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D.C. OFFICE OF ZONING
2012 MAR -6 PM 4:51

DENNIS R. HUGHES
202 419 2448
dennis.hughes@hklaw.com

March 6, 2012

Via Hand Delivery

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

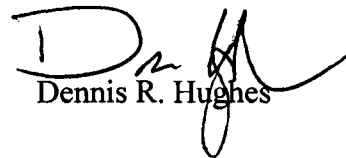
Re: BZA Application No. 18327
The Fishing School, 4720 Meade Street, N.E.

Honorable Members of the Board:

On behalf of the Applicant in the above-referenced case, enclosed please find one original and twenty copies of the Applicant's prehearing submission in support of its application for modification and special exception approval to expand operation of an approved child development center to include space for a parent activities center in the R-2 district at premises 4720 Meade Street, N.E., Square 5160, Lot 87.

Thank you for your attention to this application.

Sincerely,


Dennis R. Hughes

Enclosures

CC: Paul Goldstein, Office of Planning (via hand delivery)
ANC 7C (via U.S. Mail)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18327
EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.18327
EXHIBIT NO.29

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

RECEIVED
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Application of
The Fishing School

BZA Application No. 18327
Public Hearing: March 20, 2012
ANC 7C

STATEMENT OF THE APPLICANT

**I.
NATURE OF RELIEF SOUGHT**

The Fishing School (the "Applicant") has filed an application, pursuant to 11 DCMR §§ 3104.1 and 3129.7, for modification and special exception approval under §205 to expand operation of an approved child development center at 4737 Meade Street, NE (per Order No. 18042) to include a new two-story building devoted to expanded space for parent workshop and activities use and administrative support, at premises 4720 Meade Street, NE (Square 5160, Lot 87) (the "Property"). These supplemental materials are submitted pursuant to 11 DCMR §3113.8 in anticipation of the public hearing scheduled for this application.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment has jurisdiction to grant the requested special exception pursuant to §3104 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with the discussion of the merits of the instant application, the following additional materials are submitted:

- Exhibit A: Excerpt from Zoning Map showing Property zoned R-2.
- Exhibit B: Aerial Photo showing Property and immediate vicinity, including The Fishing School child development center at 4737 Meade Street, NE.
- Exhibit C: Board of Zoning Adjustment Order No. 18042, dated February 16, 2010, granting special exception approval to The Fishing School for operation of a child development center at 4737 Meade Street, NE (Square 5156, Lot 70).
- Exhibit D: Conceptual architectural drawings of Family Support Center.
- Exhibit E: Letter from the Applicant detailing parking practices.
- Exhibit F: Neighbor Petition in Support of Application.
- Exhibit G: Outlines of testimony of Representatives of Applicant.
- Exhibit H: Professional resumes of Kathy Dixon and James Jordan, project architects.
- Exhibit I: Letter of Support from Ward 7 Councilmember Yvette Alexander.
- Exhibit J: Letter of Support from neighbor Ronald King.

IV. BACKGROUND OF THE CASE

A. Site and Vicinity Characteristics

1) The Property:

The Property is located in an R-2 zone district and is a rectangular parcel containing approximately 4,000 square feet of land area at the northwest corner of the intersection of Meade Street and 48th Street, in northeast Washington (Exhibits A and B). The Property, which has

access to a public alley at its rear, is currently improved with a vacant and deteriorated cinder block single family dwelling that the Applicant proposes to demolish and replace with sensitively-designed new construction in keeping with the neighborhood. The Applicant was conveyed the Property by its former owner, who was impressed with the efforts undertaken by the Applicant to improve the neighborhood through the construction and operation of the Applicant's child development center located immediately to the south of the Property across the street, at 4737 Meade Street, NE (Square 5156, Lot 70) (the "TFS Child Center").

2) Square 5160 and Vicinity:

The Property is centrally located within the Deanwood neighborhood, in Square 5160, which is bounded to its south by Meade Street, NE, to its east by 48th Street, NE, to its north by Nash Street, NE, and to its west by 47th Place, NE. While Square 5160 is comprised of single family dwellings, to the immediate east of the Property, across 48th Street, NE, Square 5159 is improved with the Ron Brown Middle School. Squares to the immediate south of Square 5160 are similarly zoned R-2 and largely improved with single family dwellings, while to the immediate west and north of Square 5160, the use mix and building density increases along Minnesota Avenue, NE, with a mix of R-5-B and C-M-1 zoning. The Deanwood MetroRail Station is located approximately two blocks from the Property.

B. The Applicant

The Applicant has a twenty-one year history of developing free programs and services to assist children and parents in gaining the basic skills necessary to succeed in life. The Applicant's afterschool and summer programs are designed to support the learner with rigorous

academic preparation, opportunities to apply skills through arts and science activities and physical recreation to help children ages six to fourteen fully develop.

As noted in the letter of support from Ward 7 Councilmember Yvette Alexander included as Exhibit I, the Applicant has had an important presence in the Deanwood neighborhood for more than a decade and has contributed positively to the neighborhood in terms of the important services it provides as well the architectural and design investment it has made.

The Applicant appreciates that in order to make a lasting change in the lives of the children served at the TFS Child Center parents must also be supported through programs and services. To that end, the Applicant proposes to expand the services it provides as part of its approved TFS Child Center at 4737 Meade Street, through construction of the "Family Support Center" immediately across Meade Street, at 4720 Meade.

C. Nature of Request

The Applicant requests the Board's approval to operate its Family Support Center on the Property. It will accommodate up to six staff members who will work on programs designed to support the operation of the TFS Child Center, with a special focus on parental support of children's schoolwork and academic success. The Applicant will create events and activities to support at-home reading, provide homework help, conduct skill building workshops, create parent resources, create parent networks and generally engage parents in dialogue about ways to enhance their child's academic success.

The Family Support Center focuses on parents. On occasion, students of the TFS Child Center also may be present with their parents, but no increase in the number of children is planned as a result of the proposed Family Support Center use. On a typical day, it is anticipated that ten to fifteen parents will visit the Family Support Center at various times throughout the

day. There will be occasional workshops that can host up to twenty parents. As the Applicant serves the local neighborhood, it is expected that most parents will walk to the Family Support Center. Others will take the Metro, located approximately two blocks away.

As part of its application, the Applicant requests approval for up to six staff for the Family Support Center. No request for additional students is included in this application. The Family Support Center will include the office of the Director for the Family Support Center, who will be in charge of operations for the Family Support Center and report to the Executive Director of The Fishing School, whose office will remain at 4737 Meade Street. Staff will be present at the Family Support Center during operating hours, which be will be 8:00 AM - 6:30 PM Monday through Friday, the same as those for the TFS Child Center.

To house the Family Support Center, the Applicant proposes to demolish the existing dilapidated improvements and to construct on the site a new two-story plus basement multi-function building designed to complement and extend the optimistic design themes of the TFS Child Center across Meade Street. The facility will match the scale of the surrounding single-family dwellings. It will feature inviting porches at both the front and the rear and provide easy access from the rear parking area to those with disabilities. The space inside will include a reception area, multi-purpose rooms for meetings and presentations, computer workstations and offices for staff of the Family Support Center. Three parking spaces will be provided at the rear of the Property, which spaces will be buffered by retaining walls as well as landscaping along the western property line. Copies of conceptual drawings for the Family Support Center are attached at Exhibit D.

