

SUPPLEMENTAL SUBMISSION

of the



to the District of Columbia Zoning Commission

Zoning Commission Case No. 02-17C

January 6, 2003

Chevy Chase Plaza Children's Center

5310 43rd Street, NW

Washington, DC 20015

202-244-1402

ZONING COMMISSION
District of Columbia

Case 02-17
Exhibit 211

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.211



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Ms. Carol Mitten
Mr. Anthony Hood
Mr. James Hamaham
Mr. Peter May
Mr. John Parsons
Zoning Commission, Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Case No. 02-17C (PUD and Map Amendment @ Square 1663,
Lot 805 and a Portion of Lot 7-5401 Western Avenue, NW)

Dear Commissioners:

Thank you for allowing me the opportunity to testify before the Zoning Commission on December 16 on behalf of the Chevy Chase Plaza Children's Center in the above referenced case. As you requested, the Children's Center is providing the attached supplemental submission to aid the Zoning Commission in your consideration of this PUD application.

A year and a half ago, the Chevy Chase Plaza Children's Center ("CCPCC") was asked by the Chair of ANC 3E to join a working group formed to participate in the development of the Washington Clinic site. The working group included representatives from Stonebridge Associates, members of the ANC 3E, several neighborhood residents (including representatives from the Courts of Chevy Chase), and CCPCC. It is my understanding that CCPCC was asked to participate in this original working group because of its long-standing involvement in the community, close proximity to the proposed development, and neighbor interest in including a playground for CCPCC (once promised as part of the development of Square 1661) in the plans for redevelopment of the Washington Clinic Site. Long before any discussion of potential space for a child care facility, CCPCC and many other residents of our community were excited about the opportunity to bring additional housing to the Friendship Heights neighborhood. We carefully considered height, density, environment, traffic, and public benefits and shared our concerns directly with Stonebridge Associates. In March, 2002, Stonebridge Associates presented to the community a plan for redeveloping the Washington Clinic site that incorporated comments they had received during the months of meetings and discussions with the working group. At that presentation, although many community members supported the project, it became apparent that some residents were not happy with what was proposed. For the next five months, the working group tried to respond to neighbor concerns to create an acceptable project.

ZONING COMMISSION
District of Columbia

Case 02-17

Exhibit 211

5310 43RD STREET, NW
WASHINGTON, DC 20015

(202) 244-1402

One such adjustment came in regards to the initial plan to build a playground for CCPCC. Neighbors asked that, should a playground be included in the final PUD, the playground be open to the public. Unfortunately, despite efforts to grant the neighbors' request, insurance prohibitions and concerns for existing trees resulted in the elimination of this component in the project. Knowing of CCPCC's interest in expanding their services and unable to offer a playground on the site, Stonebridge Associates recommended the inclusion of expansion space for CCPCC in their supplemental PUD. This recommendation garnered full support from the ANC 3E, was received very favorably by the Office of Planning, and pleased an enormous number of local residents, particularly those struggling to find child care in the neighborhood.

CCPCC continued to participate objectively and constructively in the evolving plans to redevelop the Washington Clinic site. Upon receiving confirmation that a child care facility was in fact included in the supplemental submission filed by Stonebridge Associates on October 25, 2002, CCPCC applied for party status in the Zoning Commission proceeding. CCPCC had hoped that by obtaining party status, we could provide the Zoning Commission with in-depth, factual, and accurate expert testimony regarding the value of a child care component in the proposed PUD. CCPCC also felt an obligation to represent the hundreds of families who believe that increased child care within their neighborhood is an exceptional amenity and should weigh heavily in determining the overall value of the Stonebridge PUD.

We were looking forward to participating in an honest and careful assessment of the merits of the Stonebridge PUD application. We conducted analyses of traffic from our existing facility and extrapolated anticipated traffic burdens from that data to help the Zoning Commission confirm that a 44-child child care facility at the Washington Clinic site would not significantly impede traffic flow in the area. (See Attachment A) We studied current and historical data to confirm the demographic dynamics of our clientele so that the Zoning Commission would be reassured that a child care facility provided as an amenity to the community could in fact support the residents of that community directly. (Attachment B provides detailed demographics, including those requested by the Zoning Commission on December 16.) Moreover, the benefits that CCPCC has provided to this community consistent with the directive of Zoning Order 519 prove that the excessive restrictions proposed by FHord for the child care amenity are unnecessary in this context. Indeed, CCPCC's own internal policies work to ensure the goals and purposes set forth in Zoning Order 519. (See Attachment C)

