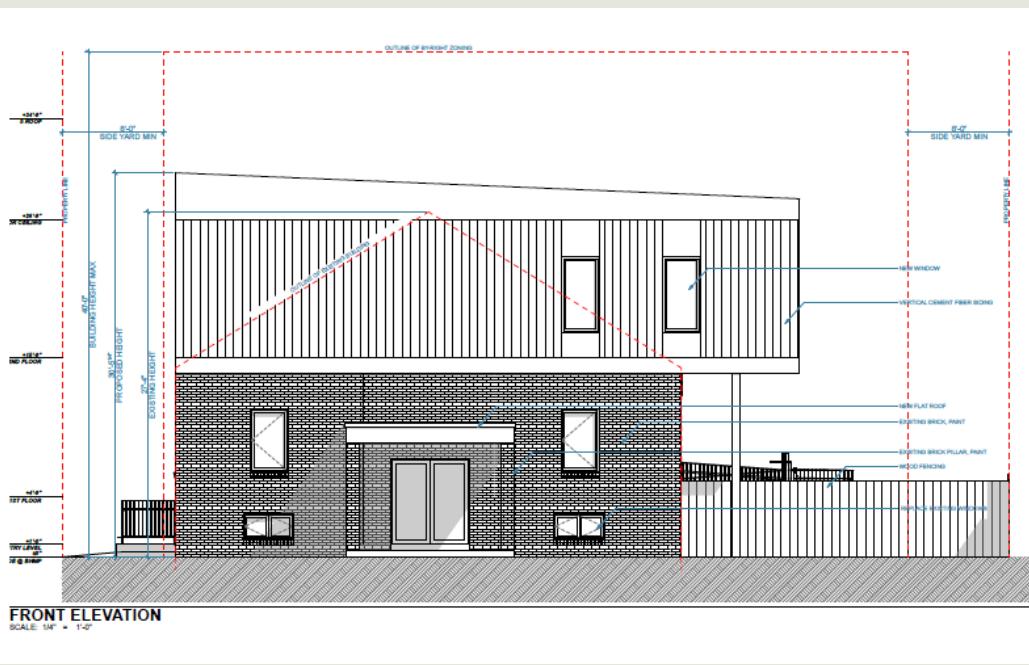
- The Director and staff believes that your child's behavior or your behavior threatens the physical or mental health of others in the Program;
- The Program is unable to meet the developmental or special needs of your child;
- A student's tuition is left unpaid for two weeks past the due date;
- Parents fail to abide by the written policies and guidelines of Estrellitas in the Parent Handbook and any policy-related written material. INCLUDING NOT FOLLOWING OUR PARKING GUIDELINES AND USE OF ALLEY AT OUR PEABODY SITE.

If Estrellitas terminates the enrollment of your child for any reason, you will receive a refund of the portion of the tuition fee, prorated on a daily basis, for the period remaining in that monthly period.

## **DROP OFF AND PICK UP:**

Make sure you respect the non-parking zone, and abstain from blocking the alley. Pickup and Drop off in the alley is strictly prohibited. The parking spaces at the rear of the school are exclusively for the use of staff. If you are going to take extra time at drop off, make sure you use legal parking around the neighborhood. During pick up, we will have children ready by 5:00 pm to facilitate the process. There will be different doors to pick up that will be explained once you sign a contract with our school and to facilitate the process. We want to be good neighbors and respect all traffic signs.

# Maximum Use of Childcare Center



	Proposed	Maximizing the Site
# of children	82 children	170 children
Lot Occupancy	33%	40%
Height	26 ft. 9 in.	40 ft.
Side Yard	9 ft./16 ft.	8 ft./8 ft.
Rear Yard	34.25 ft.	25 ft.

## History and Other Attempted Uses

- Purpose Built as a Church (C of O dating back to date of construction); lot is bigger than others on the block
- Vacant for ~ 7 years, so the proposal is being compared to the vacancy/no use.
- Was an attempt by a previous owner to provide some type of flats or 3-4 residential units (required relief) was heavily opposed.
- Marketed (appropriately) as possible to use as a CDC with exception, owners have a reasonable expectation of exception so long as the requirements are met and took steps to meet the criteria (traffic study, appropriate number of children etc.).

## By Right uses with no limits

- Church- maximum footprint, no conditions, well over 144 seats, unlimited church-related activities any time of day.
- Group Residence for 15 people, no visitor limits or parking controls.
- Community Residence Facility for up to 8 people, no visitor limits or parking controls.
- Youth Residential Facility for up to 8 people, no visitor limits or parking controls.
- Single-family home- max footprint, no limits on events or visitors

# Responses/General SE Requirements

- Traffic study was done when the Charter School was fully open;
- Estrellitas is not moving a school of families over from either site; the families at the Takoma school are either staying at that building (extending lease) or they will have to find a new space (likely in MD) much sooner than this will be wrapped up, permitted, and constructed;
- Expected that neighborhood families will sign up because there is finally this type of daycare in the area— this reduces traffic everywhere if neighborhood daycares are allowed;
- Permitted by special exception as it fits a community need;
- Cap City only serves PK3 and older (preschool, not daycare); DeColores is the next-closest, serves only 14m+ and is full Spanish immersion.
- Most people on the block have alley access via the shared alley and it will not be blocked; see transportation study for expected busier periods (very limited)
- Never tried to hide anything, never employed the “ask for more, reduce” strategy; not maxing out the building footprint MOR number of children allowed under the code;
- There is no direct limit on CDC in the ZR, because they are governed by building code and even then, we are not seeking the max under building code;
- Neighbors suggested a reduced number closer to that of an in-home daycare (12 or 24) but any reduction that is alleged to be meaningful will drive up cost of daycare and result in high tuitions for very few, rather than affordable daycare for a modest amount of children based on the objective information in the traffic study and strict conditions proposed;
- As will be discussed by leadership, this is the appropriate number of children for the site without objectionable conditions being created with respect to traffic noise etc. and while keeping childcare costs reasonable for a moderate number of children.

# Estrellitas Leadership

## **Marilyn Medrano**

With over 20 years of experience in early childhood education, Ms. Marilyn is AMS certified trained in Montessori Infant Toddler education. In 2008, she was motivated to provide her own children with an infant Spanish immersion program. She found that Montessori provided her with the tools to meet the developmental needs of children and created Estrellitas Montessori School, the only Spanish language Montessori school that serves children from Infancy to Preschool.

She is so happy to have a place for children to grow and learn in a warm and nurturing environment while learning Spanish. The growing need has driven Ms. Medrano to expand and meet the needs of children in this important stage where children develop their personality!

## **Maria C Encinas**

Ms. Cristina has dedicated her life to Montessori Bilingual education. She has Montessori certification for Infant, Toddler, and Preschool age children. In addition, she has a Master's Degrees in Education Administration from Trinity College and a second in Early Childhood Special Education from Catholic University. During the last 8 years her mission has been to increase capacity and access to Montessori Bilingual Education in DC, MD and her hometown in Mexico. "We believe that Montessori philosophy and pedagogy are the best way to provide children with the environment that allows them to reach their fullest potential!"

# Who do we serve? Why do we serve?

- **Underserved Infants and Toddlers:** Infants and toddlers (ages 0-2) remain notably underserved, with only enough seats available to accommodate 41% of this age group.
- **Quality Concerns:** Only about a third of the District's childcare programs meet at least one of the three quality indicators established in this report.
- **Shifting Demand:** Remote work trends have influenced families' childcare preferences, leading to a decline in demand near downtown commercial centers and an increase in demand in residential neighborhoods.

[https://wevisionearlyed.org/wp-content/uploads/sites/235/WeVision-EarlyEd\\_Report\\_Nov2022\\_02.pdf](https://wevisionearlyed.org/wp-content/uploads/sites/235/WeVision-EarlyEd_Report_Nov2022_02.pdf)



# Traffic Presentation

# Transportation

Nicole A. White, P.E., PTOE



# Transportation Overview

- Scope of study and assumptions approved by DDOT
- Transportation Statement submitted June 8, 2024
- Additional data collection September 2024
- Revised Transportation Statement September 19, 2024



# DDOT Conditions

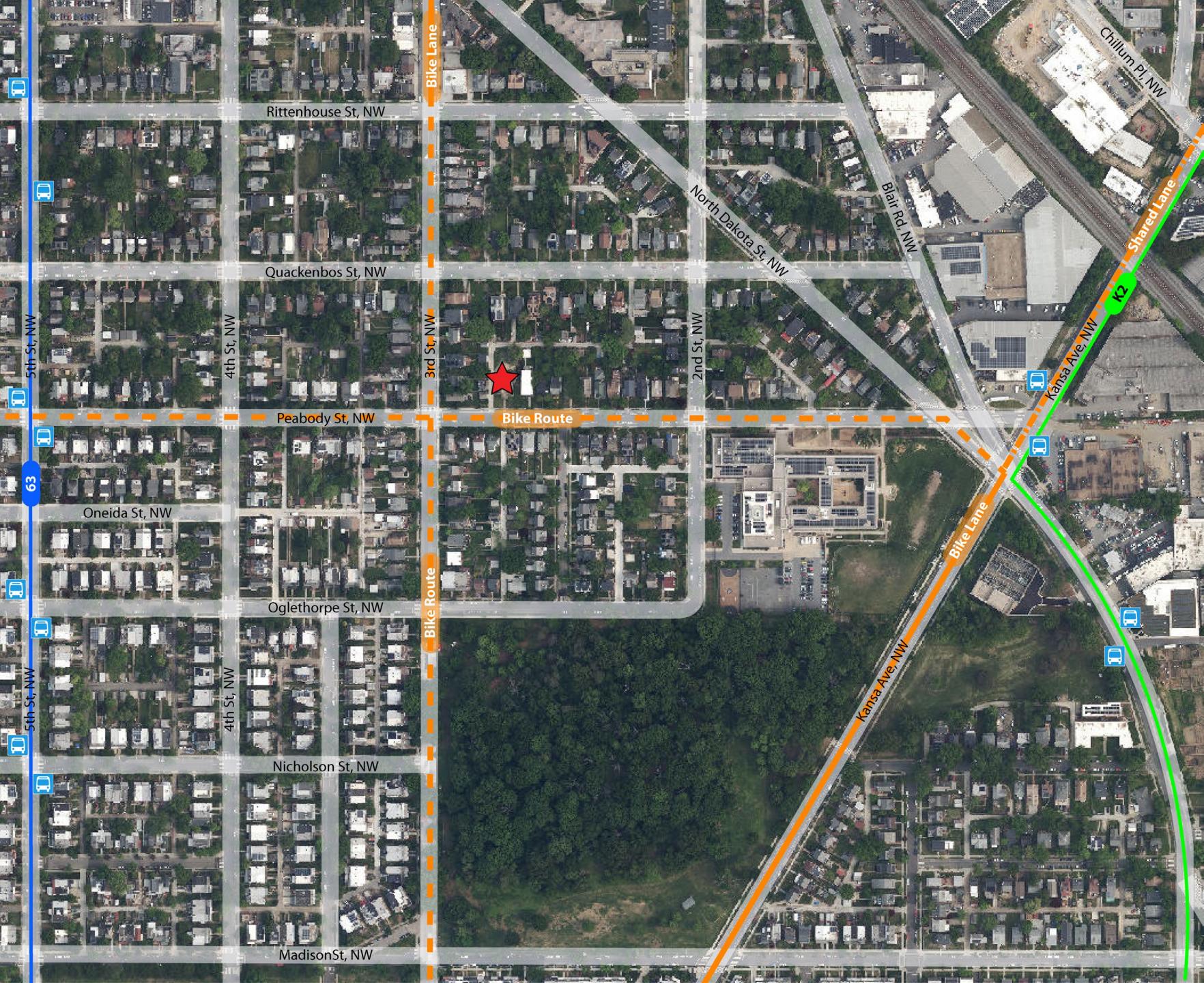
---

DDOT has no objection to the approval of this application with the following conditions:

