

05-26-02

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Zoning Commission
DC Office of Zoning
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REC'D
OFFICE OF ZONING
2002 MAY 29 PM 4: 47

RE: ZC 02-17: the proposed play area amenity

This application submitted by Stonebridge Associates proposes the following as a Section 2403.9(c) amenity: "In an effort to assist the Chevy Chase Plaza Children's Center...the Applicant will grant a permanent easement and complete the reasonable initial improvements and equipment for a children's outdoor play area for the Center. This playground area will be located in the southeast corner of the PUD Site and consists of approximately 5,850 square feet..."

I would first like to note some of the history of the Chevy Chase Plaza Children's Center (CCPCC), as it informs opinions now about this element of the Stonebridge application.

The CCPCC received generous benefits in the PUD for the Abrams site on square 1661. Attached are copies of the relevant parts of that Zoning Commission Order No. 519 (February 9, 1987), documenting that the benefits granted to the CCPCC were as follows:

- 2,530 square feet of space, valued at \$42,900. per year in 1987, was provided free of charge. (After 10 years of this arrangement, I believe that the landlord disputed any obligation to continue it indefinitely, but I don't know how this was resolved, and may continue today. Even had it ended after 10 years, I think it would be safe to say that it was worth at least a half million dollars to CCPCC.)
- \$100,000. was provided to prepare the space to CCPCC specifications.
- Three garage parking spaces were reserved for their use.

The CCPCC currently escorts the children on the short walk to the Chevy Chase Park at Livingston St., and I note there is wide community support for improvements to this public park as part of the amenities package if a PUD is granted to Stonebridge under current zoning.

Now the CCPCC asks to be provided with a private playground. Many of the neighbors cannot understand how this could possibly be considered a public amenity, and also feel that the CCPCC has already been very generously supported.

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Additionally, if constructed in the currently proposed location, their “tot lot” would remove every tree from 5,850 square feet of some of the loveliest, well-treed green space in our neighborhood. It would also remove this area, now owned by the Lisner Home, from long-standing public use. I am enclosing photos of the area in question so that you may see what is proposed to be taken away from the neighborhood.

Although the applicant cites 10 DCMR 209.2(k), this playground would not “facilitate the establishment of new and the expansion of existing child-care facilities in residential, commercial, and mixed-use areas,” since it would not increase the number of children to be served, but only allows that they walk a shorter distance to a play area.

I also note that two of my well-employed neighbors have mentioned to me that they could not afford to send their own children to the CCPCC, although the applicant cites 10 DCMR 300.7 regarding affordable child care. I am attaching the rates at this facility, so that you may see if it fulfills the goal of affordability.

The CCPCC is directed by Lisa Danahy, a resident of Rockville, Maryland. I must logically assume that her vocal support for this development and her concern for our neighborhood is confined to the benefits that are promised to CCPCC.

There are many truly public benefits that could be granted to our neighborhood instead (in exchange for a PUD under the current zoning), while also preserving this valuable space we now enjoy.



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Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 519

Case No. 85-20C

February 9, 1987

(Abrams and Associates - PUD and Map)

Pursuant to notice, a public hearing of the Zoning Commission for the District of Columbia was held on July 10, 21 and 31, and October 9, 1986. At those hearing sessions the Zoning Commission considered an application from Samperton Enterprises, and Abrams and Associates for consolidated review and approval of a Planned Unit Development (PUD) and related map amendment pursuant to Sections 2400 and 102 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. The public hearing was conducted in accordance with the provisions of Chapter 30 of the Zoning Regulations.

FINDINGS OF FACT

1. The application, which was filed December 24, 1985, originally requested preliminary review and approval of a PUD and related change of zoning from R-5-B and C-2-B to C-3-B for lots 11, 12, 13, 16 and 802 in Square 1661, with portions of an alley proposed to be closed. By letter dated February 5, 1986 the applicants requested that application be amended to request a consolidated review and approval of the PUD and map amendment.
2. The applicants propose to construct a mixed-use development consisting of residential, office and retail uses and a child care facility.
3. The R-5-B District permits matter-of-right medium density development of general residential uses including single-family dwellings, flats, and apartments to a maximum lot occupancy of 60 percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of 60 feet.
4. The C-2-B District permits matter-of-right medium density development, including office, retail, and all kinds of residential uses to a maximum FAR of 3.5 with nonresidential uses limited to 1.5 FAR, a maximum

- n. An estimated \$1,300,000 in tax revenue per year.
22. The applicants have agreed to fund and implement the neighborhood traffic mitigation study, pursuant to an agreement with the Department of Public Works. The total cost of this study is estimated to be approximately \$500,000.
23. The applicants propose to locate within the PUD a child care center comprising approximately 2,530 square feet. The applicants testified that they will provide the space free of charge and will spend an estimated \$100,000 to prepare the space. The rent concession is worth approximately \$42,900 per year. The applicants also stated that they would be willing to structure the center so that the child care population will be split evenly between project tenants and the neighborhood families.
24. The applicants, through expert witnesses and consultants, further contends that:
- a. Ingress to the Abrams site would be between the Donohoe and Miller properties on Wisconsin Avenue, from Military Road or from Jenifer Street. Egress from the site would be from Jenifer Street. The architect stated that truck traffic could only enter from Military Road and exit onto Jenifer Street;
 - b. The through-block connector will occupy 22 percent of the ground level site; that the design of the through-block connector was the result of coordinated efforts with the two other developers of Square 1661;
 - c. The materials and colors were chosen to be compatible with the other developments in the square as well as the residential neighborhood on 43rd Street. The first two stories of the building will be predominantly granite, in a rose tone, a combination of polished and flamestruck materials. Inlays of granite, both flame and polished, have been included in the granite aggregate which sheaths the bulk of the building. The glass will be solar grey, nonreflective, and allow visibility into and out of the building. On the residential portion, the building materials will be brick masonry of two reddish tones which will be complimentary to the residences across the street;
 - d. The landscaping and streetscape of the project will be substantial street trees and seasonal plantings in front of the residential component of