By Order No. 18042, dated February 16, 2010, the Board approved the use and expansion of an approved child development center by the Applicant at the 4737 Meade Street property. As a result of its positive contributions to the neighborhood, the Applicant received the Property from its

former owner. The Applicant now seeks to utilize and improve the Property to further the mission of The Fishing School and to further enhance the Deanwood neighborhood and positively impact its residents. To that end, the Applicant requests the Board's approval of its application be considered as a modification of Order No. 18042 to include the Property and proposed Family Support Center. As a result, the total approval for staff would increase to a maximum of 26 staff between the two properties, while the approved number of children (65) would remain unchanged. Parking would be provided at the rear of the Property for the additional six staff to be added at the Family Support Center.

Pursuant to 11 DCMR §3129.7, the Board may approve a request for modification of a Board order at any time upon a public hearing. The scope of said hearing shall be limited to the impact of the modification on the subject of the original application. For these reasons, as set forth below, the Applicant's modification request fully satisfies the requirements for child development centers as established in §205.

**V.
THE APPLICANT MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION
RELIEF UNDER THE ZONING REGULATIONS**

Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Board's discretion is generally limited to determining whether the relevant conditions and special exception criteria have been met. If an applicant meets its burden, the Board must ordinarily grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 965 (1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (1978).

A. Special Exception Under §205 to Operate a Child Development Center in an R-2 District

Pursuant to §205.1 of the Regulations, use of property as a child development center shall be permitted as a special exception in an R-1 District if approved by the Board under §3104, subject to the provisions of §205. Uses permitted in the R-1 District are permitted in the R-2 District. The instant modification application satisfies the requirements of §205 as set forth herein:

§205.2- *The center shall be capable of meeting all applicable code and licensing requirements.*

The Applicant operates the TFS Child Center, to which the Family Support Center at the Property will serve, pursuant to validly-issued certificate(s) of occupancy.

§205.3- *The center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children.*

The TFS Child Center is a community-oriented facility operating at the 4737 Meade Property since 2010. The proposed modification before the Board does not contemplate regular use of the Property by children attending the TFS Child Center. Rather, the Property will be utilized primarily by staff and parents, as detailed above.

Traffic to and from the TFS Child Center is primarily pedestrian in nature, and as described in the Applicant's summary of its parking policies included as Exhibit E herein, the majority of children and their families are located within walking distance. For those families who do not reside in the immediate vicinity and other visitors, the Deanwood Metro Station is

located only two blocks away from the Property. The operation of the Family Support Center is not expected to have any identifiable impact upon the current traffic and parking situation.

§205.4- *The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.*

For child development centers in all zoning districts, one parking space is required for every 4 teachers and other employees pursuant to §2101 of the Zoning Regulations. Compliant parking is provided at the TFS Children Center to accommodate the maximum of 20 approved staff. The additional maximum of six staff for the Family Support Center will generate an additional parking requirement of two spaces. As identified in the conceptual plans for the Property, the Applicant proposes to provide a total of three off-street parking spaces, all of which will be screened from neighboring property by means of a retaining wall and landscaping.

§205.5- *The center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise of activity, or visual or other objectionable conditions.*

As noted above, the Property is intended to be utilized primarily in an accessory capacity to the TFS Child Center and will be utilized by staff and parents for meetings and presentations, computer workstations and offices. As such, the Applicant does not anticipate any objectionable impacts of the proposed use upon adjacent or nearby properties. The Family Support Center will be regularly staffed during hours of operation, which are the same as the hours for the TFS Children Center, and except on occasion, will not be utilized by students of the TFS Child Center, but only by parents and staff in a support function. No outdoor play space will be provided on the Property.

§205.6- The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it shall deem necessary to protect adjacent and nearby properties.

As noted above, the proposed new construction marks a dramatic improvement over the current dilapidated condition at the site. The new design is sensitive to the neighboring vernacular in terms of design and scale. Parking will be provided at the rear of the Property and buffered by retaining walls and landscaping.

§205.7- Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center itself.

No off-site play area is proposed as part of the Family Support Center.

§205.8- The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center only when the Board 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.

The Applicant is not aware of another licensed child development center within one thousand feet of the Property.

§205.9- Before taking final action on an application for use as a child development center, the Board shall submit the application to the D.C. Departments of Transportation and Human Services and the D.C. Office of Planning, for review and written reports.

It is the Applicant's understanding that the Office of Zoning has submitted copies of the Application to these agencies.

B. Compliance with Section 3104.1

Subsection 3104.1 of the Zoning Regulations sets forth the general parameters, established by the Zoning Act, wherein the Board is authorized to grant special exception relief. In the judgment of the Board, said special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Maps and must not tend to affect adversely the use of neighboring property.

1. Harmony with the Zoning Regulations and Maps

The present application for use of the Property as a parent activities facility supporting the Applicant's child development center across Meade Street is in harmony with the Zoning Regulations and Maps. The Property is zoned R-2, and child development center use is permitted in R-2 Districts pursuant to §§ 205 and 302, as conditioned by the specific provisions of §205. As provided herein, the Application satisfies the provisions of §205.

2. No Adverse Effect on Neighboring Property

Use of the Property as a Family Support Center likewise will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and the Zoning Maps, as noted above. Further, the Applicant has met with Advisory Neighborhood Commission 7C and received a unanimous resolution in support of the Application. Also, as identified in Exhibits F and J herein, the Applicant has shared its plans with many neighbors to the Property and received their written support for the proposed use of the Property.

For all these reasons, the requested modification to Order No. 18042 and special exception approval will not tend to adversely affect the use of neighboring property.

**VII.
WITNESSES**

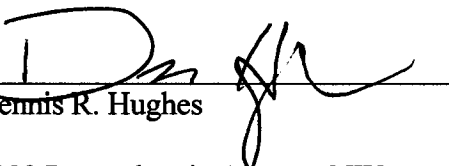
- A. Leo Givs, Executive Director of the Applicant.
- B. Dahn Warner, Representative of the Applicant.
- C. Kathy Dixon, Project Architect.
- D. James Jordan, Project Architect.