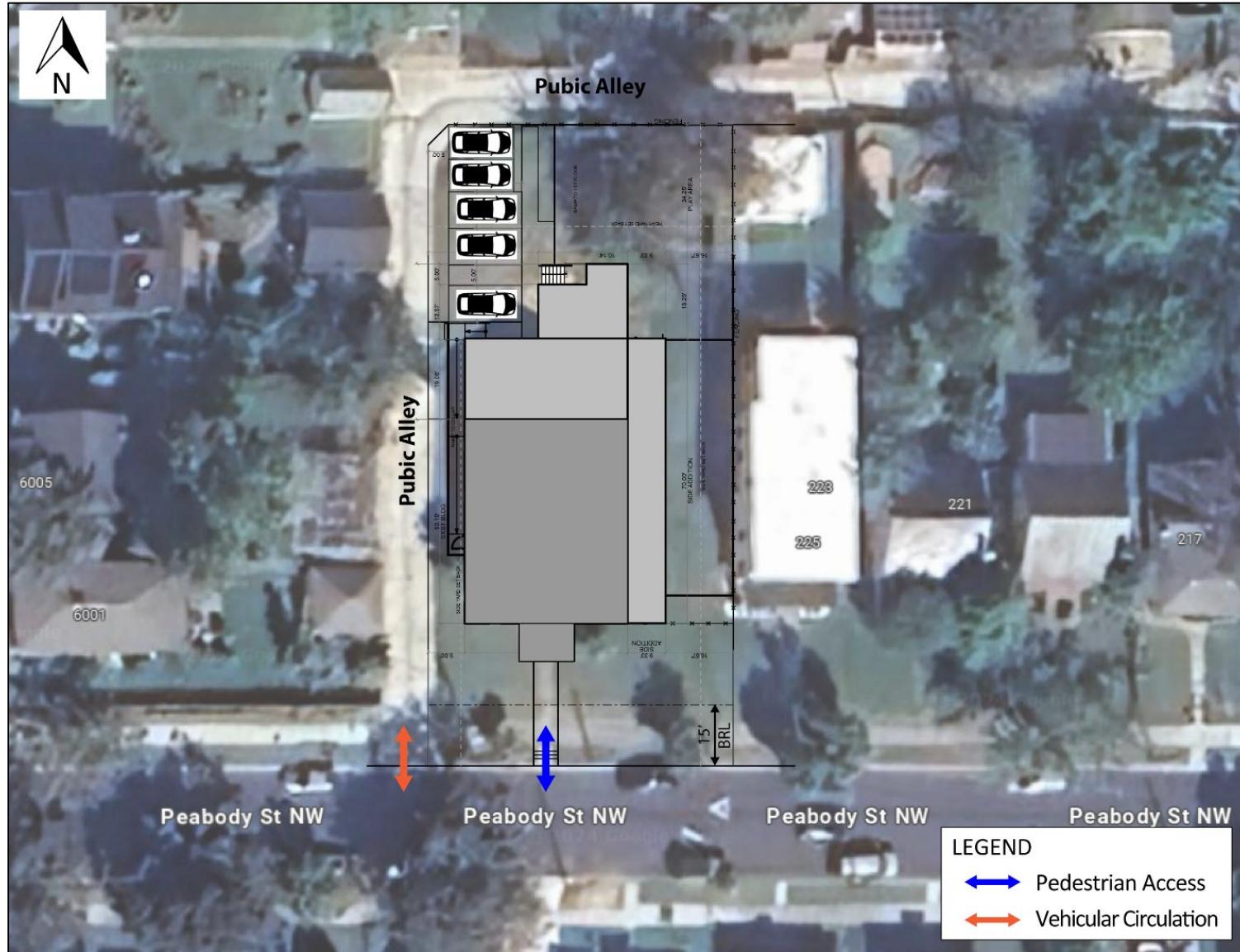
1. The Applicant implement the TDM plan in the June 7, 2024 Transportation Statement (Exhibit 25A), for the life of the project, unless otherwise noted;
2. The Applicant construct the four (4) short-term bike parking spaces, the equivalent to two (2) inverted U-style racks located as shown on Sheet 2 of the Applicant's September 11, 2024 Updated Architectural Plans (Exhibit 24A); and
3. The Applicant construct the one (1) long-term bike parking space required by zoning.

# Transportation Network

- Signed bike routes on Peabody Street and 3<sup>rd</sup> Street
- Bike Lanes and shared lanes on Kansas Ave
- Bus routes:
  - 62 and 63 – Takoma-Petworth
  - K2 - Takoma-Fort Totten
  - E4 – Military Road - Crosstown



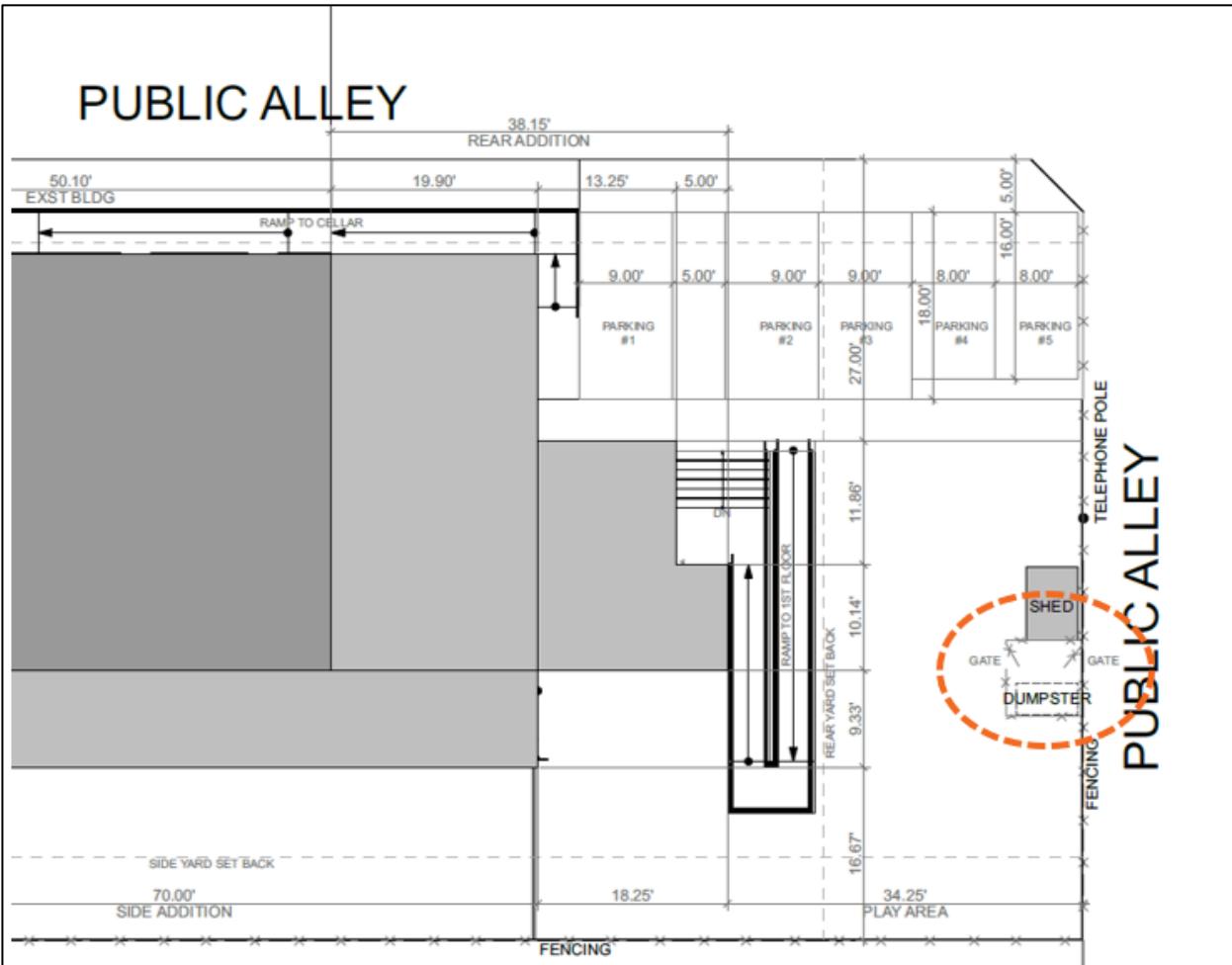
# Site Access



- Five parking spaces on-site for staff only (meets zoning requirement)
- Vehicular access through the alley for staff and trash only
- Student pick-up/drop-off on Peabody Street

# Loading & Trash Removal

- Loading berth will not be required given the size of the daycare is less than 30,000 square feet
- Trash will be stored in a commercial dumpster located in the back yard and collected once or twice a week
  - Rolled out to the alley for collection



# Community Comments (July 16, 2024)

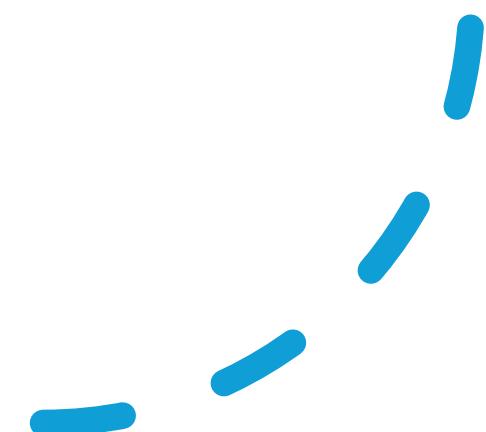
---

- 1. Alley** - Vehicles parking, standing, or idling in the alley.
- 2. Peabody Street Stacking** - Cars stacking up on the 200 block of Peabody St., NW. This street already has a steady flow of drivers heading eastbound to drop and pick up students at Capital City PCS.
- 3. Parking** – On-street parking availability for Estrellitas staff, pick-up/drop-off, and residents.



Alley

- Drop-off/pick-up policy in handbook
- Adequate space on Peabody to accommodate drop-off/pick-up activity



