

### **List of Proposed Conditions**

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.
5. Outdoor playtime shall be staggered so that all 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 24A (Approved BZA Plans) with a locked gate on the alley side ramp.

### **NEW or REVISED Conditions with comment:**

8. Strict Pick-Up/Drop-Off policies will be implemented, including restrictions on blocking the alley and prohibition on using the alley for any Pick-Up or Drop-Off, and penalties for violating these policies. These policies shall be detailed in an addendum to the handbook which shall be signed separately from the handbook. The proposed addendum is included as Exhibit A1.

*At the hearing, neighbors raised concerns over the proposed termination policy and efficacy of the restrictions, and it being buried in a handbook. Applicant has revised this to be a tiered policy and will have a separate addendum so that it is front of mind and very obviously communicated to parents. An addendum has been provided so that the exhibit may be referenced in any final condition list. Alternatively, the policies can be listed in detail in the conditions list.*

9. The five (5) parking spaces at the rear of the Property are strictly reserved for staff of Estrellitas and shall not be used for Pick-Up and Drop-Off; an exception may be made for students with special needs. This shall be communicated to the designated ANC contact, so neighbors are aware that an exception has been made to accommodate a child with special needs.

*Concerns were raised that the parking policy did not address any potential exceptions for children with special needs.*

10. A designated staff member shall be located at the front of the school during peak drop-off and pick-up times to ensure efficient traffic flow, prevent congestion, and ensure compliance with PUDO rules in the addendum.

*More details about the process are available in the PUDO addendum.*

11. Staff will be restricted from parking on Peabody Street, east of 3<sup>rd</sup> Street, NW, and this shall be noted in an addendum to the employee handbook which must be signed separately

from the employee handbook and employee agreements and include penalties. The proposed addendum is included as Exhibit A2.

*Concerns were raised regarding parking on Peabody. While the parties in opposition have private garages off the alley and/or alley access, this condition would keep the pickup/drop-off area available for parents and would also help to maintain parking for residents on Peabody Street between 2nd Place and 3rd Street. Also, by keeping staff parking to the west we keep parking spaces available for pickup/drop-off operations for CCPCS. An addendum has been provided so that the exhibit may be referenced in any final condition list. Alternatively, or additionally, the policies can be detailed in the conditions.*

12. The Applicant will work with Casey Trees to add more trees to the site.

*While not directly requested, the Applicant reviewed other conditions and thought about other ways it could mitigate concerns. This would provide beautification of the site and be an overall benefit to both neighbors and the students. Additional tree coverage in combination with the fence shall provide privacy for both neighbors and students.*

13. The Applicant shall provide annual check-ins with the local ANC on compliance with conditions.

14. *While this is generally addressed in the Community Agreement, the Applicant is proposing annual check-ins as a condition so that the ANC is always kept in the loop with these conditions. This condition, and condition 14,-- and the new conditions generally, are being proposed in lieu of a time limit.*

15. For the first six months of operation, monitor conditions and collect data on peak congestion times and adjust drop-off and pick-up procedures. Applicant will work to make adjustments based on data findings to further ease traffic flow.

*Alternatively, or additionally, the Applicant could provide annual monitoring to DDOT regarding the status of the conditions and perform additional monitoring of transportation in the area and reassess the TDM conditions as necessary.*

16. The Applicant shall 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).

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

18. Applicant will coordinate with DDOT to install pick-up/drop-off signage on Peabody Street directly adjacent to the daycare for three parking spaces.

19. Trash pick-up will occur in the public alley. Trash will be enclosed in a gated fence and rolled out to the alley.

20. In addition to the conditions above, the Applicant has coordinated with DDOT to implement the following TDM Conditions. The Applicant shall implement the TDM plan for the life of the project:

- a) Appoint Transportation Coordinator
- b) Meet with goDCgo to develop goals and plans
- c) Conduct commuter survey of staff

- d) Conduct commute survey of parents
- e) Check in with goDCgo's School Services Team halfway through the year to track progress
- f) Send out reminders for Commuter Benefits Open Enrollment
- g) Promote commuter benefits and other sustainable transportation programs to new and existing hires
- h) Provide transportation information to new and existing families
- i) Provide transportation information (electronic format) for staff
- j) Provide information on nearby transportation options on the daycare's website (work with goDCgo to create a Get Around Guide customized for the daycare)
- k) Include transportation information in newsletter
- l) Promote Sustainable Transportation Holidays:
  - i. Park(ing) Day (September)
  - ii. Car Free Day (September)
  - iii. Walk to School Day (October)
  - iv. National Walk to Work Day (April)
  - v. Bus to Work/Transportation Equity Day (February)
  - vi. National Bike Month (May)
  - vii. Bike to Work Day (May)
- m) Host a tabling event with goDCgo to sign staff up for commuter benefits
- n) Promote Capital Bikeshare as a form of commuting to and from the daycare
- o) Provide Capital Bikeshare corporate membership to all interested staff
- p) Host bike safety course for staff
- q) Promote WABA bicycling classes to staff
- r) Provide preferential parking for carpools for staff
- s) Comply with Commuter Benefits Act of 2014
- t) Comply with Transportation Benefits Equity Amendment Act if over 20 staff members (including part-time staff)
- u) Charge staff "market rate" for parking or comply with DC Parking Cashout Law when the number of staff reaches 20.
- v) For those who drive, carpooling is encouraged and the parking spaces at the rear will be assigned and priority given to those who carpool.

*These conditions highly encourage non-vehicular modes of transportation, which aligns with Estrellitas goal to serve the neighborhood i.e. those who are more likely to walk and bike to the site once a local daycare is available!*