Unfortunately, we were quite surprised and very disappointed to learn that FHord, instead of focusing its testimony on the merits of the Stonebridge PUD application, in its written and oral testimony on December 16, chose as their banner argument to make unsupported allegations and factual misrepresentations regarding CCPCC in an attempt to devalue the inclusion of a child care amenity in this project, and therefore distract attention from the true merits of the PUD application. As such, the FHord organization's testimony contains inaccuracies and contradictions. These are detailed in Attachment D, which sets forth in full FHord's testimony and CCPCC's corrections there to. FHord's testimony also relies (albeit inaccurately) on confidential documents obtained without consent from CCPCC, which we have requested be returned. Additionally, to protect the privacy of CCPCC's families and children, CCPCC is asking that any confidential data provided to the Zoning Commission regarding CCPCC families (i.e., the CCPCC Family & Staff Directory) be removed from the public record. To the extent that FHord has included in any submissions copies or excerpts from any internal, confidential CCPCC documents, such as the Family

Directories, these documents should be returned to CCPCC. In lieu of such personal information, we are providing demographic statistics and data regarding the present and historical makeup of CCPCC families in a format that we understand is acceptable to FHord and meets the Zoning Commission's request. (See Attachment B)

In addition to the factual defects in the FHord testimony, further review reveals that the FHord organization does not represent the views of the Friendship Heights community as a whole, much less more than a small minority of our neighborhood. FHord, in their December 16 testimony, defines the neighborhood as those who reside in ANC3E04 or ANC 3E03. (See page 42 of FHord written testimony presented 12/16/02.) CCPCC respectfully disagrees with the margins defined by FHord as "the neighborhood." In fact, the Zoning Commission has considered testimony and awarded party status to the whole of ANC 3E, as well as ANC 3G, and, at a minimum, those residents should all be considered members of this "neighborhood." Limiting the child care amenity to the small group of residents proposed by FHord would undermine the inclusion of that amenity by denying child care services to legitimate members of the neighborhood. It would also make it virtually impossible for such a child care facility to sustain itself given the limited pool of potential enrollees in the "neighborhood" as defined by FHord. Moreover, it is curious that FHord claims to represent the entire community, but proposes to modify this amenity to benefit only a small circle of residents.

It seems that many of the conclusions FHord draws and recommendations FHord makes regarding the child care component within the Stonebridge PUD may not come from experience or expertise. Instead, the singling out of this portion of the application appears to be nothing more than a veiled attempt to distract the Zoning Commission from the many excellent benefits that the community stands to gain through approval of the redevelopment of the Washington Clinic site as proposed by Stonebridge Associates.

Thank you again for allowing me the opportunity to submit this additional information and to participate in this Zoning Commission proceeding. Should you have any additional questions or need further information, please do not hesitate to contact me at 202-244-1402.

Sincerely,


Lisa B. Danahy
Executive Director

SUPPLEMENTAL SUBMISSION
of the Chevy Chase Plaza Children's Center
January 6, 2003

ZC Case No. 02-17C

ATTACHMENTS

Attachment A

Traffic Statistics for CCPCC's
Current Location & Projected Traffic Data
for Child Care Facility Proposed in
Stonebridge PUD

Attachment B

CCPCC Student Demographics
Address Data for Waitlist, Current, and
Alumni (for past five years) Students

Attachment C

Excerpts from CCPCC Family Handbook
Related to Student Enrollment Policies

Attachment D

Clarification of and Correction to the
Testimony Presented by the FHord
organization to the Zoning Commission on
December 16, 2002

ATTACHMENT A

TRAFFIC INFORMATION FOR CCPCC
current location & estimated second location

CURRENT POPULATION

Student Enrollment:	31
Full-Time Staff:	8
Part-Time Staff:	5
Additional Summer Staff:	3

Anticipated 2nd Location Population*

Student Enrollment:	44
Full-Time Staff:	7
Part-Time Staff:	6
Additional Summer Staff:	3

STUDENTS

Friendship Heights Residents	17	55%
Friendship Heights Live/Work	23	74%
Ward 3 Residents	21	68%
Ward 3 Live/Work	27	87%

STUDENTS

<i>Friendship Heights Residents</i>	<i>24.14</i>
<i>Friendship Heights Live/Work</i>	<i>32.66</i>
<i>Ward 3 Residents</i>	<i>31.24</i>
<i>Ward 3 Live/Work</i>	<i>41.18</i>

STAFF (full & part-time)

Ward 3 Residents	4	31%
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STAFF (full & part-time)

<i>Ward 3 Residents</i>	<i>5.68</i>
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NUMBER OF CHILDREN

dropped off by vehicle	29
per vehicle	1.26
walk/bike to school	2
take Metro	0
dropped off in route to work	28 23 cars
dropped off & returning home	3 2 cars