# Peabody Street Stacking

- 245 Peabody Projected Data vs CCPSC Operations
- Daycare Parking Dwell Times

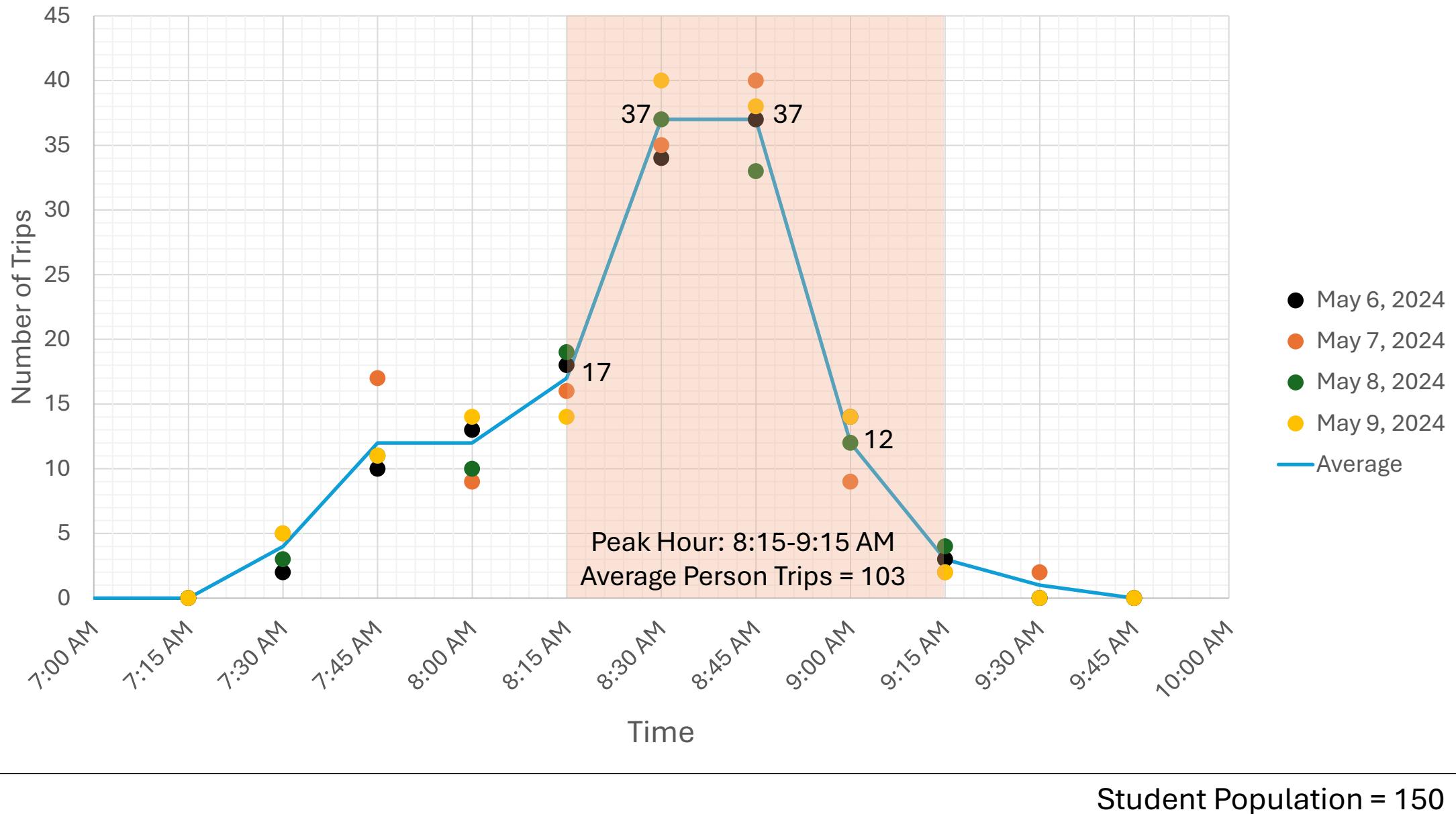


# School vs. Daycare Pick-Up/Drop-Off

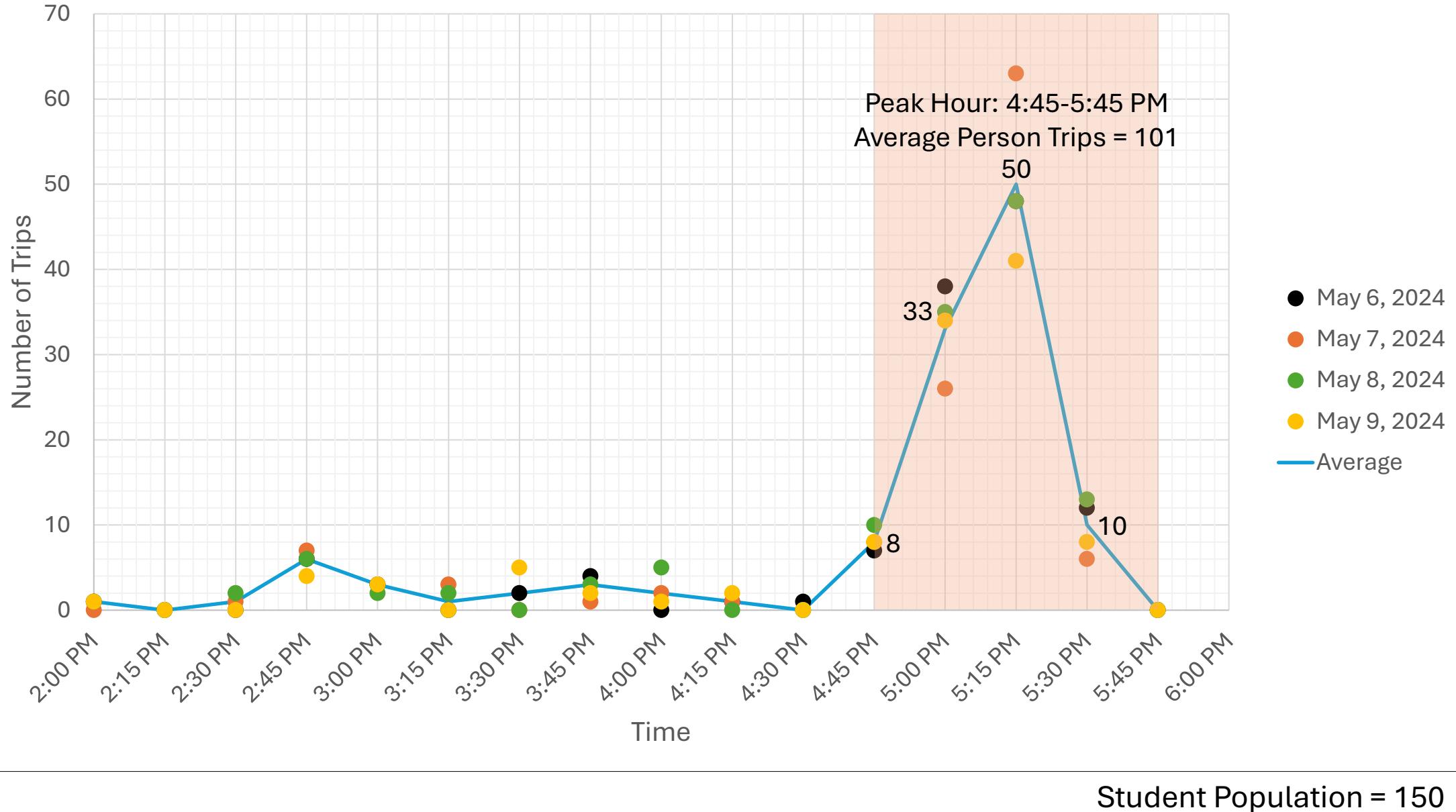


CCPCS	Daycare
1,000+ Students (pre-K – 12)	82 Children (infant – pre-K)
8:15 – 8:30AM Start Time	7:45 – 9:15AM Drop-off Period
3:30PM Dismissal; 1:30PM Dismissal Wednesdays	4:45-5:45PM Pick-up Period

# 5331 Colorado Avenue: AM Drop-Off (Person Trips)



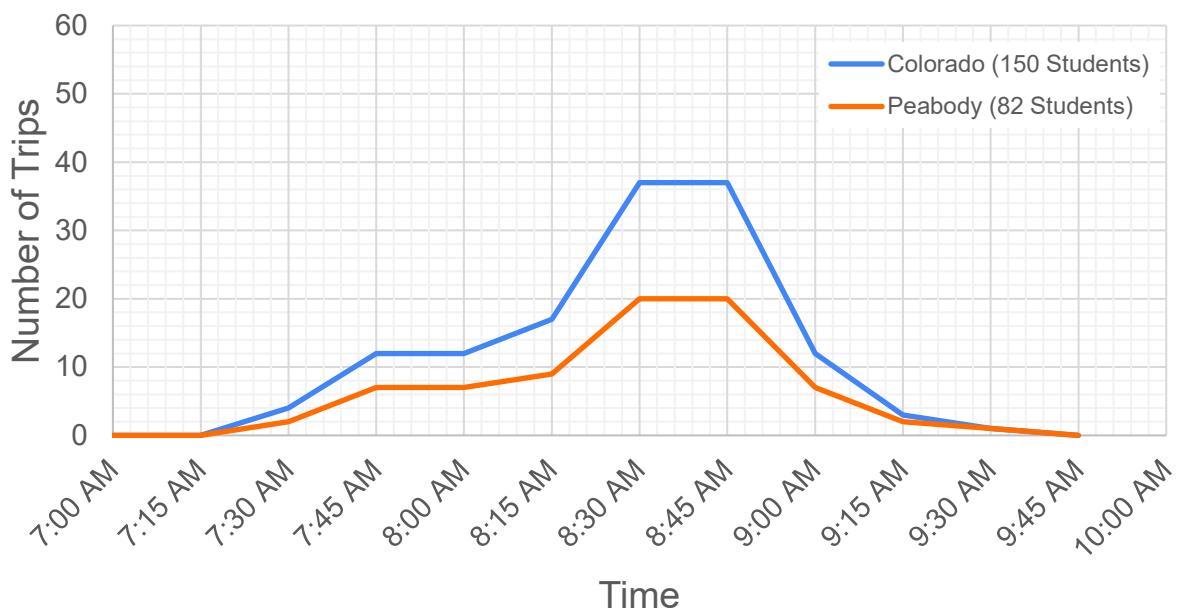
# 5331 Colorado Avenue: PM Pick-Up (Person Trips)



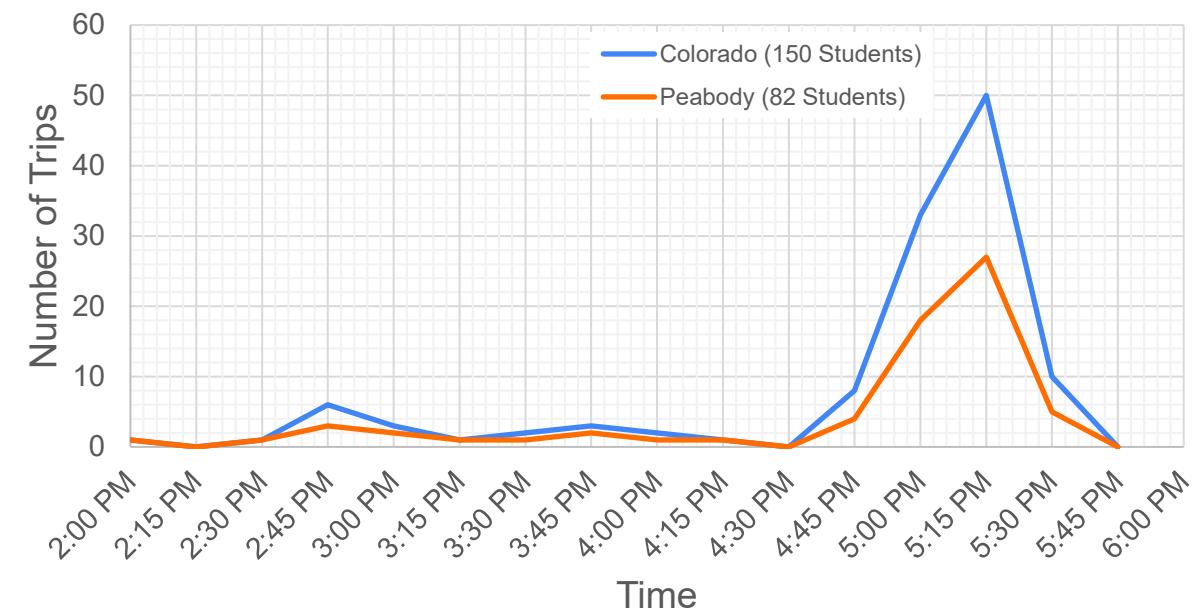
# Peabody Street Person Trips (projected)

- The average person trips for Peabody Street is projected using the student ratio of 0.547 (82 students at Peabody vs 150 students at Colorado Ave)

Peabody St: Projected AM Drop-Off  
(Person Trips)