11. The applicant shall coordinate with the other owners in Square 1661 to develop a single unified plan for vehicular circulation as a through square connector within Square 1661, as shown on Exhibits No. 152 and 168 of the record, or any such amended unified vehicular circulation plan as the Commission may approve in any other planned unit development for Square 1661. The through square connector shall include: (a) parking and loading; (b) entrances and exits off of Wisconsin Avenue, Military Road and Jenifer Street; (c) internal vehicular circulation; and (d) internal and external signage.
12. The applicant shall provide not less than 248 parking spaces. The applicant shall also provide at least one fully accessible parking space with each apartment unit. Such parking space shall only be used by the owner or occupant of the apartment and not for commercial use. The contract of the parking space shall prohibit later rental or separate conveyance of the parking space.
13. The child care facility shall be organized as a non-profit organization pursuant to the provisions of the Internal Revenue Code and 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.
14. In the event that the child care facility fails to operate, the applicant shall re-convert the space to residential use, excluding any use for any professional office, e.g., doctors, dentists, attorneys, and other professions.
15. Three parking spaces shall be reserved for staff of the day care facility, in accordance with Zoning Regulations, or in the alternative added to the residential component should the day care facility cease to exist.
16. Six bicycle spaces shall be provided, as required by the Zoning Regulations.
17. Parking for office and retail uses shall be provided as proposed in the plan marked as Exhibits No. 33 and 168 of the record. After construction of the project is

Department of Employment Services filed in the record as Exhibit No. 70.

27. The applicant shall implement the Memorandum of Understanding with the Minority Business Opportunity Commission filed in the record as Exhibit No. 71.
28. The project shall include a comprehensive transportation management program to reduce single occupant vehicles accessing the site and to encourage maximum usage of the Friendship Heights Metro station. This program will include the components described in the plan filed in the record as Exhibit No. 152(G). The applicant will work with the District of Columbia's Rideshare Coordinator and other developers in the square in the implementation and enforcement of this program.
29. The project shall include the amenities package proposed as part of this application, as described in Findings No. 21, 22, and 23 of this Order, excluding any plantings on the residential component, consistent with plans marked Exhibit No. 168 of the record.
30. The proposed garage for the PUD site will include a lighted sign which designates, at the garage entrance, whether the garage is full.
31. The venting of the garage shall be conducted in full compliance with all applicable District of Columbia Code requirements. In compliance with those requirements, the venting shall be located at a minimum height of 20 feet above grade, and shall be so designed as not to affect any adjacent residential use or any public amenity space.
32. Prior to the application for a building permit, the applicants shall enter into an agreement with the Department of Public Works (DPW) to provide for a pro rata share of the funding and implementation of the following:
 - a. Implementation of the street and road improvements as described in paragraph 2b of the DPW report dated March 28, 1986 and marked as Exhibits No. 102 and 147 of Z.C. Cases 85-16F/84-20P and 85-9P, respectively.
 - b. A further study of present and future area traffic, including construction vehicles, as described in Paragraph 2c of the DPW report dated March 28, 1986 and marked as Exhibits No. 102 and 147 of Z.C. Cases 85-16F/84-20P and 85-9P, respectively. The study area boundaries are to

- [About CCPCC](#)
- [Our Philosophy](#)
- [General Curriculum](#)
- [Tuition Rates](#)
- [Event Calendar](#)
- [Contact Us](#)
- [Members Only](#)



Tuition Rates

TUITION RATES for full-time care:

- Child's Age--3 - 15 months--\$1,100**
- Child's Age--16 - 24 months \$1,025**
- Child's Age--25 - 30 months \$965**
- Child's Age--31 - 36 months \$920**
- Child's Age--37 months and up \$835**

Additional Enrollment Fees:

- \$50.00 Application Fee (Waitlist Fee)**
- \$100.00 Enrollment Fee**
- One-Month Security Deposit at time of Enrollment**

Annual Capital Contribution (currently \$125 per child)

Please note: Tuition is based on age alone and not classroom placement. Therefore there is no incentive to accelerate or delay the transition a child from one classroom to another. Transition to a new classroom is based on each child's individual developmental.

CCPCC also offers part-time care for three-day (Monday, Wednesday, Friday) or two-day (Tuesday, Thursday) enrollment in all classrooms. In addition, we offer a morning preschool program for children 3 to 5 years old.

If you are interested in submitting an application to CCPCC please [click here](#) and print out a [application form](#). This completed application and your application fee of \$50.00 should be submitted to:

**Chevy Chase Plaza Children's Center
 Chevy Chase Plaza Children's Center
 c/o Lisa Danahy
 5310 43rd Street, NW, Washington, D.C. 20015**

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to financial
n to the next

ay, Thursday)
> 5 years old.

copy of the
sent to:



This is one of my neighbors
under some of the trees that
would be destroyed for the
Stonebridge garage & the
"tot lot."



↖ This was shot from my front yard - that's my fence in the foreground. All the trees shown would be destroyed.

↖ Every tree here would go.