**VIII.
CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By 
Dennis R. Hughes
2099 Pennsylvania Avenue, NW,
Suite 100
Washington, DC 20006
(202) 955-3000

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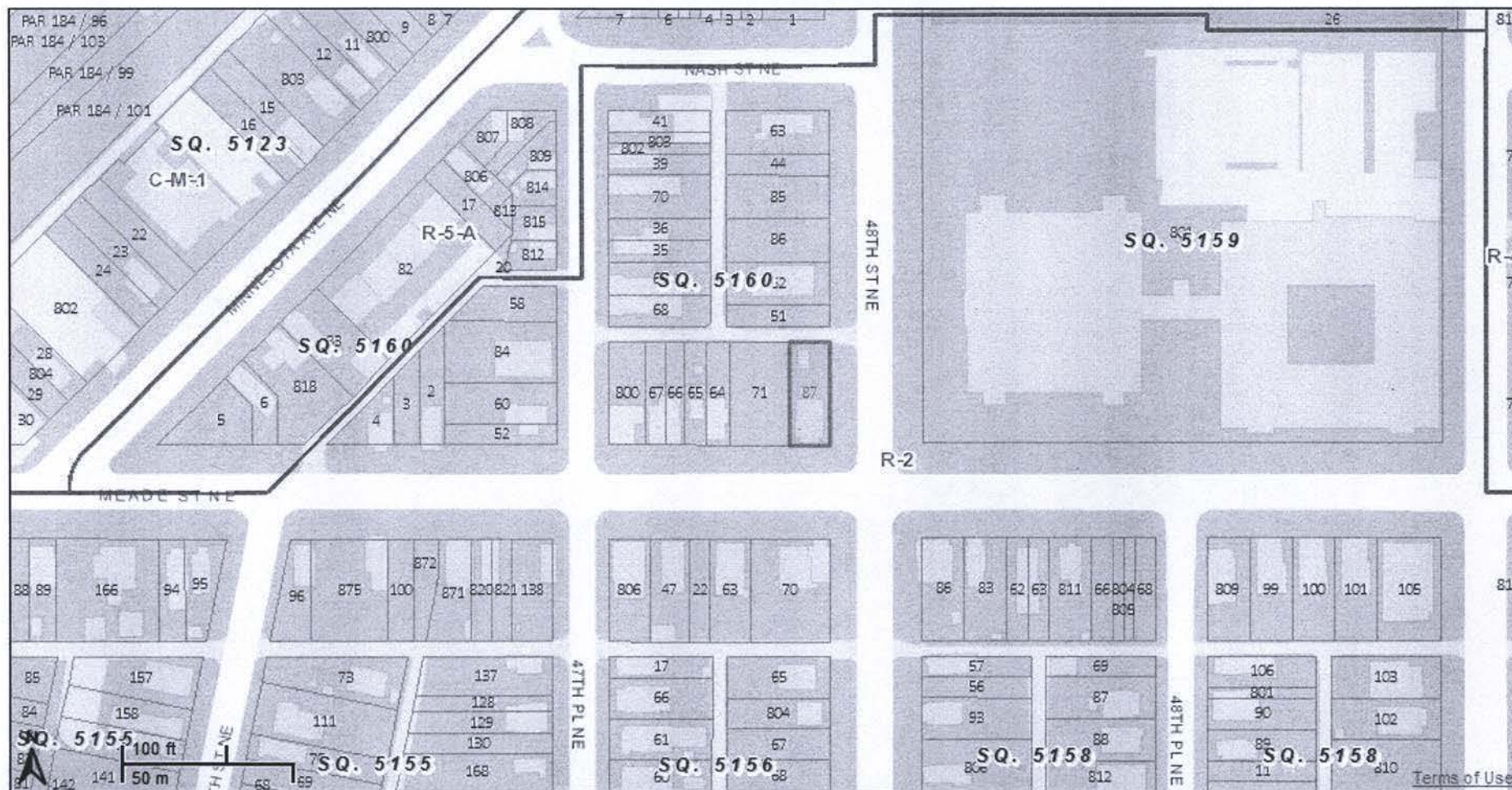
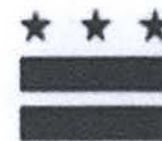
A



District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

March 6, 2012

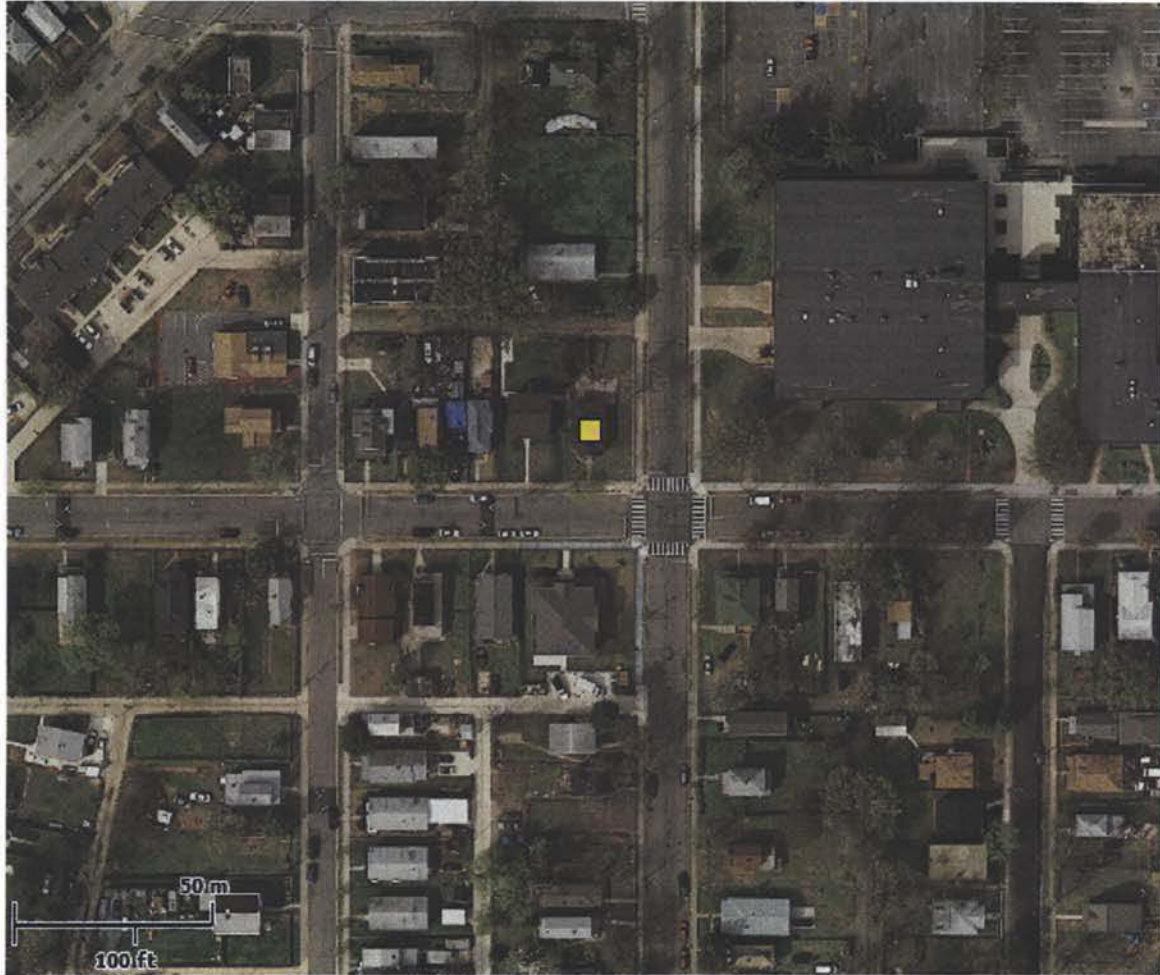


Zoning Layers

	Zone Districts		CEA		Pending PUDs
	Historic Districts		Campus Plans		PUDs
	Overlays Districts		TDRs		Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

B



Aerial Photo of 4720 Meade Property identified with yellow box.