NUMBER OF CHILDREN

<i>dropped off by vehicle</i>	<i>41.18</i>
<i>per vehicle</i>	<i>1.26 (unchanged)</i>
<i>walk/bike to school</i>	<i>2.84</i>
<i>take Metro</i>	<i>0</i>
<i>dropped off in route to work</i>	<i>39.76 32.66 cars</i>
<i>dropped off & returning home</i>	<i>4.26 6.39 cars</i>

STAFF TRANSPORTATION

	Full-Time	Part-Time (w/summer)	Full-time	Part-Time
Drive Alone	6	2	5.28	2.25
Carpool	0	0		
Transit	2	2	1.76	2.25
Walk	0	2		2.25
Drop-Off	0	2		2.25
TOTAL	8	8	7	9
Percent by Transit	25%	25%		

* Based on Projected Increase in Enrollment Compared to Existing Size 1.42

TRAFFIC STUDY

November 5, 2002

The following statistics were gathered on a standard day of operation for the Chevy Chase Plaza Children's Center.*

Weather Conditions: Overcast, Rainy

Time of Study: 7:30 a.m. to 10:00 a.m.

Tuesday, November 5, 2002

Total Number of Cars Dropping Off Children: 12

Drop Off Vehicles by Address:

ANC 3E, 3G/F: 6100 31st Pl., 4800 41st St., 4400 Faraday Pl., 7

5900 Nevada Ave., 6100 Western Ave.,

3600 Jenifer St., 4500 Chesapeake St.

ANC 3B: 3800 Porter St.

1

Ward 4: 5500 29th St.

1

Maryland: 20817, 20814, 20895

3

(Total Number of Children Arriving by Car: 14)

Total Number of Children Dropping Off On Foot: 3

"Walkers" by Address:

ANC 3G: 2900 Northampton St.

1

Maryland: 20815, 20817

2

* This was Election Day, which holds the potential for increased vehicular traffic due to parent plans to vote on the way to or from work, in addition to picking up or dropping off their children. However, this traffic data was collected without adjusting for any "unusual" car drop-offs that may have resulted from Election Day plans.

ATTACHMENT B

ENROLLMENT STATISTICS FOR CCPCC
as of August 2002

<i>Friendship Heights Area</i>				
<i><u>ANC3B</u></i>	<i><u>ANC3E</u></i>	<i><u>ANC3G*</u></i>	<i><u>Ward 4</u></i>	<i><u>Maryland</u></i>
3800 Porter St.	4100 Emery Pl.	2900 Northhampton St.	5500 29th St.	20721 (employee's child)
3800 Porter St.	4500 Chesapeake St.	2900 Northhampton St.		20817 (works in building)
	4500 Chesapeake St.	3300 Stuyvesant Pl.		20851 (works in building)
	4300 Fessenden St.	6100 31st Pl.		20817 (works across street)
	4400 Butterworth St.	6100 Western Ave.		20817 (works across street)
	4800 48th St.	3600 Jenifer St.		20815 (works in building)
	4800 48th St.	5900 Nevada Ave		20895 (worked across street)
	5300 42nd Pl.			20814 (formerly DC resident)
	4400 Faraday Pl.			20854 (formerly Friendship Heights, MD)
	4800 41st St.			
	4800 41st St.			
	4800 Brandywine St.			
2	12	7	1	9

TOTAL STUDENTS ENROLLED	31
Total Ward 3 Residents/Employees	28
Total Ward 4 Residents	1
Non-Ward 3 Resident/Employee	2
Total Ward 3 Residents	21

Percent of Enrolled Students Who Live In Friendship Heights (ANC3E, ANC3G, and to the extent families live in ANC3F)	61%
Percent of Enrolled Students Who Live In ANC3E	39%
Percent of Enrolled Students Who Live In/Work In ANC3E	61%
Percent of Enrolled Students Who Live In Ward 3	68%
Percent of Enrolled Students Who Live In/Work In Ward 3	90%

NOTE: Only two families enrolled in CCPCC live in Maryland who do not work or live in ANC 3E. One family previously lived at 2200 39th Pl., NW, DC and the other at 5500 Friendship Blvd., within walking distance to CCPCC.

* Although the boundaries of ANC3G and ANC3F are not clearly defined on the Ward 3 map available to CCPCC, we understand that these families live in ANC3G, but depending on the actual boundaries, one or more of these families may live in ANC3F.

WAITLIST FAMILIES BY AREA

The information below reflects those children who are on the waitlist for CCPCC as of August, 2002.

Data represents ONLY RESIDENTS of Ward 3 and ANC 3E, and does not take into account any families whose parents work in the immediate neighborhood. Employer data is not consistently available.