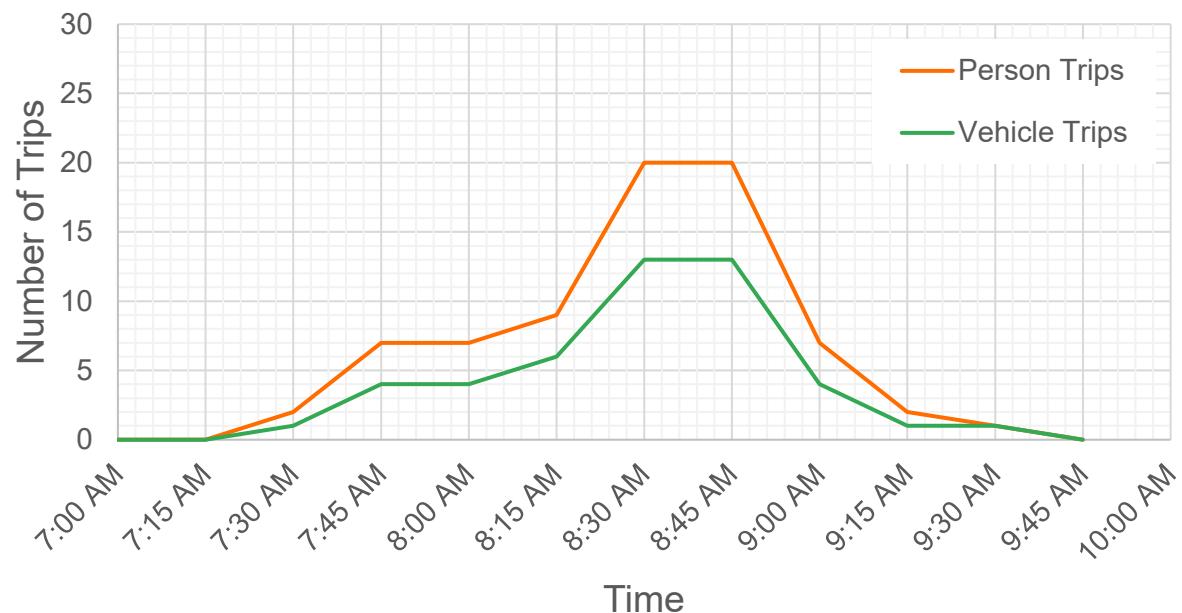
Peabody Street: Projected PM Pick-Up  
(Person Trips)



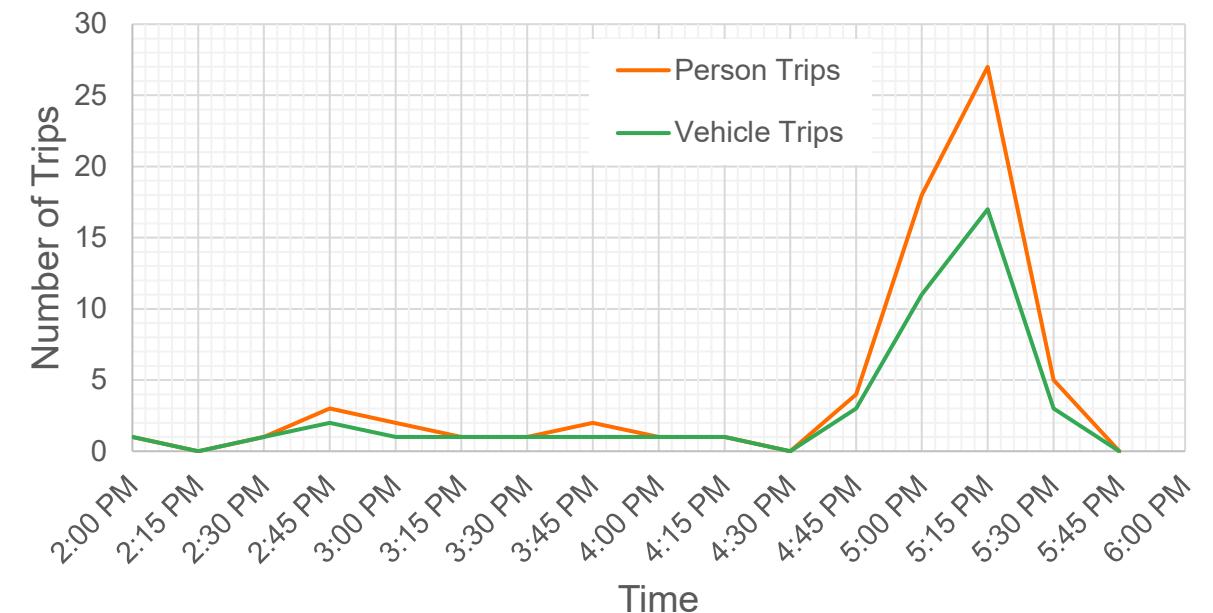
# Peabody Street Vehicle Trips (projected)

- The average vehicle trips are projected using the vehicle mode split of 62.6% (results from Colorado Avenue parent surveys)

Peabody St: Projected AM Drop-Off  
(Person Trips vs Vehicle Trips)



Peabody Street: Projected PM Pick-Up  
(Person Trips vs Vehicle Trips)

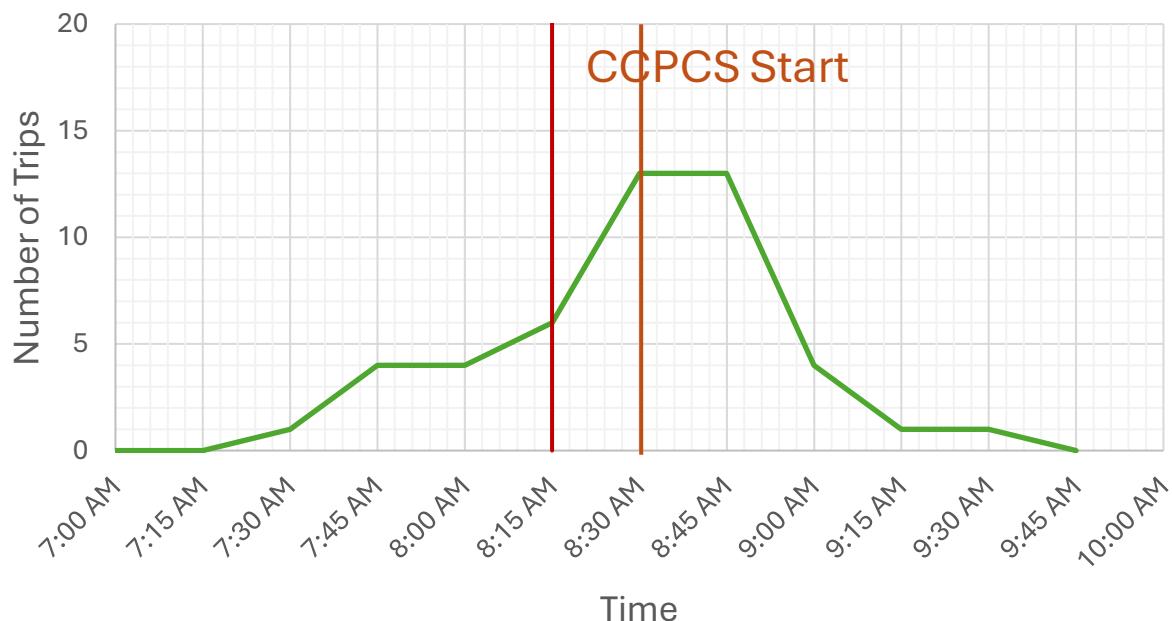


# Peabody Street Vehicle Trips during CCPCS Hours

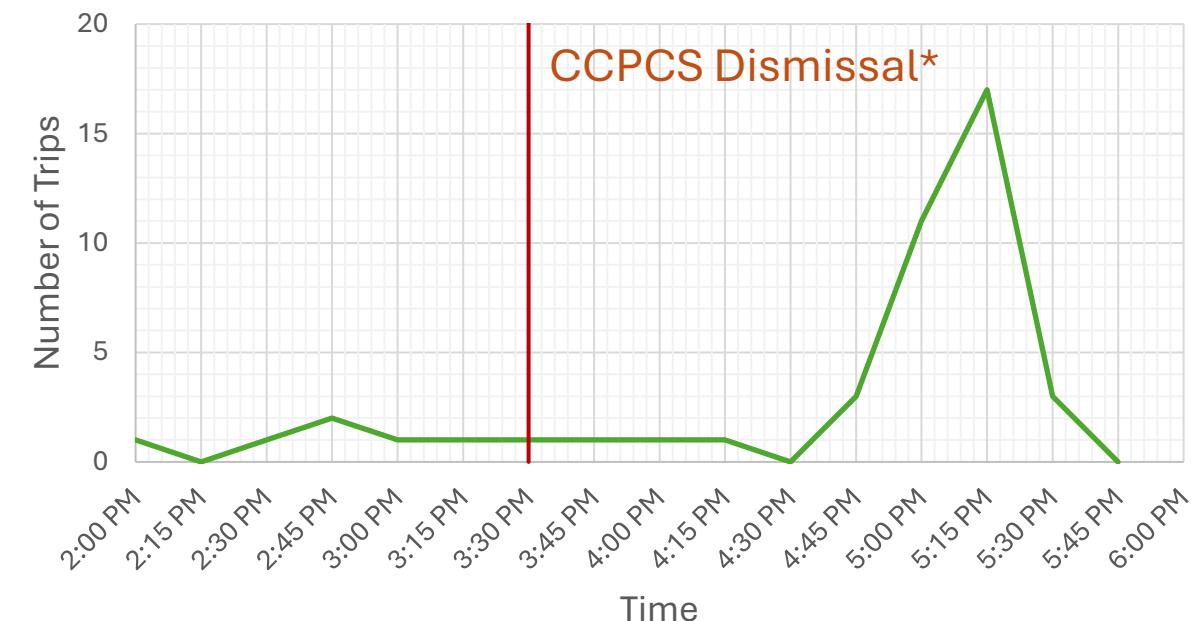
- Majority of pick-up traffic for the daycare occurs after CCPCS dismissal (5:15PM vs. 3:30PM)
- One vehicle at the daycare when CCPCS dismisses
- 12 vehicles at the daycare when CCPCS starts

\* CCPCS early dismissal at 1PM on Wednesdays

Peabody St: Projected AM Drop-Off  
(Vehicle Trips)



Peabody Street: Projected PM Pick-Up  
(Vehicle Trips)



# Parking Dwell Times

---

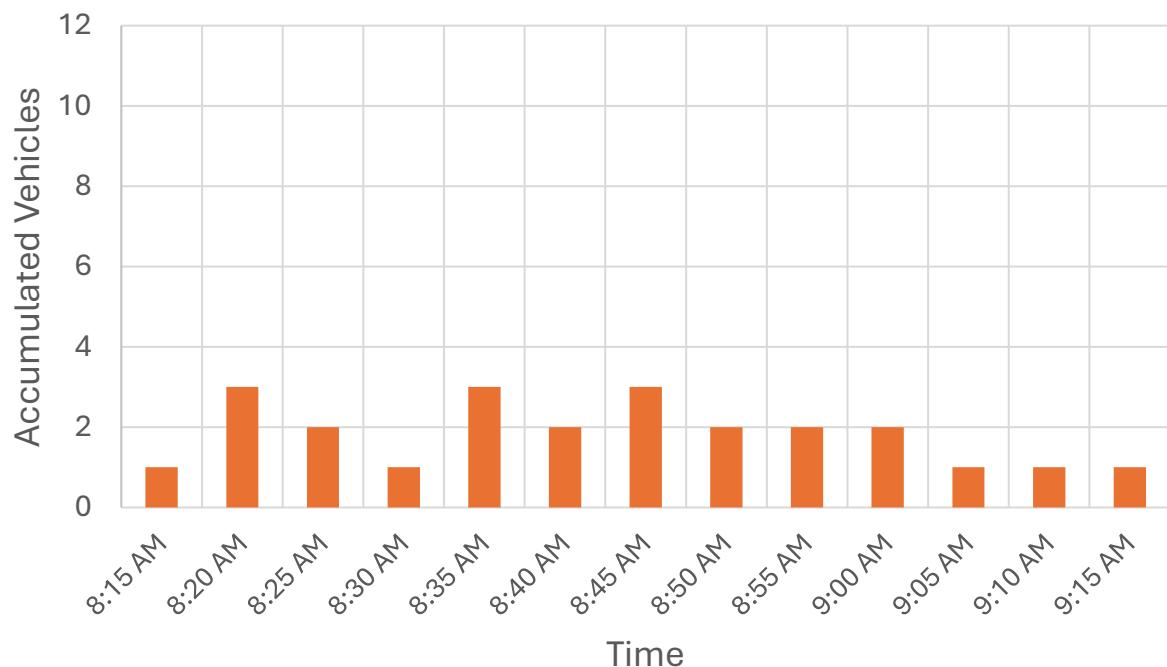
- Wednesday, September 11, 2024
- 8:15 – 9:15AM and 4:45 – 5:45PM
- Arrival Time and Departure Time for each vehicle
- Number of vehicles observed: 44 AM and 68 PM