The Fishing School is located immediately to the south, at 4737 Meade Street, NE.

c

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18042 of The Fishing School, pursuant to 11 DCMR § 3104.1, for a special exception for a child development center (65 children and 20 staff) under section 205, in the R-2 District at premises 4737 Meade Street, N.E. (Square 5156, Lot 70).¹

HEARING DATES: February 9² and 16, 2010
DECISION DATE: February 16, 2010 (Bench Decision)

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The Application was accompanied by a letter, dated November 18, 2009, from the Zoning Administrator stating that the Applicant's Certificate of Occupancy application to use the subject premises as a child development center in the form of an After School Program for 65 children and 20 staff was denied due to the need for Board of Zoning Adjustment approval.³ (Exhibit 4)

The Board provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission (ANC) 7C and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 7C, which is automatically a party to this application. ANC 7C submitted a letter of support, although no official vote was held. (Exhibit 23). The Single Member District (SMD) Commissioner also submitted a

¹ This application seeks to expand a use the Board had previously approved. In BZA Order No. 16152 the Board approved the use of the site as a child development center for 15 children, ages 5 to 15, and five staff on the first and part of the second floor. The site has been used as a child development center, providing after school, weekend and summer programs, since then.

² The February 9, 2010 hearing was postponed to February 16, 2010. No testimony was heard on February 9, 2010.

³ Having recently constructed a new, larger building on the site that replaced the older structure, the Applicant was seeking to expand its operations from that described in the previously-issued Certificate of Occupancy No. CO0903537 for a child development center for 15 children and 5 staff. (Exhibit 7).

BZA APPLICATION NO. 18042

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letter of support. (Exhibit 22). The Office of Planning (OP) submitted a timely report recommending approval of the application.⁴ (Exhibit 25).

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 205. No parties appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report⁵, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 205, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: 4-0-1 (Marc D. Loud, Meridith H. Moldenhauer, Shane L. Dettman, Nicole C. Sorg to APPROVE. No Zoning Commission member participating, nor voting.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

The majority of the Board members approved the issuance of this order.

ATTESTED BY:



JAMISON L. WEINBAUM

Director, Office of Zoning

FEB 18 2010

FINAL DATE OF ORDER: _____

⁴ According to OP's report, a Program Manager with the Child Licensing Unit (OSSE) indicated that the proposal would not require OSSE licensing. (Exhibit 25).

⁵ The ANC heard from the Applicant at a meeting and submitted a letter of support, but an official vote was not taken, since a quorum was not present at the meeting. Therefore, the Board could not give the ANC's position great weight.

BZA APPLICATION NO. 18042

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PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, STATUS AS A VICTIM OF AN INTRAFAMILY OFFENSE, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment**



BZA APPLICATION NO. 18042

FEB 18 2010

As Director of the Office of Zoning, I hereby certify and attest that on _____, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Leo Givs, Executive Director
The Fishing School
4737 Meade Street, N.E.
Washington, D.C. 20019

Chairperson
Advisory Neighborhood Commission 7C
4651 Nannie Helen Burroughs Avenue, N.E., #2
Washington, D.C. 20019

Single Member District Commissioner 7C07
Advisory Neighborhood Commission 7C
1114 51st Place, N.E.
Washington, D.C. 20019

Yvette M. Alexander, Councilmember
Ward Seven
1350 Pennsylvania Avenue, N.W.
Suite 400
Washington, D.C. 20004

Melinda Bolling, Esq.
Acting General Counsel
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 18042
PAGE NO. 2

ATTESTED BY:


JAMISON L. WEINBAUM
Director, Office of Zoning

D

**THE FISHING SCHOOL
HEADQUARTER OFFICE**



**PROPOSED DESIGN:
FAMILY SUPPORT CENTER**



**EXISTING SITE:
FAMILY SUPPORT CENTER**



**EXISTING SITE:
FAMILY SUPPORT CENTER**



PROPOSED SITE PLAN



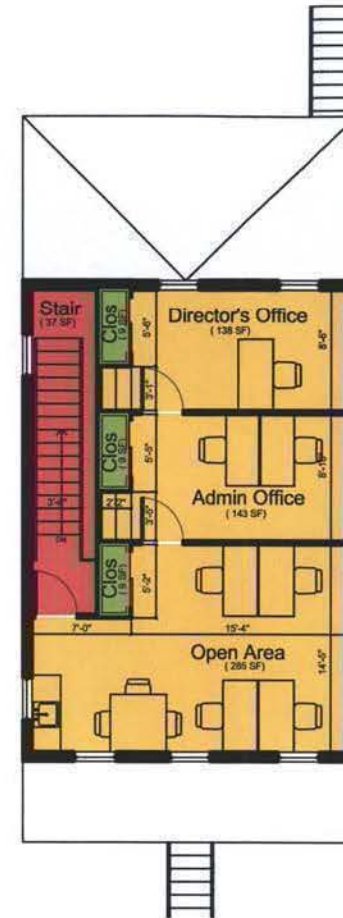
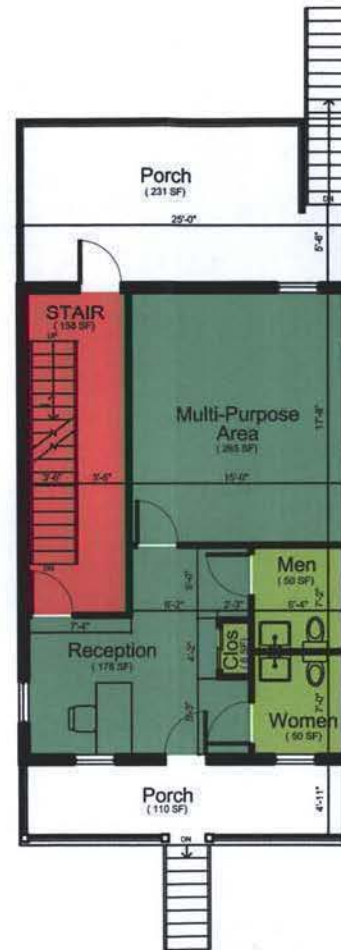
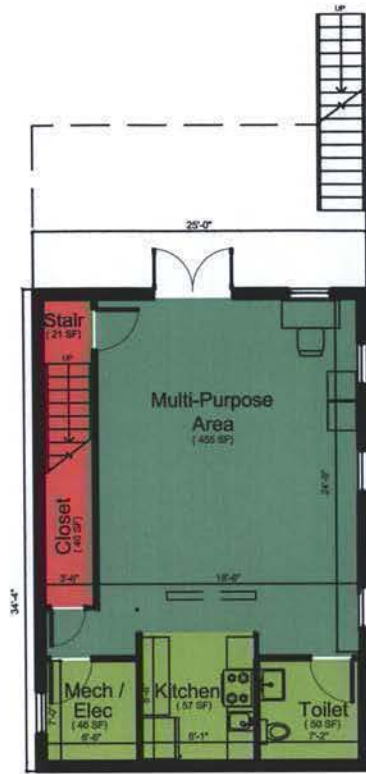
NOT TO SCALE

THE FISHING SCHOOL: FAMILY SUPPORT CENTER

PROPOSED CONCEPTUAL DESIGN



MAR 5, 2012



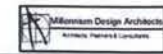
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- Circulation



