

Cochran, Patricia (DCOZ)

From: Rachel Egen <rachelegen@yahoo.com>
Sent: Wednesday, October 2, 2024 4:54 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 21101

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from rachelegen@yahoo.com. [Learn why this is important](#)

Statement regarding planned construction of a daycare by Mendomas

Rachel Egen
221 Peabody St., NW
Washington DC 20011
rachelegen@yahoo.com
202 246-4961

I am writing to express my concern about certain aspects of the proposed construction of a daycare at the Peabody Church building.

While I am not opposed to having a daycare at that location, I am concerned that the number of students proposed - up to 82- will create unsafe traffic conditions on a street already experiencing issues with the nearby Capital City charter School.

During peak times - pick up and drop off - the proposed number of students far exceeds the number of available parking spaces. All the neighbors on Peabody, second street, Second Place, Quakenbos, and Oglethorpe have often seen cars double-parking, stopping in the middle of the street, and even parking in the alley off 2nd Place for Capital City. This will only be exacerbated by adding an extra school with that number of students.

I have reviewed the traffic study that was commissioned by the new owners and believe it is an inadequate representation of the current impact, let alone the increased problems that will occur with a daycare facility of that size.

I do understand that applicant's proposal is for a right of use, but I have also read the statute and know that the zoning rules prohibit development that will substantively affect traffic, noise and the existing characteristics of the neighborhood.

I would urge the BZA to take these concerns into account when evaluating the proposal.

Thank you.

Sincerely,
Rachel Egen