Total Families Currently on Waitlist (EXCLUDING siblings)	92	
DC Residents	64	69.6%
ANC 3E	35	38.0%
ANC 3G/3F	17	18.5%
Maryland (Friendship Heights, Chevy Chase, Bethesda)	18	19.6%
Maryland (Other)	10	10.9%

DC RESIDENTS

(ANC 3E addresses are in bold, ANC 3G/3F in italics)

<i>3200 Worthington St</i>	4500 Chesapeake St
5300 43rd St.	<i>5500 Broad Branch Rd</i>
<i>3000 Military Rd</i>	5000 Belt Rd
<i>3020 Tilden St</i>	4500 44th St
<i>3100 Patterson St.</i>	3400 Fessenden St
4500 Harrison St	<i>4100 W St</i>
<i>3300 Porter St</i>	3700 39th St
<i>1700 Lanier Pl</i>	<i>2400 Porter St</i>
4100 Brandywine	<i>3700 W St</i>
3900 Legation St	<i>3300 Runnymede Pl</i>
4100 Garrison St	5200 Western Ave
<i>5400 Broad Branch Rd</i>	<i>4400 Fessenden St</i>
5400 41st St	4400 River Rd
<i>3000 Porter St</i>	4400 Harrison St
3600 Van Ness St	5000 Belt Rd
5300 42nd Pl	5000 Belt Rd (twins)
<i>3600 Jenifer St</i>	<i>4600 46th St</i>
3900 Ingomar St	<i>2416 39th Pl</i>
3700 39th St	3400 38th St
<i>4200 37th St</i>	<i>1000 Mass Ave</i>
4300 45th St	<i>3000 Veazey Terr</i>
<i>3200 Worthington St</i>	<i>5200 Chevy Chase Pkwy</i>
<i>3800 Jocelyn St</i>	4400 Harrison St
<i>3500 Porter St</i>	<i>4200 37th St</i>
<i>3100 Oliver St</i>	3800 Garrison St
<i>5200 Nebraska Ave</i>	<i>2900 Garfield Terr</i>
3900 Military Rd	5100 Mass Ave
4700 44th St	4700 46th St
4700 Upton St	<i>2800 Ellicott St</i>
<i>5600 Chevy Chase Pkwy</i>	<i>2500 41st St</i>
<i>2000 Allen Pl</i>	3700 39th St
<i>1600 16th St</i>	4600 Harrison St

MARYLAND RESIDENTS -- Zip Code 20814, 20815, or 20816**18**

5400 Westbard Ave
7900 Kentucky Ave
6600 Fairfax Rd
4400 Ridge St
4400 Leland St
6200 Mass Ave
5600 Parkston Rd
8200 Ellingson Dr
4800 De Russey Pkwy
5300 Duvall Dr
4700 De Russey Pkwy
5300 Ventnor Rd
5000 Smallwood Dr
4500 Jamestown Rd
5300 Wakefield Rd
4700 Willard Ave
2800 Terrace Dr
5000 Westport Rd

MARYLAND -- Other
(not listed individually)**10**

ALUMNI FAMILIES BY AREA For Five Year Period (1996 - 2001)

TOTAL ALUMNI FAMILIES (1996 - 2001)	92	
DC Residents	47	51%
ANC 3E	31	34%
<i>ANC 3G/3F</i>	7	8%
Maryland (Friendship Heights, Chevy Chase, Bethesda)	20	22%
Maryland & Virginia	25	27%
Maryland & Virginia Who Work in ANC 3E	25	27%
FAMILIES WHO LIVE/WORK IN ANC3E	56	60.9%

DC RESIDENTS

47

(ANC 3E addresses are in bold, ANC 3G/3F in italics, duplicate addresses are siblings)

3700 <i>Jenifer St</i>	3900 Legation St
4400 Harrison St	3900 Legation St
4400 Harrison St	<i>5400 Nebraska Ave</i>
4400 Harrison St	Quebec St
4700 Asbury Pl	4700 46th St
5000 42nd St	1700 Corcoran St
4400 47th St	4100 Arkansas Ave
3400 Morrison St	<i>5400 31st St</i>
5400 42nd St	4300 Yuma St
5300 42nd Pl	3800 Rodman St
5300 42nd Pl	5300 Nebraska Ave
8500 16th St	5300 Nebraska Ave
4400 Butterworth Pl	<i>5500 Nevada Ave</i>
5300 42nd Pl	4700 Quebec St
<i>6000 Utah Ave</i>	4700 Quebec St
5300 Belt Rd	4200 Ingomar St
5300 Belt Rd	4200 Ingomar St
5300 Belt Rd	3900 Jenifer St
5200 Western Ave	3900 Jenifer St
<i>6300 31st St</i>	3900 Jenifer St
4400 Faraday Pl	3900 Jenifer St
3600 Ordway St	3900 Jenifer St
5100 Warren Pl	3900 Huntington St
3400 Patterson St	<i>2800 Northhampton St</i>