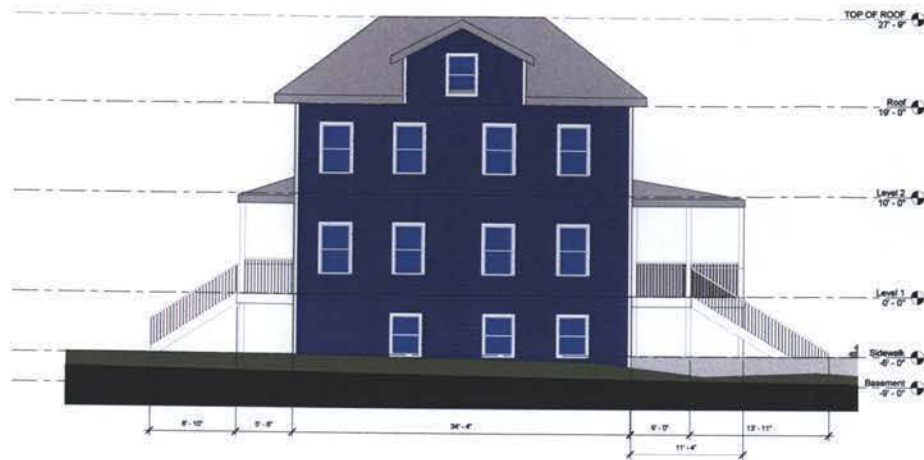
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THE FISHING SCHOOL: FAMILY SUPPORT CENTER

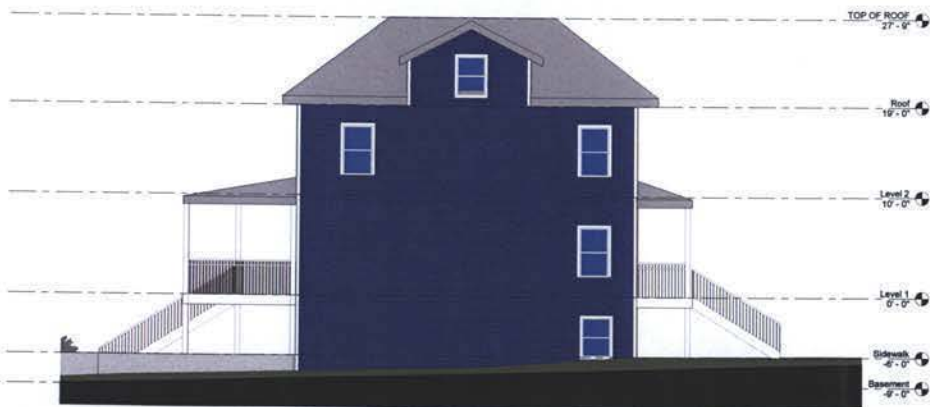
PROPOSED FLOOR PLANS



MAR 5, 2012



1 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"



3 South
3/16" = 1'-0"



2 North
3/16" = 1'-0"



THE FISHING SCHOOL: FAMILY SUPPORT CENTER

SCALE 3/16" = 1'-0"

PROPOSED CONCEPTUAL DESIGN - ELEVATIONS



MAR 5, 2012

E



Tom Lewis Youth and Family Support Center

4737 Meade Street, NE

Washington, D.C. 20019

Tel: (202) 399-3618 Fax: (202) 396-1014 Web: www.fishingschool.org

March 2, 2012

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200/210-S
Washington, D.C. 20001

Re: Application number 18327 4720 Meade St. N.E.

In a letter dated February 3, 2012 Mr. Curtis Sands of 4708 Meade Street stated his opposition to The Fishing School's proposed project at 4720 Meade St. He included the signatures of six residents of the 4700 block of Meade St. In that letter he claimed that our facility located at 4737 Meade St. had negatively impacted the availability of parking on Meade St. and voiced concerns about the proposed facility at 4720 Meade St. having a similar impact.

His claims are unfounded. Since making 4737 Meade our headquarters in 2009, we have proactively implemented certain daily practices to ensure that we would not adversely impact neighborhood traffic and parking. I'm confident that we have been successful in that regard.

In reality the parking situation on Meade Street is quite different than what is described by Mr. Sands. Since our move to 4737 Meade St. in 2009, not only has parking been plentiful every day, but residents of the 4700 block of Meade, including Mr. Sands, typically park in front of their homes. It is quite rare to see more than a few cars on that block. Many mornings only two or three cars can be found parked on the street. A similar number is observed most afternoons and evenings. To support this position, we have enclosed a parking survey and photographs covering a one week period.

Subsequent to Mr. Sands' letter being submitted, I had an opportunity to speak directly with my neighbors on Meade St. about any concerns they might have. We were able to effectively respond to their questions. Consequently, four of the six neighbors who had previously signed Mr. Sands' letter

Board of Zoning Application No. 18327
4720 Meade Street, N.E.

rescinded their opposition to the project. In fact, they all signed a letter stating their support for the 4720 project. We have reason to believe that a fifth of the six residents would have followed suit, but she has been unavailable due to health challenges.

Below are a few highlights of practices TFS put in place in 2009 and anticipates utilizing should the 4720 project move forward:

General Parking

Our free programs are mostly used by students and parents who live in our neighborhood, our neighbors. For the most part they walk to our building each day. Because our programs are free, we have to raise money to operate. And we also partner with organizations and volunteers who help us provide those programs and services. Therefore, occasionally members of our board of directors, partners or donors will visit our building. That mostly happens between 9:00 am and 5:00 pm and includes between one and six people at a time. However, this does not happen every day. The small group of six board members meets five or six times a year. When they do visit, we always encourage them to park on 48th St.

Visitor Parking

When we know in advance to expect visitors, we always make them aware of our proximity to the Deanwood Metro and suggest that if driving to park on 48th St., on the near side of our building.

Staff Parking

Current TFS staff utilizes our parking lot in the rear of 4737. The proposed building at 4720 will also have a parking lot. Occasionally, one or two staff who works at other TFS sites will need a place to park for a few hours. They typically park on 48th street to avoid the two hour residential parking restriction on Meade St. During the summer months when our programs operate all day, we typically have permission from Ron Brown Middle School, diagonally across the street from us, for our staff to use their rear parking lot. In order to avoid two hour restrictions or parking tickets, our staff usually avoids parking on Meade St.

Major Events

The building at 4737 Meade and the proposed building at 4720 Meade are not designed for very large events. The 4737 building is comprised of classrooms and office space. Consequently, we rarely hold major events in this building. The last major event we held was in February 2009 when the EMHE television show featuring the construction of our building aired. Most recently, when we have hosted large parent meetings we've used other facilities, including neighborhood schools.

Parent Parking

Because we are a neighborhood program, the majority of our students currently walk home each day. We estimate that perhaps six parents currently pick their children up via car. These parents park in the neighborhood for five minutes or so in order to sign their child out of the program. Our program ends by 6:30 every evening. We anticipate similar patterns with the proposed building.

Sincerely,

A handwritten signature in black ink, appearing to read "Leo Giv", with a stylized flourish at the end.