	Dwell Time (Minutes)				
	Minimum	Maximum	Average	Mode	85 <sup>th</sup> Percentile
AM	1.0	12.0	4.3	5.0	6.0
PM	1.0	30.0	11.1	9.0	15.0

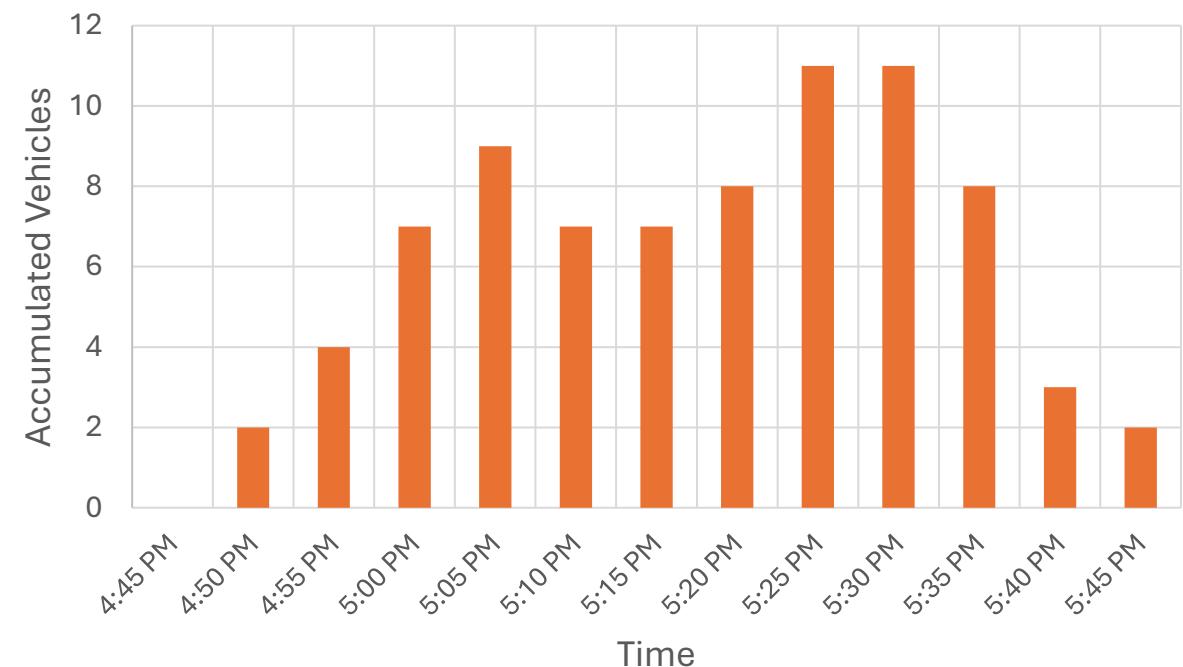
# Peabody Street Vehicle Accumulation (projected)



Peabody Street: Projected AM Drop-Off



Peabody Street: Projected PM Pick-Up



- 82 students at Peabody vs 150 students at Colorado Ave
- Previous calculation was 10 vehicles based on Tuesday, June 4, 2024 (Colorado Ave Observation)

# Parking Observations

- Peabody Street on-street parking surveys
  - Parking observations conducted every 15 minutes during peak hours



# Peabody Street Parking Survey

(Tuesday, September 10, 2024)

Peak Hour	On-Street Parking Spaces Needed			Parking Spaces Available
	Staff Parking	Drop Off/Pick Up	Total Parking	
8:15 – 9:15AM	9	3	12	20
3:00 – 4:00PM	9	1	10	16
4:45 – 5:45PM	9	11	20	25



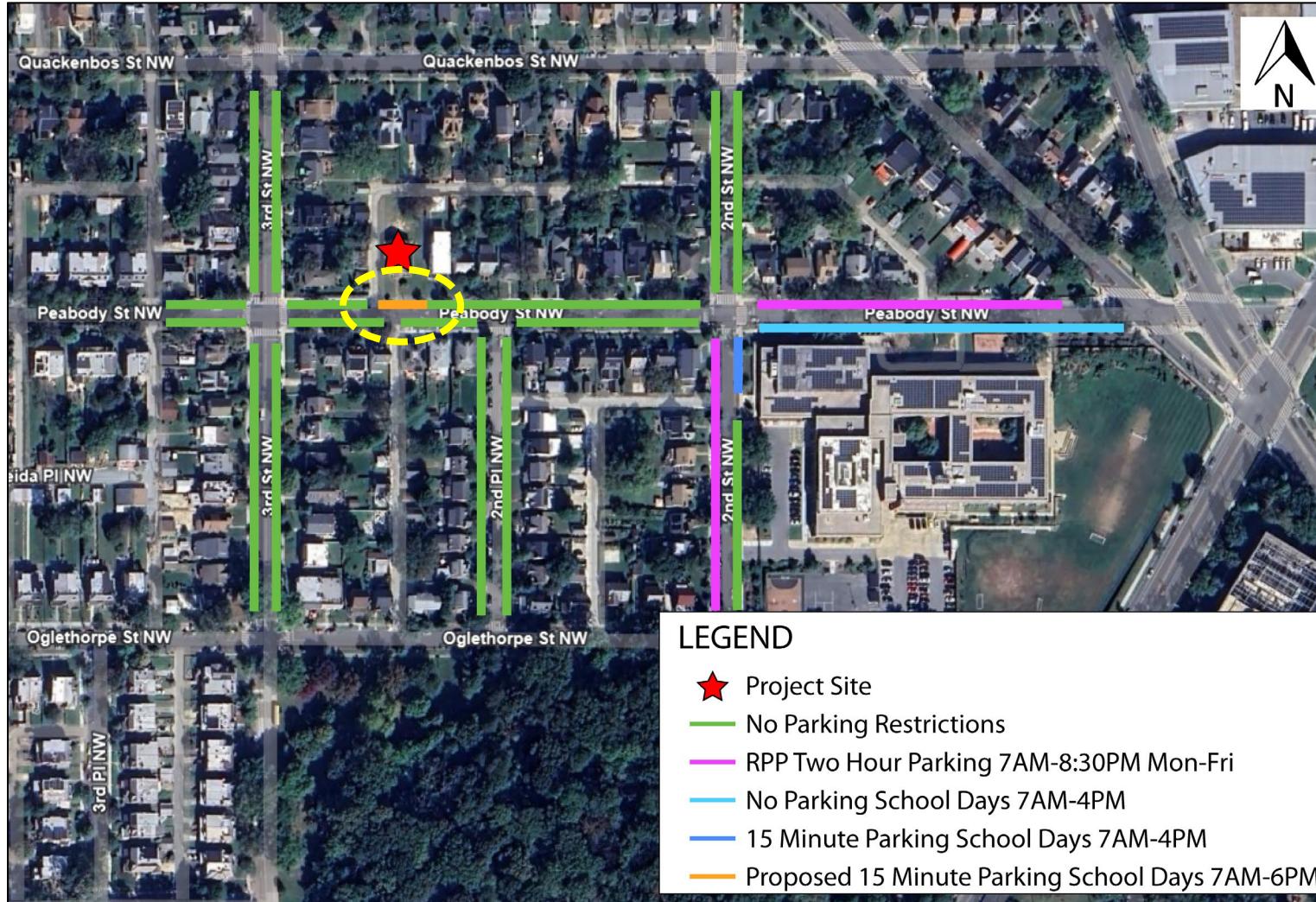
- Previous observations on April 3<sup>rd</sup> and 10<sup>th</sup>, 2024 indicated 21 parking spaces during the AM and 22 vacant parking spaces during the PM

# Peabody Street Parking Survey



- Field observations indicated additional vacancies (60+ spaces) for on-street staff parking outside the primary parking area.

# Curbside Management



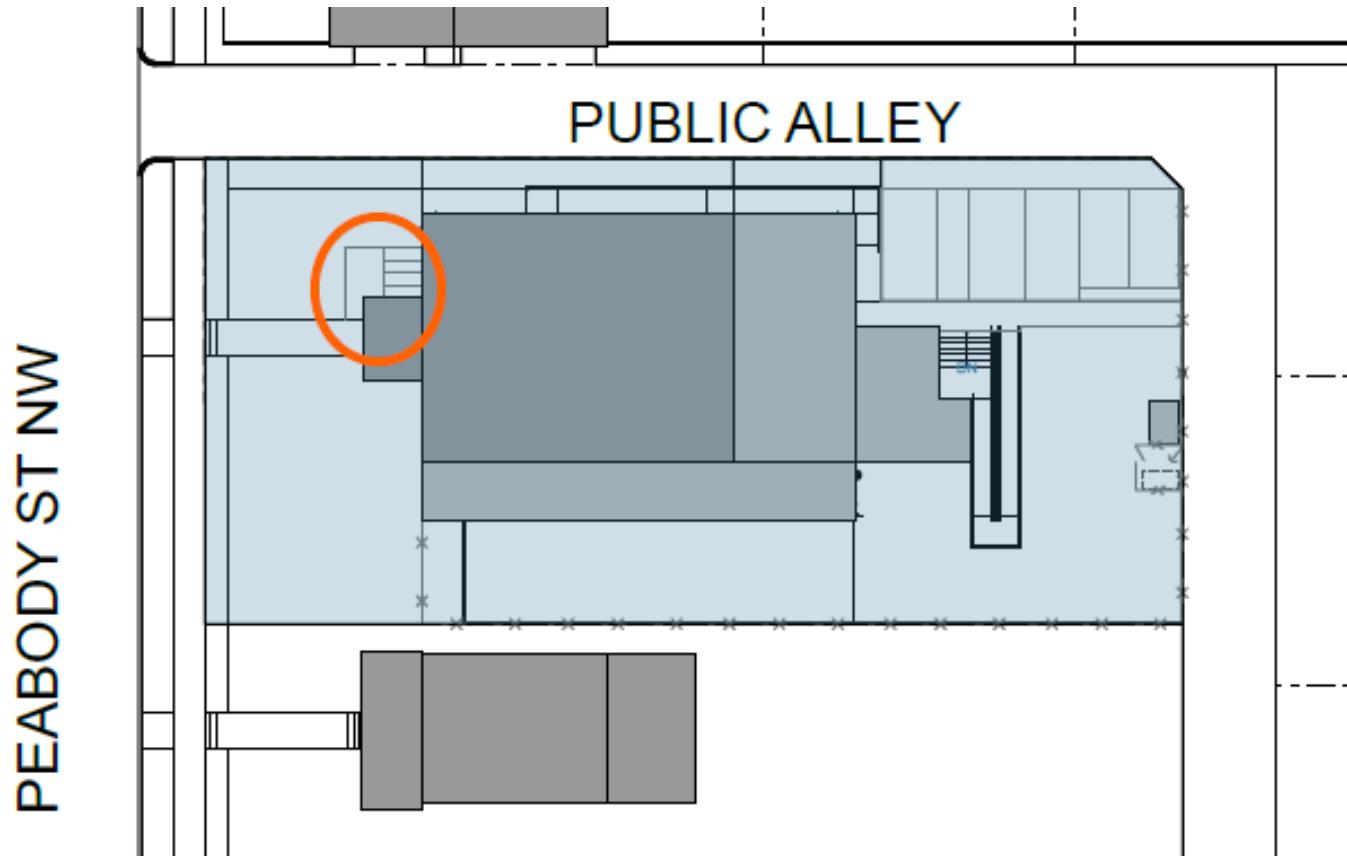
- New curb restrictions per DDOT - 60 feet in front of site