MARYLAND RESIDENTS – Zip Code 20814, 20815, or 20816

20

(represented by zip code, bold represents employed within ANC 3E)

20815	20816	20815	20815
20815	20815	20815	20815
20815	20814	20815	20815
20814	20815	20815	20815
20815	20816	20815	20815

MARYLAND RESIDENTS & VIRGINIA RESIDENTS - Other**25**

(represented by zip code, bold represents employed within ANC 3E)

20817	20912	20853	20854
20817	20912	20853	20816
20906	20878	20853	20817
20906	21403	20853	20817
20854	20895	20854	20878
20851	20985	20854	22203
22101			

ATTACHMENT C

**ENROLLMENT POLICY EXCERPTS
FROM THE FAMILY HANDBOOK FOR THE
CHEVY CHASE PLAZA CHILDREN'S CENTER**

NONDISCRIMINATION POLICY

Page 3

Our Center maintains an equal opportunity child-care policy. Applications for enrollment are accepted without regard to race, religion, color, sex or national origin.

ENROLLMENT

Page 7

Application Forms/Waitlist:

An application form is to be completed by the child's parents. Families who submit the application form and payment of the appropriate fees will be placed on the Center's waitlist. At the time of submission, families will be told of the approximate waiting time until a space becomes available in the appropriate classroom. There is no guarantee that a space will become available at the time services are needed or when the space was anticipated to be available. Siblings of children currently enrolled in the Center are moved to the top of the waitlist, followed by children of Center employees. Preference may also be given to families who live and/or work in the ANC 3E neighborhood. Parents are encouraged to inform the Director of any changes in the status of their application or request for care.

When a space becomes available in a classroom, current part-time families seeking full-time care will be given the right of first refusal. If the space is still available, the Director will contact the next family on the waitlist to inform them of the opening. Families seeking full-time care will be given preference whether or not the available space is full-time or part-time. Consideration is also given to families who live in and/or work in ANC 3E.

Preferential Placement

Page 10

CCPCC will maintain, to the best of our abilities, a balance on our waitlist of neighborhood families and employees of neighborhood businesses. Preferential consideration will be given to placement of those families who live and work in the ANC 3E neighborhood.

FINANCIAL ASSISTANCE PROGRAMS

Page 14

Sibling Discount

A sibling discount is provided to families with more than one child enrolled in the Center. This discount is ten percent (10%) of the family's total monthly tuition bill for two children enrolled in the Center. A discount of fifteen percent (15%) of the family's total monthly tuition bill is offered to families with three or more children enrolled in the Center.

Tuition Abatement

In an effort to ensure that the child care needs of our community are met, CCPCC offers tuition assistance to families living in the ANC 3E neighborhood who are earning a combined income of less than \$40,000 per year. Please see the Director for more information regarding this program.

ATTACHMENT D

Attachment D

**CLARIFICATION OF AND CORRECTION TO THE
TESTIMONY PRESENTED BY THE
FHORD ORGANIZATION TO THE ZONING COMMISSION
ON DECEMBER 16, 2002**

Written testimony of FHord as presented on December 16, 2002, appears in *italics*, followed by clarifications/corrections (in **bold**).

The day care proposal does not efficiently provide day care capacity and does not constitute a neighborhood amenity. Stonebridge proposes to provide new space rent-free for fifty years to an incumbent market-rate day care provider. (FHord Testimony, p. 38)

- * CCPCC is licensed to care for 31 children. The proposed child care facility provides space for approximately 44 additional children, increasing CCPCC's capacity by over 150%, more than doubling the spaces available for neighborhood children. Based on the square footage proposed by the Stonebridge PUD, CCPCC, because of the existence and close proximity its current location, has the flexibility to provide the maximum number of child care spaces within this facility, optimizing the efficiency of the amenity.
- * The Findings of Fact in Zoning Order No. 519 confirm that both the ANC 3E and ANC 3G consider "the child care center is an amenity" in the development proposed under that PUD. (See, ZC Order No. 519, Case No. 85-20C, page 10, paragraph 37.e. and page 11, paragraph 38.e.) Additionally, in that proceeding the Zoning Commission found "that the center is desirable, is needed in the area, will serve both the community and the proposed development and will not have an adverse impact on traffic." (See, ZC Order No. 519, Case No. 85-20C, page 15, paragraph 51.) The need for child care has not declined in intervening years; CCPCC's waitlist has almost 100 families. Therefore, FHord's claim that the "day care proposal...does not constitute a neighborhood amenity" is incorrect.