Leo Giv

Executive Director

Attachments: Parking survey and photographs

4700 Block of Meade, NE Street Parking Survey

4700 Meade Street Parking	Monday 02/27/12	Tuesday 02/28/12	Wednesday 02/29/12	Thursday 03/01/12	Friday 03/02/12
8:00 a.m.-10:00 a.m.	2 cars (8:45 am)	1 car (8:30 am)	3 cars (8:37 am)	3 cars (9:02 am)	3 cars (9:18 am)
10:00 a.m.-12:00 p.m.	4 cars (10:30 am)	2 cars (11:00 am)	3 cars (10:48 am)	5 cars (11:16 am)	3 cars (11:33 am)
12:00 p.m.- 2:00 p.m.	2 cars (12:30 pm)	2 cars (12:15 pm)	2-3 cars (12:48 pm)	6 cars (12:49 pm)	8 cars (1:35 pm)
2:00 p.m.- 4:00 p.m.	2 cars (2:30 pm)	1 car (3:40 pm)	3 cars (3:34 pm)	4 cars (2:48 pm)	7 cars (3:26 pm)
4:00 p.m.- 6:00 p.m.	3 cars (4:30 pm)	5 cars (3:51 pm)	5 cars (4:42 pm) 4 cars (5:45 pm)	6 cars (4:12 pm) 5 cars (5:22 pm)	6 cars (4:20 pm)
6:00 p.m.- 6:30 p.m.	2 cars (6:15 pm)	3 cars (6:05 pm)	4 cars (6:07 pm)	1 car (6:13 pm)	



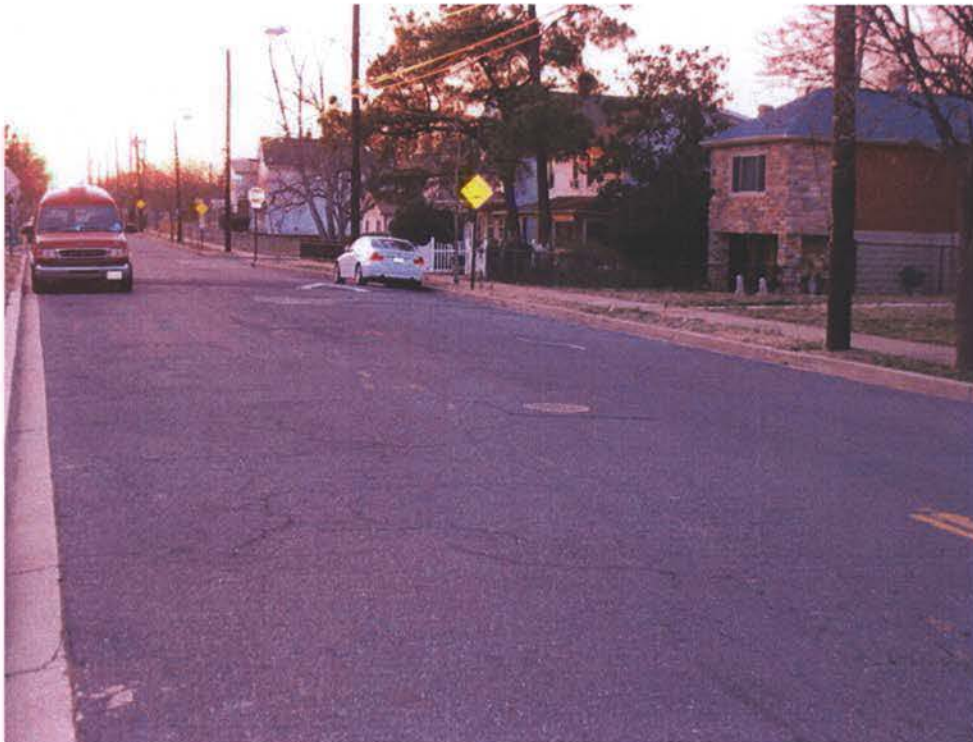
Tuesday: February 28, 2012 (picture taken at 3:50 pm)



**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Tuesday: February 28, 2012 (picture taken at 5:44 pm)



Tuesday: February 28, 2012 (picture taken at 5:44 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Tuesday: February 28, 2012 (picture taken at 6:05 pm)



Tuesday: February 28, 2012 (picture taken at 6:05 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 8:34 am)



Wednesday: February 29, 2012 (picture taken at 8:34 am)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 10:47 am)



Wednesday: February 29, 2012 (picture taken at 10:47 am)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 12:48 pm)



Wednesday: February 29, 2012 (picture taken at 12:48 pm)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Wednesday: February 29, 2012 (picture taken at 3:32 pm)



Wednesday: February 29, 2012 (picture taken at 3:32 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 4:42 pm)



Wednesday: February 29, 2012 (picture taken at 4:42 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 4:44 pm) TFS Parking lot



Wednesday: February 29, 2012 (picture taken at 4:44 pm) TFS Parking lot

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 5:45 pm)



Wednesday: February 29, 2012 (picture taken at 5:45 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Wednesday: February 29, 2012 (picture taken at 6:07 pm)



Wednesday: February 29, 2012 (picture taken at 6:07 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Thursday: March 1, 2012 (picture taken at 8:35 am) TFS Parking lot



Thursday: March 1, 2012 (picture taken at 8:35 am) TFS Parking lot

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Thursday: March 1, 2012 (picture taken at 9:02 am)



Thursday: March 1, 2012 (picture taken at 9:02 am)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Thursday: March 1, 2012 (picture taken at 11:16 am)



Thursday: March 1, 2012 (picture taken at 11:16 am)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 11:17 am) TFS Parking lot

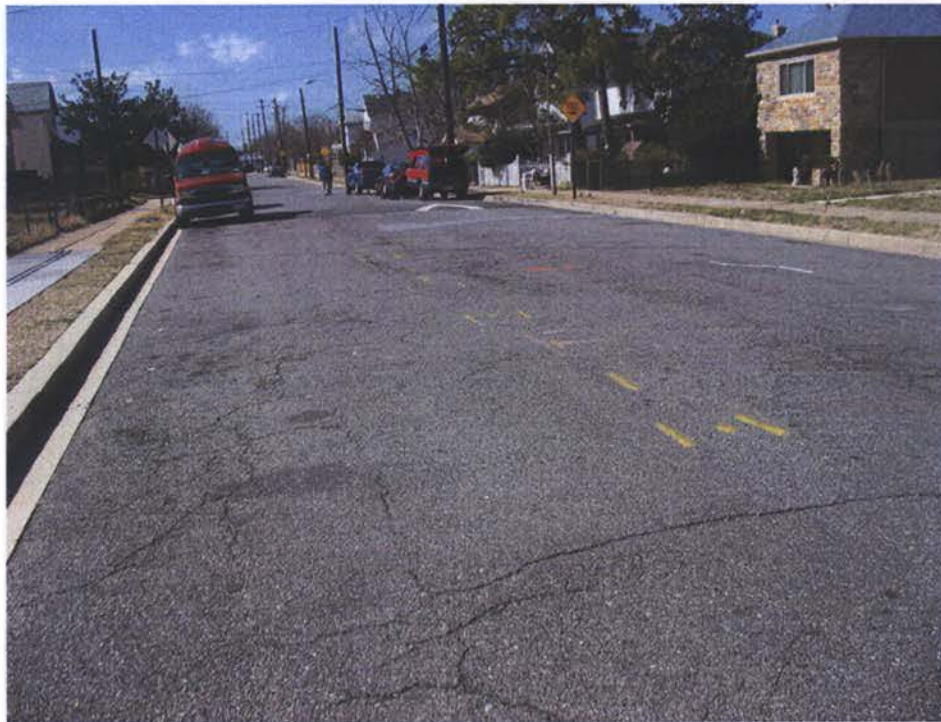


Thursday: March 1, 2012 (picture taken at 11:17 am) TFS Parking lot

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 12:49 pm)