# DDOT Condition #1: Transportation Demand Management Plan

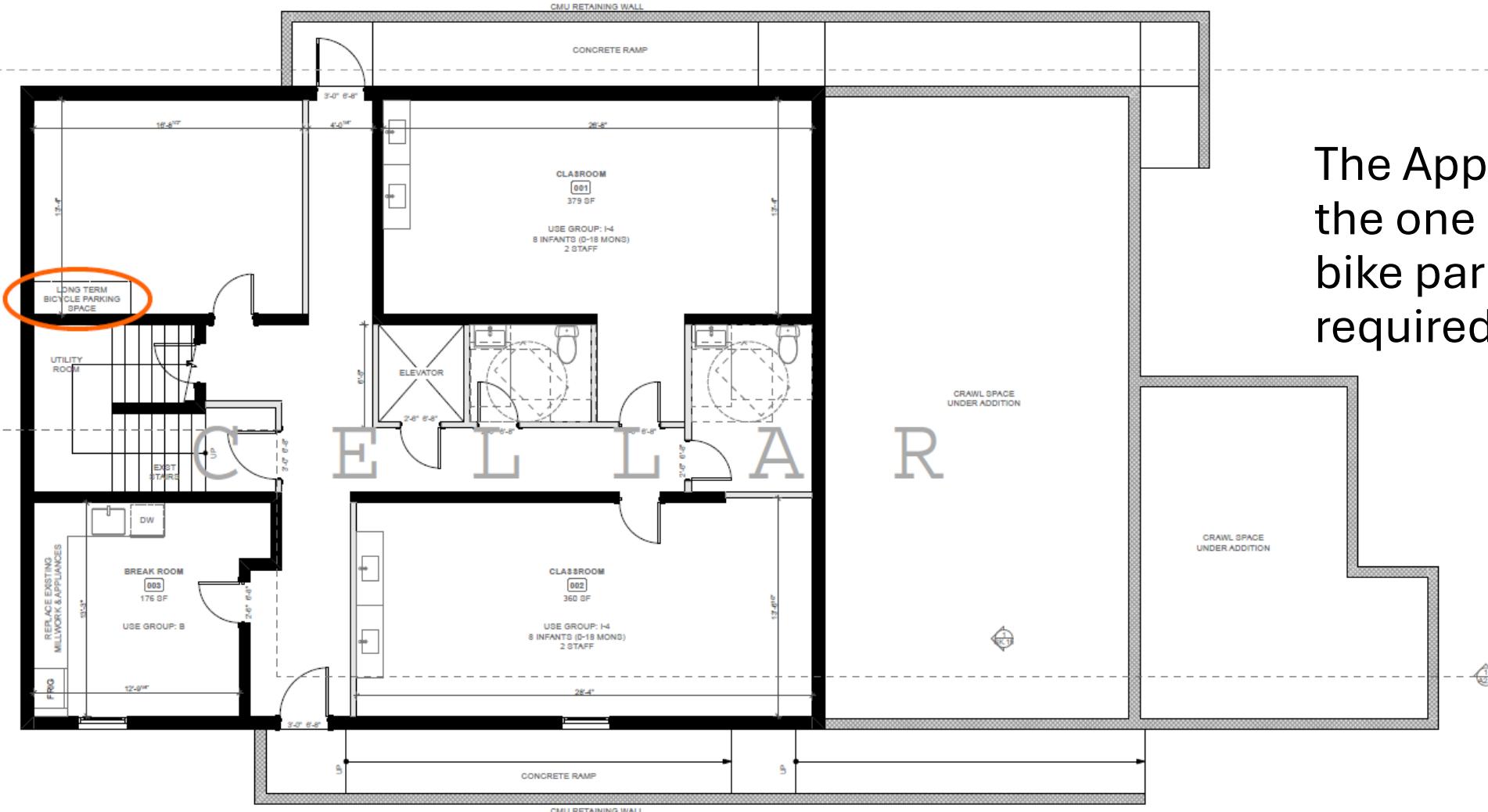
- Appoint Transportation Coordinator
- Meet with goDCgo to develop goals and plans
- Conduct commuter survey of staff and parents
- Check in with goDCgo's School Services Team halfway through the year to track progress
- Send out reminders for Commuter Benefits Open Enrollment
- Promote commuter benefits and other sustainable transportation programs to new and existing hires
- Provide transportation information to staff and new and existing families
- Provide information on nearby transportation options on the daycare's website (work with goDCgo to create a Get Around Guide customized for the daycare)
- Include transportation information in newsletter
- Promote Sustainable Transportation Holidays
- Host a tabling event with goDCgo to sign staff up for commuter benefits
- Promote Capital Bikeshare as a form of commuting to and from the daycare
- Provide Capital Bikeshare corporate membership to all interested staff
- Host bike safety course for staff
- Promote WABA bicycling classes to staff
- Provide preferential parking for carpools for staff
- Comply with Transportation Benefits Equity Amendment Act if over 20 staff members (including part-time staff)
- Comply with Commuter Benefits Act of 2014

# DDOT Condition #2: Short-Term Bicycle Parking

Four (4) short-term bike parking spaces, the equivalent to two (2) inverted U-style racks located as shown on Sheet 2 of the Applicant's September 11, 2024 Updated Architectural Plans (Exhibit 24A).

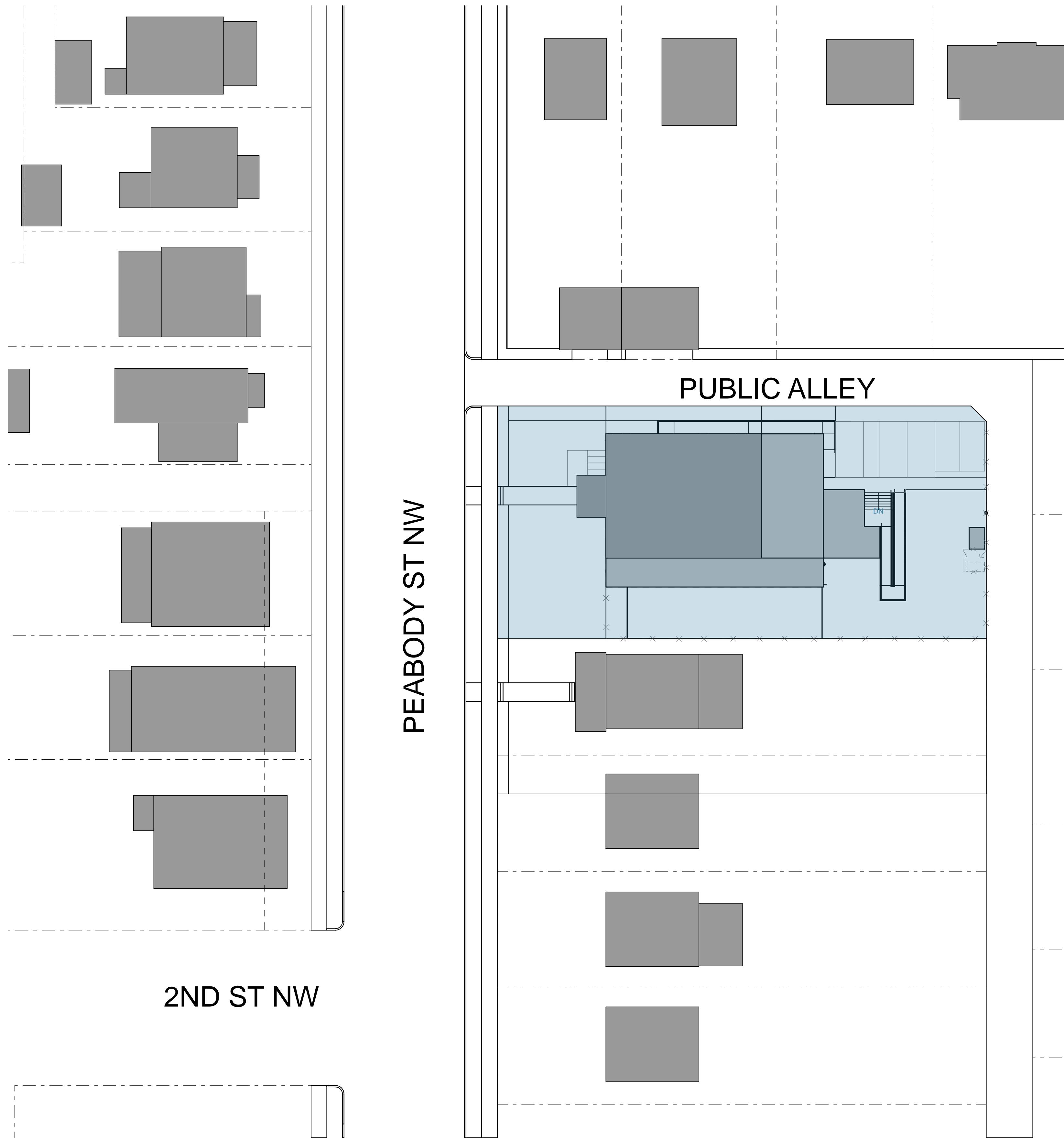


# DDOT Condition #3: Long-Term Bicycle Parking



The Applicant construct the one (1) long-term bike parking space required by zoning.

# Architect Proposal

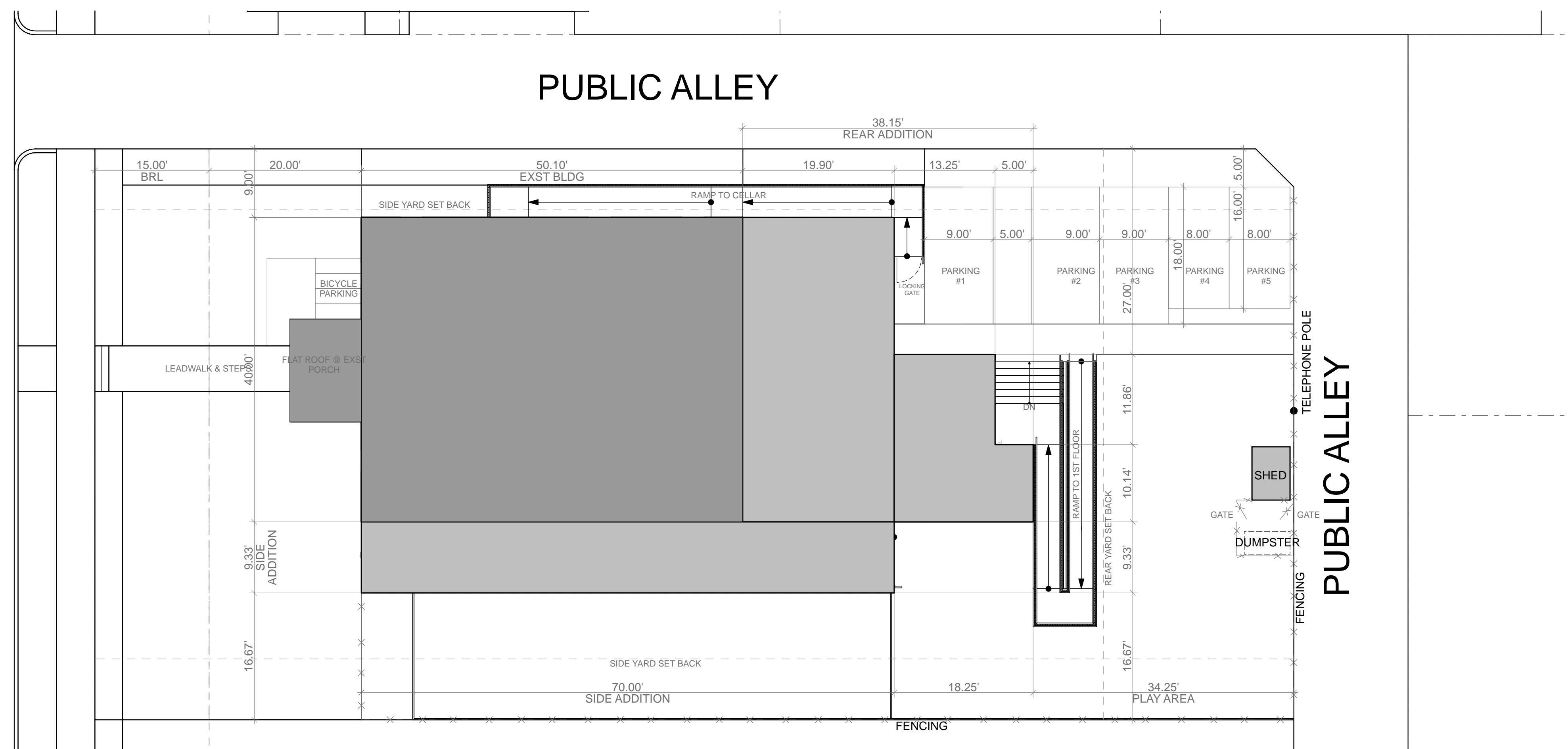


**VICINITY PLAN**  
SCALE: 1" = 20'

PEABODY ST NW

**PROPOSED SITE PLAN**

SCALE: 1" = 10'