Provision of the day care amenity removes 15,000 SF of R-2 land from possible future development. (FHord Testimony, p. 38)

- * **Stonebridge Associates negotiated the purchase of a portion of Lot 7 from the Lisner Home prior to the inclusion of a child care amenity in its PUD. The 15,000 square feet of R-2 land was not added in order to provide the child care amenity.**

The day care proposal does not constitute a neighborhood amenity: There is no assurance that the capacity will be used by the neighborhood children (FHord Testimony, p. 38)

- * **CCPCC began operation in 1989, in accordance with Zoning Order No. 519, as a small non-profit corporation licensed to provide child care for 31 children whose families live or work in the Friendship Heights community. As the demographic data provided herein as Attachment B demonstrate, CCPCC's operations have been and continue to be consistent with the parameters of Zoning Order No. 519. Indeed, our current enrollment from the Friendship Heights neighborhood exceeds the goal set forth in the Order. Because enrollment can fluctuate, CCPCC would recommend language similar to that found in Zoning Order No. 519 to address any concern about the child care facility providing services to children who live in the neighborhood and ensure that the child care component remains a viable amenity in future years.**

There is no provision for pass-through of economic benefit. (FHord Testimony, p. 38)

- * **As demonstrated in the statistics below, the economic benefit to this community of more child care spaces is obvious. Moreover, by nature, a non-profit organization is established to return benefits directly to its customers through the reinvestment of any financial return into the organization. For example, CCPCC is able to provide sibling discounts, tuition assistance, and employee discounts, while maintaining below, or at-market, tuition rates for its students. Requiring non-profit status of the child care facility within the Stonebridge PUD may address any neighborhood concern regarding economic return to the neighborhood.**

Further, the Ward 3 Plan, Land Use Element, only calls for an increase in child care facilities in commercial areas. (Section 1409.2) (FHord Testimony, p. 38)

- * **According to Child Care Profiles, a statistical analysis prepared by the University of the District of Columbia, Center for Applied Research and Urban Policy, and distributed by the DC Office of Early Childhood Development, Department of Human Services (which was provided with CCPCC's original testimony on December 16, 2002) , almost 700 children living in Ward 3 are on waiting lists for child care. Of those 700, five hundred and ninety (or 86%) are under the age of four. There is, without question, a demonstrated need for quality child care in the District of Columbia, including Ward 3. Taking such a technical view of the Ward 3 Plan, Land Use Element, neglects the purpose and spirit of the goal of increasing child care facilities in Ward 3.**
- * **Moreover, Stonebridge has proposed the location of the child care space along Western Avenue, with a large surrounding area of commercial and residential properties. The Office of Planning has defined this area as a "regional retail center." As such the entire neighborhood, besides being a mix of residential and retail property, has commercial aspects, and including a child care center in such an area through this development seems consistent with the Ward 3 Plan.**

Section 200.14 Affordable, quality child care is an essential precondition for parents with children under the age of fifteen (15) to enable them to work, seek employment, complete school, and participate in job training programs. (FHord Testimony, p. 39)

- * **Throughout its operations, CCPCC has made diligent efforts to expand our program, including offering financial assistance through needs-based tuition assistance, tuition reduction for sibling enrollment, and discounted care for children of our teachers. Moreover, during the past 10 years, countless children have been educated at CCPCC and have successfully attended local public and private elementary schools throughout the area. Those public and private elementary schools recognize the talent developed through our program and appreciate our dedication to early childhood education. The reputation that CCPCC has for providing affordable, quality child care in this community is evident in the almost 100 children currently on the waitlist for enrollment into our program. CCPCC appreciates that affordable care is important and seeks to provide that care in accordance with its non-profit status. However, CCPCC also recognizes that the most valuable benefit of child care lies in the quality of the education provided, and that our children receive.**

Section 300.7 Zoning and health-care regulations should be designed to promote an increase in affordable child care programs and facilities. (FHord Testimony, p. 39)

- * Despite the restrictions placed on CCPCC by the licensed size of its enrollment, we understand that our rates have consistently been maintained at, or below market-level. Consistently high enrollment, along with our extensive waitlist, confirm that the services provided by CCPCC appear to be well-within the parameters of "affordable" for families living in this neighborhood.