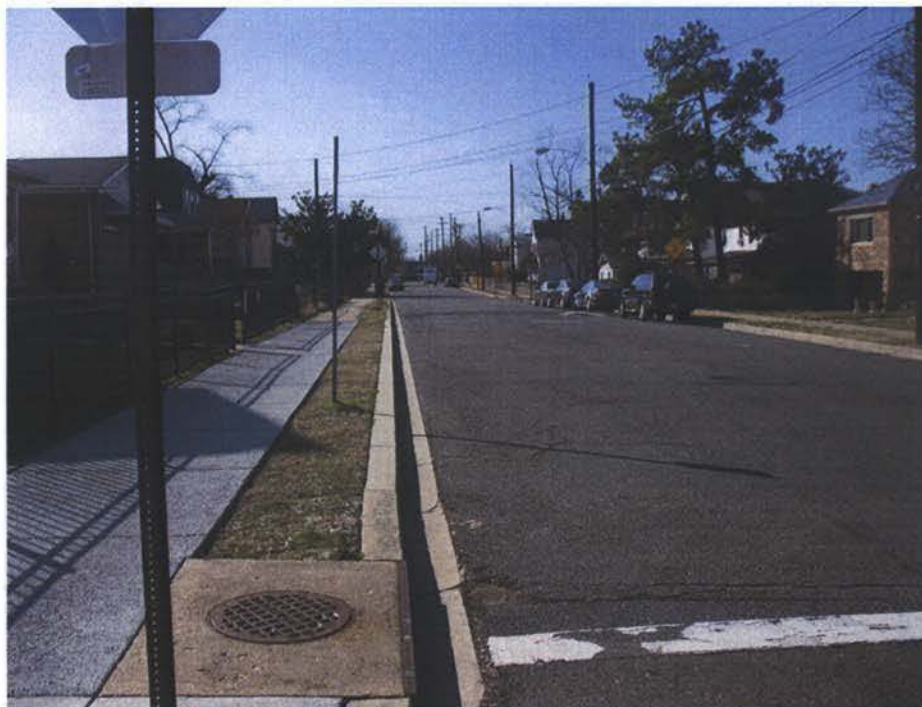


Thursday: March 1, 2012 (picture taken at 12:49 pm)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 2:50 pm)



Thursday: March 1, 2012 (picture taken at 2:50 pm)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 4:12 pm)



Thursday: March 1, 2012 (picture taken at 4:12 pm)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 5:22 pm)



Thursday: March 1, 2012 (picture taken at 5:22 pm)

**Board of Zoning Application No. 18327
4720 Meade Street, N.E.**



Thursday: March 1, 2012 (picture taken at 6:13 pm)



Thursday: March 1, 2012 (picture taken at 6:13 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 9:18 am)



Friday: March 2, 2012 (picture taken at 9:18 am)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 9:19 am) TFS Parking lot



Friday: March 2, 2012 (picture taken at 9:19 am) TFS Parking lot

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 11:33 am)



Friday: March 2, 2012 (picture taken at 11:33 am)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 1:34 pm)



Friday: March 2, 2012 (picture taken at 1:34 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 3:36 pm)



Friday: March 2, 2012 (picture taken at 3:36 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.



Friday: March 2, 2012 (picture taken at 4:20 pm)



Friday: March 2, 2012 (picture taken at 4:20 pm)

Board of Zoning Application No. 18327
4720 Meade Street, N.E.

F

March 1, 2012

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200/210-S
Washington, D.C. 20001

Re: Application number 18327 4720 Meade St. N.E.

To Whom It May Concern,

Your office received a letter dated February 3, 2012 from Curtis Sands opposing the above referenced application from The Fishing School. The undersigned originally signed that letter. Since then we have had an opportunity to hear directly from Leo Givs, Executive Director of TFS, about the organization's plans and current efforts to minimize any impact on parking and traffic in the community.

Given those discussions, we are now in support of the above referenced application from TFS.

Print Name	Address	Tel.#	Signature
Resi Wgld Parker	4701 Meade St NE	202-316-8845	Resi Wgld Parker
Willie O Jones	4704 Meade St	202-359-6667	Willie O Jones
Ronald King	4700 Meade St, NE	202-889-2960	Ronald King
Brian Petty	4709 Meade St, NE	680-0231	* See note

* Mr. Petty gave his support via telephone. He is currently hospitalized and unable to sign the letter. He's available via telephone to confirm his support.

G

**OUTLINE OF TESTIMONY
REPRESENTATIVES OF APPLICANT**

- I. INTRODUCTION**
- II. HISTORY OF THE FISHING SCHOOL**
- III. OPERATION OF CHILD CENTER AT 4737 MEADE**
- IV. NEED FOR FAMILY SUPPORT CENTER AND RELATIONSHIP TO TFS MISSION**
- V. REQUEST MODIFICATION TO APPROVED CHILD CENTER TO INCLUDE FAMILY SUPPORT CENTER**
- VI. SPECIAL EXCEPTION APPROVAL IS NEEDED**
- VII. COMMUNITY SUPPORT – MEADE STREET NEIGHBORS, ANC 7C, COUNCIL MEMBER ALEXANDER**
- VIII. CONCLUSION**

**OUTLINE OF TESTIMONY
PROJECT ARCHITECTS**

- I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS**
- II. SITE DESCRIPTION**
- III. ZONING**
- IV. REVIEW CONCEPTUAL DESIGN**
- V. RELIEF REQUIRED - SPECIAL EXCEPTION PER §§ 3104.1 AND 205**
- VI. COMPLIANCE WITH STANDARDS FOR SPECIAL EXCEPTION**
- VII. CONCLUSION**

H

Millennium Design

Architects, Planners & Design Consultants

JAMES R. JORDAN, AIA, NCARB

REGISTERED ARCHITECT
(DC, MD & VA)

SYNOPSIS

Mr. Jordan has over 25 years of experience in Architecture. He possesses a great deal of experience in all levels of responsibility to include programming, design and technical coordination, construction document preparation and construction management in residential, commercial, institutional, and government facilities. Mr. Jordan also has extensive experience in urban design & planning through his many years working within Prince George's County community and local governmental agencies.

Mr. Jordan passed the national Architectural Registration Examination (ARE), and was registered to practice architecture in 2000. Mr. Jordan has no restrictions on his professional license, and may obtain reciprocity anywhere in the United States.

EDUCATION

Bachelor of Architecture
Hampton Institute

1987
Hampton VA

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS/AWARDS

American Institute of Architects (AIA)
Washington Chapter AIA (local chapter)
National Council of Architectural Registration Boards (NCARB)

In 1994, the Maryland Chapter of the American Planning Association presented Mr. Jordan with the Private Public Partnership Award for the Mount Rainier Town Center Development Plan. In 1995, the National Capitol Chapter of the American Planning Association presented Mr. Jordan with a Merit Award for the Mount Rainier Town Center Development Plan.