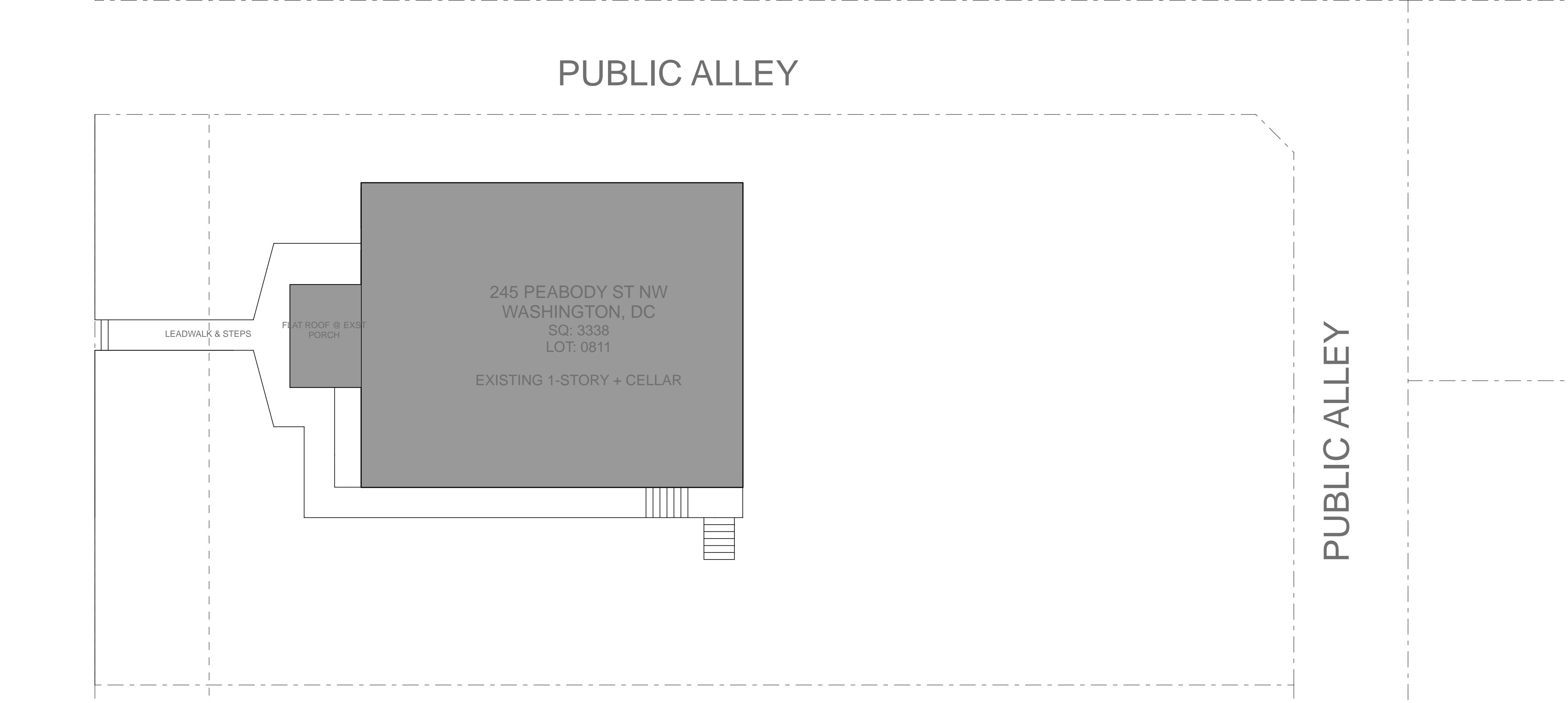


2

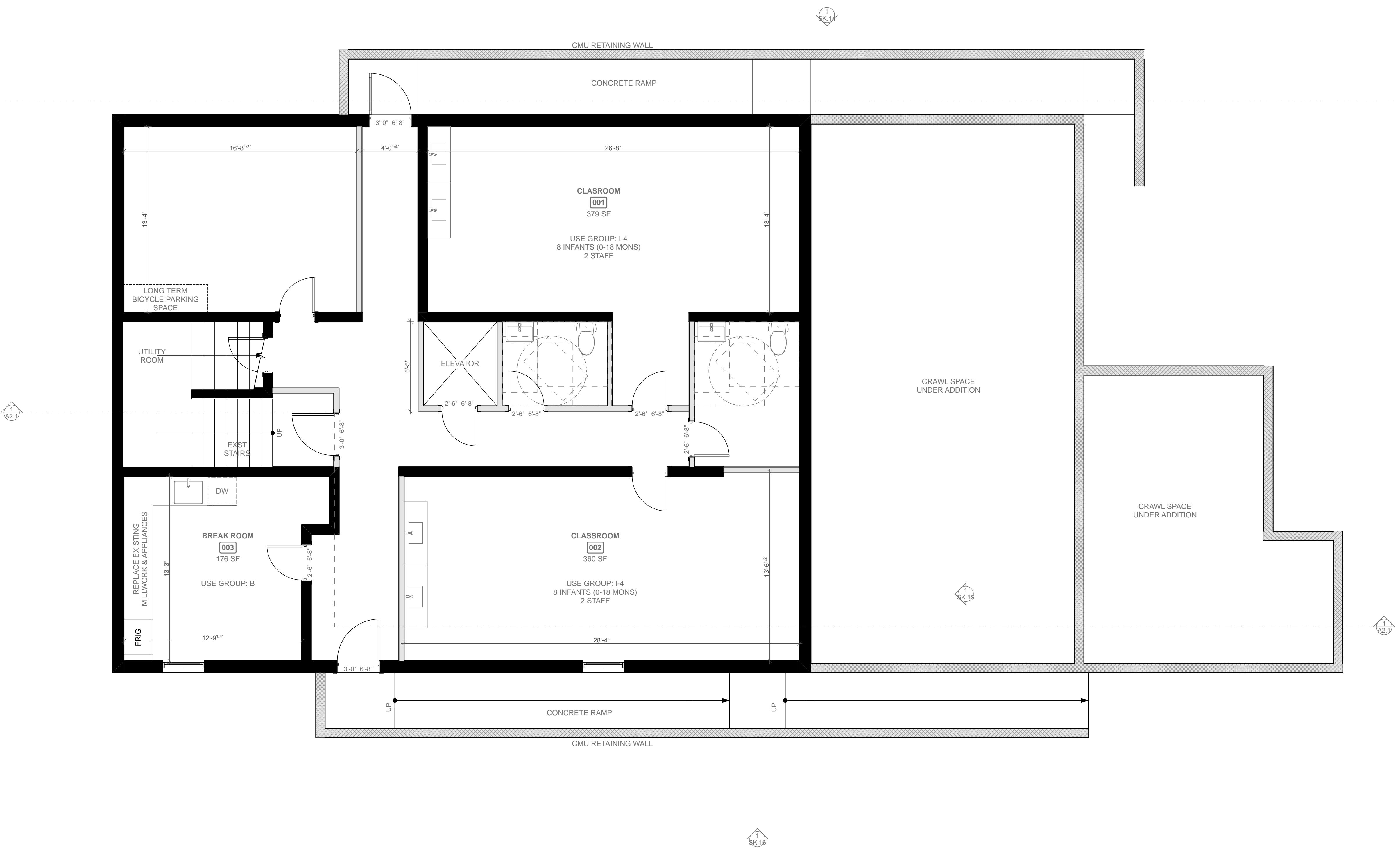
PEABODY ST NW

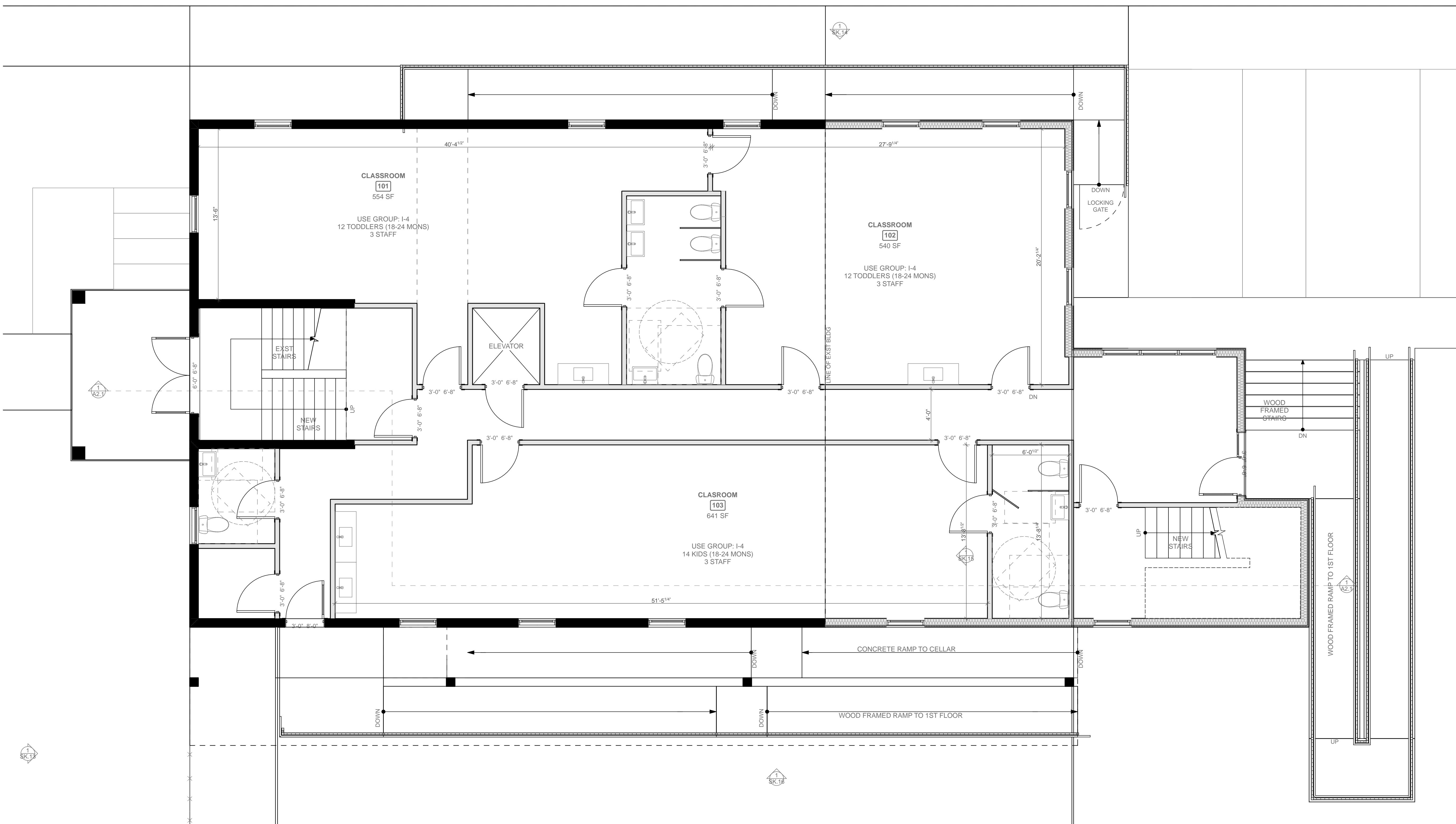
**EXISTING SITE PLAN**

SCALE: 1" = 10'