CCPCC is currently obligated to use 16 slots of its 32 slots for the local neighborhood. It has not filled those slots from the neighborhood. In 2000-2001, 4 FTEs were from the neighborhood, 11 children resided in ZIP code 20015. [Source: CCPCC Directory of Children/Parents] (FHord Testimony, p. 40)

- * First, CCPCC is licensed to provide child care for 31 children, not 32 children. Additionally, Zoning Order No. 519 does not require a designated number of spaces be "filled from the neighborhood." Rather, the order provides:

the child care facility shall be organized as a non-profit organization... operated so that enrollment is open to children of employees of the projects in Square 1661 and to children of community residents on an equal basis with the goal of achieving a 50-50 ratio between the two groups. If the child care facility must make an organizational or other change to maintain its non-profit status, the child care facility will continue to promote the 50-50 mix between neighborhood children and children of employees of the projects with the goal of ensuring that neighborhood children participate in the child care facility on an equal or preferred basis with children of employees." (See Zoning Order No. 519, Case No. 85-20C, page 20, paragraph 13.)

CCPCC continues to promote the mix contemplated by the Zoning Order, with the goal of achieving enrollment of a greater number of neighborhood children. CCPCC's current enrollment – with just over 60% of its children residing in ANC 3E or ANC 3G – exceeds the mix contemplated by the Zoning Order (See Attachment B.)

- * In deriving these figures, it appears that FHord has utilized a more restrictive definition of "neighborhood" than was intended in Zoning Order No. 519. ANC 3E and ANC 3G, along with the Citizens Coordinating Committee for Friendship Heights and the Friendship Neighborhood Coalition, were all granted party status in the proceeding resulting in Zoning Order No. 519. Those groups represented a larger portion of citizens within the Friendship Heights Community than that contemplated by FHord's definition of neighborhood. As such, the relevant neighborhoods for consideration of what CCPCC currently offers to the "neighborhood" is substantially larger than that used by FHord. In this proceeding, the Zoning Commission has likewise granted party status to ANC 3E and ANC 3G. As a result, it seems that "neighborhood" for this proceeding should, at a minimum, include residents of ANC 3E, residents of ANC 3G, and possibly other residents of Ward 3. Neither the traffic counts that

CCPCC has provided, nor the parties at interest in this case and the actual make-up of the community at large, support the limited definition of neighborhood, i.e., within "walking distance", as relied on by FHord. Using such a limited definition fails to consider a number of residents who do, in fact, belong to this community and have need for affordable, quality child care.

This proposal would increase to 60 the number of CCPCC slots for the community. (FHord Testimony, p. 40)

- * **Should CCPCC be provided the opportunity to manage the child care space proposed by Stonebridge, the potential spaces available for neighborhood children would be approximately 75 (31 from the existing location and 44 at the new facility).**

In 2000, there were a total of 244 children under the age of 6 in Census Tract 11, and of those 118 children had no parents outside the labor force. (FHord Testimony, p. 40)

- * **It is unclear to what region FHord refers when quoting the Census data. Therefore, for clarification, CCPCC submits that *Child Care Profiles* (a statistical analysis prepared by the UDC Center for Applied Research and Urban Policy, and published in November, 2002, by the DC Office of Early Childhood Development, Department of Human Services) reports that in Census 2000 the population for Ward 3 included 1,731 children under the age of two and 962 children between the ages of three through 4, with an estimated number of children between the ages of 0 and 5 years, with all working parents, to be 2,029. There are less than 689 available child care spaces for those children.**

Day Care Amenity: General Principles – local parents should face a choice of day care providers, the day care center should serve the local community, the day care amenity should be efficiently provided, conditions to assure that the center meets these goals should be included in the PUD. (FHord Testimony, p. 41)

- * **CCPCC has a long-standing history of involvement in the community and a reputation for providing affordable, quality child care within the neighborhood. Additionally, for the past three years, CCPCC has actively searched for affordable space in an effort to expand the services it provides to the community. Members of ANC 3E have been keenly aware of CCPCC's desire to provide additional child care locally and recommended CCPCC as the proposed manager for the child care site in the Stonebridge PUD because of its reputation for excellence within the community. Unfortunately, availability and affordability of appropriate real estate for a child care facility make locating these types of additional services within Ward 3 very unlikely. CCPCC is part of only 21% of the child care centers surveyed by the UDC Center for Applied Research and Urban Policy (See *Child Care Profiles*) that expressed a willingness**

to expand their services to care for additional children. Additionally, CCPCC is familiar with the needs of the community, has a tradition of serving the local population, and currently operates as an amenity within a PUD less than one block from the proposed Stonebridge PUD.

