

Genell Anderson
211 Peabody Street, NW
Washington, DC 20011
Zoning – 21101 – Conversion of 245 Peabody Street, NW to a CDC

Testimony from October 2, 2024 with additional insight.

I am Genell Anderson of 211 Peabody Street, NW. I am less than 200 feet from the church. I have been in the neighborhood since 1993. The CDCs are 560 feet apart from each other.

The Applicant stated:

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 no cumulative objectionable impacts regarding traffic and noise.

I am concerned about the volume of traffic and congestion and how it effects the life safety of the people of Peabody Street, NW

We don't have options as the Colorado CDC. Understand that we have a 28' wide street of single family detached homes. Colorado and 14th Streets have resources: a bus round-about, bus stop, bike path, traffic lights, Parents are walking from apartment buildings to bring their children to the CDC.

We on Peabody have none of those amenities and if we did the street is too small. As it is now children are riding their bikes on the sidewalk; because to ride on the street is unsafe.

Peak time is the same for both CDCs is 8:15-8:45

If there is an emergency, EMS or fire truck will not be able to make it through. Once the proposed CDC is open for business, it will be impossible to maneuver the tiny street.

Let me read to you an email from a resident on 2nd and Peabody to the CDC across the street. The response to the email is from the Head of School (Capitol City Charter School)

From: Laina Cox <lcox@ccpcs.org>

Sent: Monday, September 30, 2024 3:44:15 PM

To: ~~Johnson~~ ~~<wampier@msoc.edu>~~

Cc: ddot@dc.gov <ddot@dc.gov>; 4B07@anc.dc.gov <4B07@anc.dc.gov>; 4B06@anc.dc.gov <4B06@anc.dc.gov>; nikki.lavenhouse@dc.gov <nikki.lavenhouse@dc.gov>; jlewisgeorge@dccouncil.gov <jlewisgeorge@dccouncil.gov>; Sebastien Durand <sebastiendurand@ccpcs.org>; Emily Rodegast <ERodegast@ccpcs.org>

Subject: Re: Traffic at school/ Concern Part 2

Good Afternoon Ms. Johnson,

Thank you for reaching out and sharing your concerns. I have added our Director of Facilities and Chief Operating Officer on this thread as well, as we have been voicing these same concerns. We have been in conversations with both Tiffani and Councilwoman Lewis George regarding our safety concerns once we learned at the start of the year that we would not be granted crossing guards (as we've previously had) for 2nd St and Peabody St. This was shocking to us as we didn't have a heads up or much follow up regarding that decision. We have also voiced our worries to

our School Resource Officers regarding parents not following the speed limits and parking illegally causing dangerous situations for students and other families. We have increased our staff presence outside as best as possible to support dismissal, and we have sent numerous reminders to our families regarding speeding and parking (letting them know that our neighbors would be calling for ticketing, too). We've asked MPD to ticket cars as a consequence of illegal parking and to also be present to hopefully deter speeding and/or illegal parking. Unfortunately, after five weeks of school, we have not been able to garner support from MPD or DDOT as requested by us, Tiffani, and Councilwoman Lewis George. We, too, are concerned for our students' safety and hope that collaboratively, something can be figured out.

Best,
Laina Cox

On Mon, Sep 30, 2024 at 1:44 PM ~~Addressed to: [redacted]~~ wrote:

Traffic Concern

Traffic Concern

I am a homeowner by the school . The traffic during school dismissal has gotten worst. Parents blocking intersections, blocking cross walks , blocking homeowners' driveways and even pulling in the driveway (mine). I have personally seen parents speeding down these narrow streets (6000 block on 2nd Street) . It is only a matter of time that a child will be hit by a car. My questions is does the school have some type of security plan in place when the school crossing guard is absent? I do know that our ANC commissioners have spoken to the school about the traffic situation. Something has to change because it's getting worse, especially the parents who have no respect for parking legally and slowing down in a school zone.

I have attached pictures to view so that you can see what is going on . This van (the White) looks like they are picking up some after school kids, you have kids trying to walk down the sidewalk and please look at this white van and how they are blocking the sidewalk, parent's cars in the street blocking crosswalks. (see the car on the corner of 2nd and Peabody in the cross walkway.

I am very concerned about this traffic situation can we please do something. Please let's work together to make it safe for the children.

Thank you

I have also included the two ANC commissioners on this email, our Ward 4 representative, 4th district police commander and ddot@dc.gov

~~Andre Johnson~~

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Laina N. Cox (she/her) (*Why pronouns matter*)

Head of School

Capital City Public Charter School

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All are welcome and included at Capital City. We stand with immigrants, refugees, and people of all faiths. We honor all cultures and languages. We believe that Black lives matter. We empower girls and women. We stand with our LGBTQ community members. We celebrate and support learning differences. We value the rich diversity of our community. We help one another. Together we are stronger.

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Finally, I say to you do not approve this renovation of the church in R-1B. R-1B was created to protect quiet residential areas and promote suitable environment for family life. Our neighborhood would change.

Item 4 of special exception regulations state:

*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.*

Capitol City Charter school has imposed an adverse impact in the neighborhood since it moved to 100 Peabody Street, NW. Adding another CDC will exacerbate the negative impact of traffic, noise operations and other similar factors.

Please see email from Zoning of DOB:

On Wed, Sep 25, 2024 at 9:34 PM <dob@dc.gov> wrote:

*In tandem with the OSSE licensing information identifying a CDC at the 100 Peabody address, issued Certificate of Occupancy CO1900412 describes the use/occupancy as "PUBLIC CHARTER SCHOOL, 1000 STUDENTS AGES 3 TO 18, **FROM EARLY CHILDHOOD** *(3+years)* TO 12TH GRADE, 220 FACULTY/STAFF, 77 SURFACE PARKING SPACES AND ACCESSORY REHEAT KITCHEN WITH 500 SEAT THEATER." This is consistent*

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*across other prior-issued Cs of O dating back through at least 2012. The oldest identifiable prior-issued CO 44259 (2002) similarly refers to a "**Pre-K**" age group in the description of use/occupancy. I have not identified in our records a separate C of O issued for the CDC's operation, though that would not be required if the CDC is indeed operated by the same entity as permitted to operate the overall school facility per CO1900412 (i.e. a subordinate accessory use rather than independent use administered by another entity within the premises).*

*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 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!

Thank you for your time.

Respectfully submitted,

Genell Anderson
211 Peabody Street