3





---

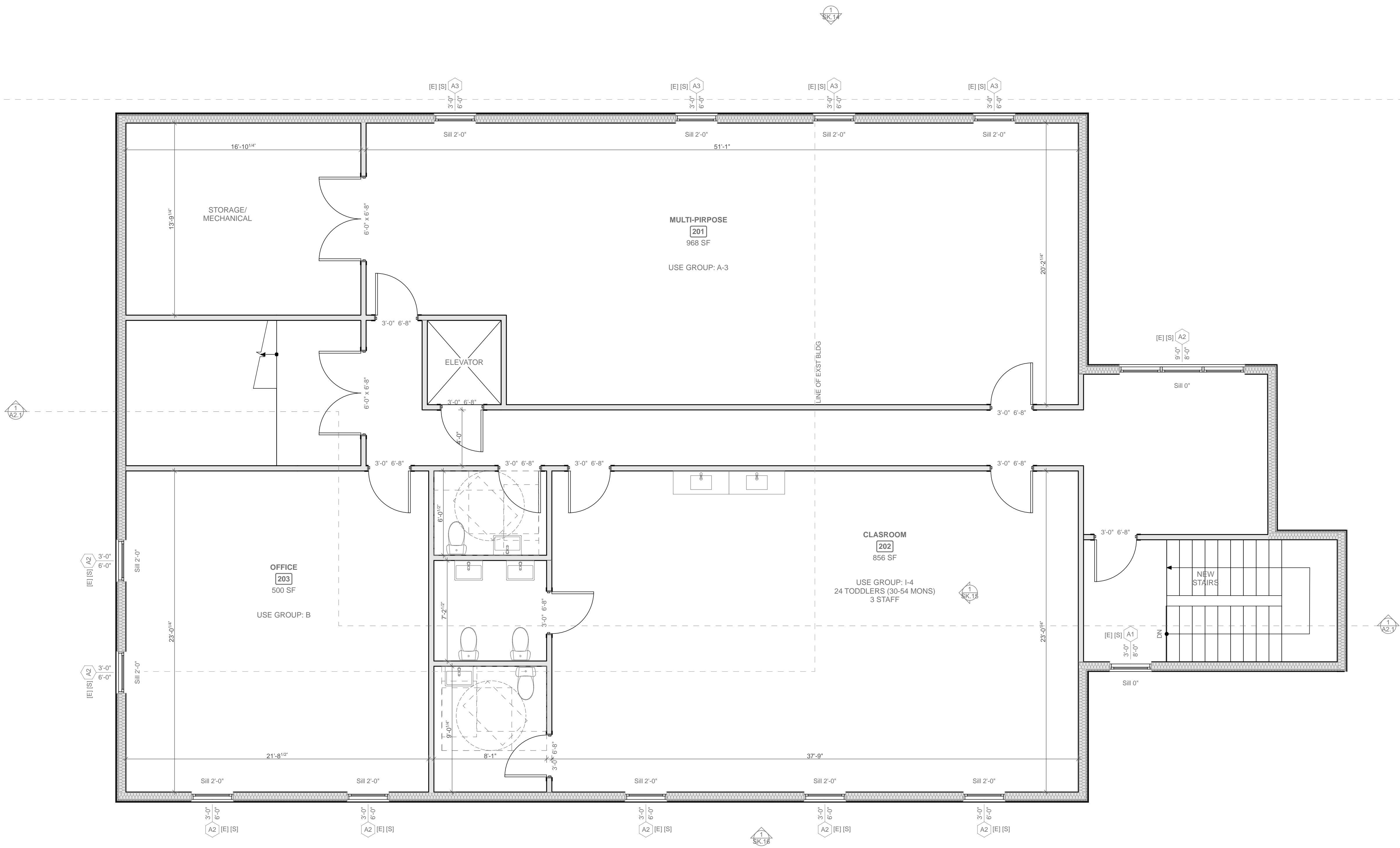
# 1ST FLOOR

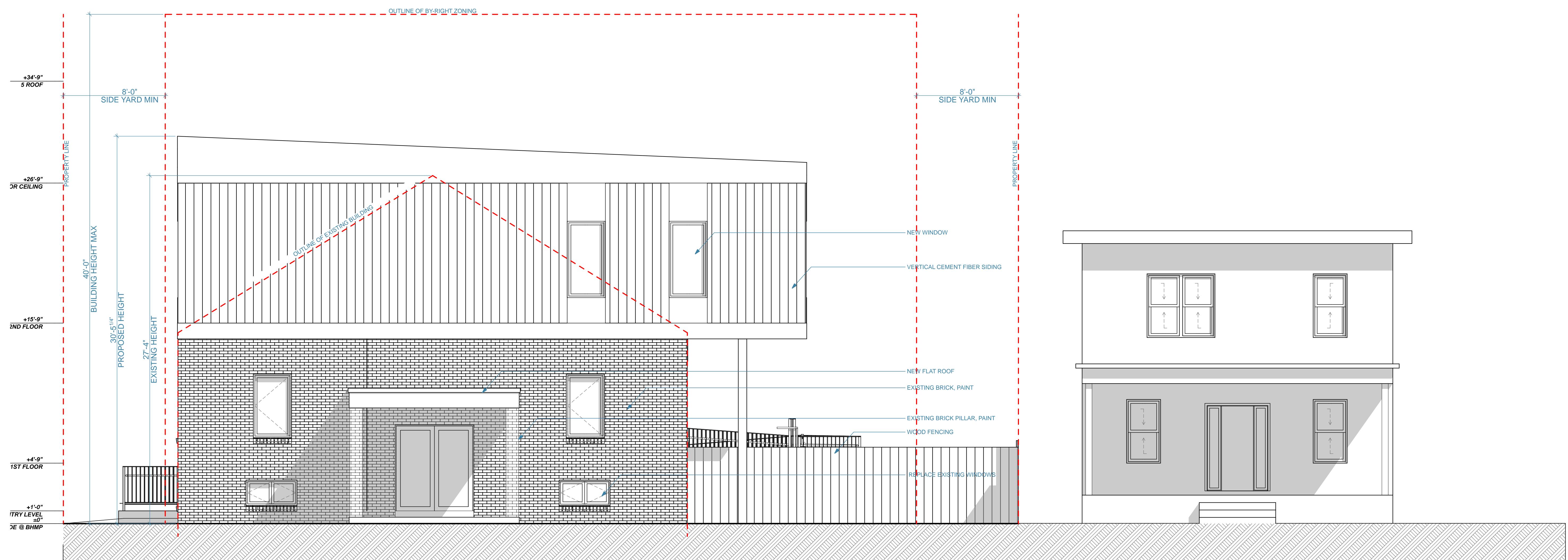
SCALE: 1/4" = 1'-0"

## 1ST FLOOR

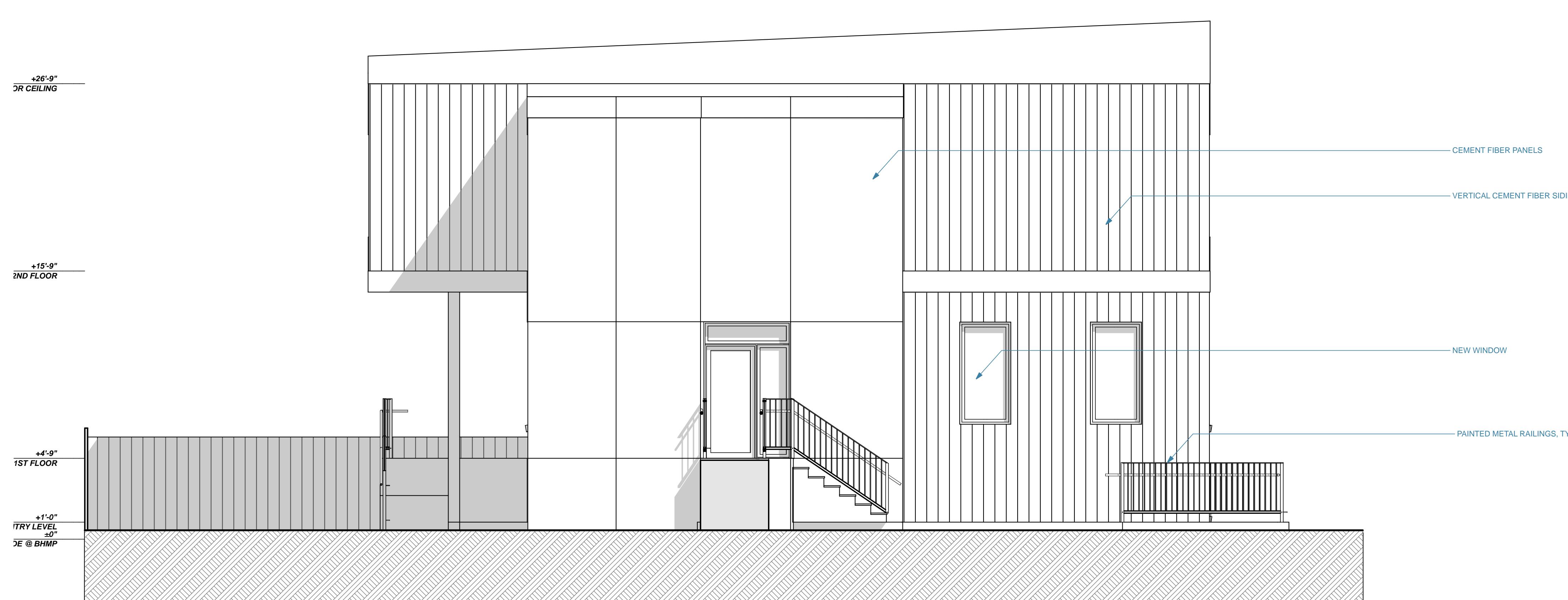
---

1





1



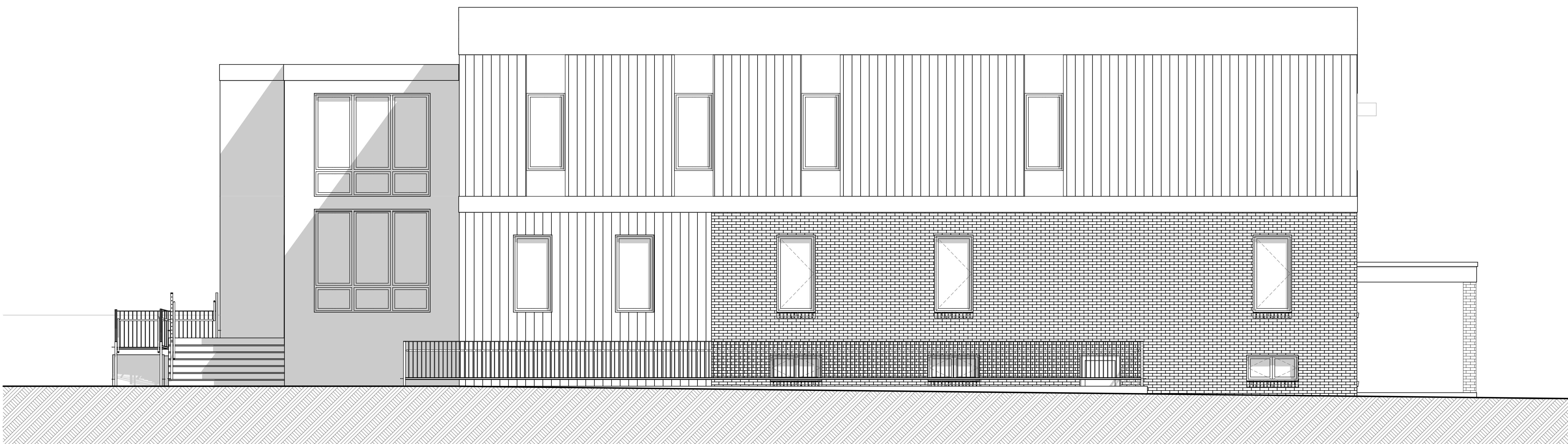
2



**SIDE ELEVATION B**

SCALE: 1/4" = 1'-0"

1



**SIDE ELEVATION A**

SCALE: 1/4" = 1'-0"

2



# Q & A