Efficiently Providing a Day Care Amenity: the day care space shall be rented only to a day care provider and a minimum capacity is included in the PUD; 80% of the children will reside in ANC3E04 or ANC 3E03; incumbent neighborhood day care providers will not be eligible; if the day care center fails to operate or ceases to operate, the space will revert to residential use and the developer will make a contribution for an equivalent neighborhood amenity; the PUD should include a reporting requirement to assure compliance with the above conditions. (FHord Testimony, p. 42)

- * **CCPCC is a child care facility licensed to operate in the District of Columbia. Based on its pre-existence in the community and the fact that it is already licensed, Stonebridge Associates has recommended CCPCC as the operator of the child care facility proposed within its PUD. Throughout this proceeding, the Zoning Commission has recognized both the ANC 3E and ANC 3G as interested parties in this development. At a minimum, these two ANCs represent the neighborhood, if not all of Ward 3. It is not in the best interest of the District of Columbia, the Zoning Commission, or the residents of this community to limit so drastically the service area for the child care facility, and in fact, a child care facility limited to such a small service area would not likely be able to sustain itself.**
- * **Because a major concern of FHord is that services be provided to children who live in the community, it is unclear why FHord would chose to deny the opportunity for management of a new facility to incumbent neighborhood child care providers, who are clearly most familiar with the immediate community and its needs. An arbitrary restriction on the eligibility of any particular provider (much less one recommended by the community and the developer) makes no sense. Certainly, the intent of including a child care amenity within the Stonebridge PUD is to provide a continuing benefit to the community.**
- * **Should the child care facility cease to operate, CCPCC recommends that the Zoning Commission employ language similar to that found in Zoning Order No. 519, allowing for the reversion of the child care space to residential use. Special reporting requirements seem unnecessary in light of the ample oversight of the enforcement branch of the Office of Zoning.**

*Claimed public benefits have minimal value: Chevy Chase Plaza Children's Center:
Actual public benefit as proposed: very minimal. Comp. Plan stresses affordable child
care. (FHord Testimony, p. 63)*

- * CCPCC currently provides affordable child care, as demonstrated by market rates and enrollment statistics provided above. CCPCC would continue that practice within the operation of a second location, within the Stonebridge PUD or at any location. Certainly the inclusion of a space rent-free, as provided for in the current proposal, will facilitate the provision of more affordable child care in the community, which is a very substantial public benefit.

Section 300.7. Zoning and health-care regulations should be designed to promote an increase in affordable child care programs and facilities. (FHord Testimony, p. 63)

- * Stonebridge Associates has proposed CCPCC as the operator of the proposed child care facility because it has, for the past 13 years, provided affordable, quality child care within the Friendship Heights community and plans to continue to meet the needs of the community, regardless of the inclusion of a child care facility within the Stonebridge PUD.

No assurance of any neighborhood benefit – either spaces reserved for neighborhood children or pass-through of economic benefit. (FHord Testimony, p. 63)

- * In order to ensure a neighborhood benefit, and allow for pass-through of economic benefit, Stonebridge Associates and the Zoning Commission need do nothing more than model the proposed child care facility after the center currently operated by CCPCC.

Benefit inefficiently provided, cost to Applicant does not equal benefit. Also, cost of lost housing opportunity. (FHord Testimony, p. 64)

- * While CCPCC is sure that Stonebridge appreciates FHord's suggestions on reducing the cost for Stonebridge to provide the child care facility, the fact that Stonebridge is willing to sacrifice so generously for the benefit of the community in providing the child care space on the terms proposed indicates what a substantial public amenity it is. In addition, the child care facility is proposed as a separate building outside of the residential component of the Stonebridge PUD, which appears to eliminate any concern about lost housing opportunity.

*Serious child safety issues will be created due to dual use loading dock/parking lot.
(FHord Testimony, p. 64)*

- * The drawings presented by Stonebridge show the proposed child care facility and accompanying parking lot as separate from the apartment building. While the parking lot appears to utilize the same curb cut as the loading area, the loading area and parking lot are not interconnected, as a private driveway leads to the parking lot for the child care facility. Additionally, the parking lot is separated from the garage entrance for the apartment building. It is a self-contained separate parking area.

Designated provider, CCPCC, is in continued and material breach of current PUD and should not be hand-picked as new provider. (FHord Testimony, p. 64)

- * CCPCC was recommended and chosen as the potential operator of the child care component of the Stonebridge PUD based on its long-standing reputation for providing exceptional, affordable child care within ANC 3E. CCPCC has offered to operate the child care component of the Stonebridge PUD because of its desire to serve a greater number of children within the community. CCPCC was recommended by the ANC 3E, and is supported by the Office of Early Childhood Education, in its efforts to address the urgent child care crisis within the community.
- * As discussed at length above, CCPCC believes that it's operations have been and continue to be consistent with Zoning Order No. 519. Indeed, 60% of CCPCC's current enrollment comes from families living in ANC 3E and 3G, as we understand those boundaries to be. As such, FHord's unsubstantiated allegation of breach is mere rhetoric. CCPCC stands willing to discuss its operations with representatives of the Office of Zoning at any time. We feel that CCPCC stands as a model of what an amenity in a PUD application can be.