PROFESSIONAL EXPERIENCE

Principal/CEO
Millennium Design

1997 – Present
Washington DC

Mr. Jordan founded Millennium Design Architects as a full service architectural design firm whose main focus has been the development, and sustainability of various types of facilities, structures, and uses to include commercial, institutional, residential, recreational, and residential. Primary projects have ranged from renovation/restoration of existing structures to design and preparation of construction documents for new facilities. Project types undertaken (performed as Millennium or as principal architect in collaboration with another firm) include commercial office/retail, schools, churches, daycare and seniors facilities, single-family detached, duplex, row/townhouse, and multi-family apartment/condominium facilities. As principal designer Mr. Jordan is responsible for the successful delivery of professional architectural/engineering services provided by Millennium Design. His responsibilities include but are not limited to design, comprehensive project management, and construction document delivery. Further, as a fundamental basic service included in all project scopes, Mr. Jordan consistently provides assisting owners in programming, bidding and negotiating with contractors, and providing construction administration for projects.

In addition, under the direction of Mr. Jordan, Millennium Design has assembled a wide range of reputable professional engineering consultants (Structural, Mechanical/HVAC, Electrical, Plumbing, and Civil/Site) as a part of the Millennium Design team to ensure the highest quality of service delivery to all clients.

Coordination and submittal of building permit packets, to include working with municipal review staff, tracking permit status, and responding to permit review staff comments is an additional responsibility assumed as part of the Millennium Design scope of services. Construction management and owners representative services are also provided by Millennium. Millennium Design regularly participates in local and nationally sponsored Continuing Education Seminars (CES) to stay abreast of current trends, best practices, and construction/code-related changes that may directly affect design, development, and construction.

Associate Principal/Project Architect
Arel Architects, Inc.

2002 – 2010
Clinton MD

Mr. Jordan was responsible for the successful delivery of professional architectural/engineering services provided by Arel Architects, Inc. His responsibilities include but are not limited to developing and maintaining consistent, efficient quality in project management and construction document delivery, assisting owners in programming, performing schematics, design development, bidding and negotiating with contractors, providing construction administration for projects, and maintaining solid working relationships with clients, vendors, and many consultants.

Additional responsibilities included construction specification preparation, pre-development master planning, pre-design feasibility analysis and reports, development zoning/land use analysis, and existing structure analysis for adaptive reuse development and/or life safety code review.

The project types undertaken in this capacity include commercial, institutional, and government facilities.

Senior Planner, Urban Design Planner

Maryland National Capital Park & Planning Commission (MNCPPC)

1991 - 2002
Upper Marlboro MD

Mr. Jordan was responsible for evaluation of complex planning and development proposals for conformance with requirements of the Prince George's County Zoning Ordinance and other regulatory standards. Applications evaluated include: Detailed & Conceptual site plans, specific design plans, preliminary plans of subdivisions, departures from design standards, departures from Parking & Loading Standards, variances, and comprehensive design plans. Duties included coordination with other agencies and divisions, meetings with and presentations to municipal/government officials and citizen/civic associates, preparation of written reports that represent findings and recommendations, providing oral presentations at public hearings to the County Planning Board and County Council. As an Urban Design Planner, he was responsible for urban design/planning for towns and municipalities throughout Prince George's County and participated on Master Plan initiatives, and as chief urban design planner on teams for large areas of the county as required.

Technical Architect

Skidmore, Owings & Merrill

1989 – 1991
Washington DC

Mr. Jordan was a part of the technical staff and was primarily responsible for the production/delivery of construction documents as a member of a project team. Responsibilities ranged from document delivery in schematics, design development, construction documents, code review, specification analysis, shop drawing/submittal review/ processing, and limited field coordination with contractors during the construction phase.

Millennium Design

Architects, Planners & Design Consultants

JAMES R. JORDAN, AIA, NCARB **REGISTERED ARCHITECT**

Education

Undergraduate: Bachelor of Architecture, 1987
Hampton Institute, Hampton, Virginia

Licensing

Architectural Registration(s): District of Columbia, State of Maryland, State of Virginia

Work Experience

Principal - Millennium Design Architects, PLLC, Washington, DC

Duties: Daily operation, business development, and marketing. Project team coordination/administration, direct owner/client contact, and production of construction documents for private, public, and municipal projects. Direct contact/coordination with local municipal jurisdiction code officials. (Jan. 1997 - Present)

- Assembly for Worship, Brandywine, MD (Prince Georges County, MD) _ Co-Principal/Architect for feasibility report and schematic design for a new 12,000 square foot worship facility.
- East Washington Heights Baptist Church, Washington, DC _ Architect for renovation of Educational Wing (30,000sf) including new restrooms & HC accessibility for the facility.
- The Fishing School, Washington, DC _ Co-Principal/Architect for development of a 2,400 square foot parent/community center for an existing charter school.
- American General Supplies, Gaithersburg MD _ Architect for exterior commercial façade renovation for corporate office headquarters.
- 1000-1006 Florida Avenue Commercial Storefronts, Washington, DC _ Architect for storefront entrance and exterior finishing treatments replacement/upgrade for tenant fit-out spaces.
- Princeton Condominiums, Dumfries, VA _ Architect for restoration of fire-damaged condominium residential units.
- Sweet Themes Cake and Cupcake Bakery, 18th Street NW, Washington, DC _ Architect for interior tenant build-out for new space in Adams Morgan commercial district.

Associate Principal - Arel Architects, Inc, Clinton, MD (Prince Georges County, MD)

Duties: Project architect/team coordinator, and production of construction documents for government, faith-based, institutional, and private projects. Direct owner/client contact. Direct contact/coordination with local municipal jurisdiction code officials. (Feb. 2002 – Dec. 2010)

- Sycamore Hill Assisted Living, Bowie, MD (Prince Georges County, MD) _ Project Manager/Architect for development of a 80,000 square foot senior citizen assisted living complex.

- District Heights Commercial Storefronts, District Heights, MD (Prince Georges County, MD) _ Project Manager/Architect for exterior façade renovations/upgrades for a 30,000 square foot commercial strip mall.
- Pump It Up, Waldorf, MD _ Project Manager/Architect for interior tenant build-out for a 20,000 square foot indoor play space for children.
- Manny & Olga's Pizza, New Carrollton, MD (Prince Georges County, MD) _ Project Manager/Architect for interior tenant build-out for a 2,000 square foot restaurant/eatery.
- New Carrollton Gateway Mixed-Use, New Carrollton, MD (Prince Georges County, MD) _ Project Manager/Architect for development of a 75,000 square foot mixed-use commercial/office/retail center.
- New Carrollton Sheraton, New Carrollton, MD (Prince Georges County, MD) _ Team Leader/Architect for 110 room hotel renovation third-party inspection team.
- Brown Memorial AME Church, Washington, DC _ Project Manager/Architect for interior basement renovation, addition of approximately 7,500 sf total (basement, first & second floors), and the addition of an elevator to the existing facility (approx. 10,500 square feet).
- Turner Memorial AME Church, Hyattsville, MD (Prince Georges County, MD) _ Project Manager/Architect for interior basement renovation, provision of handicapped accessible restrooms, and addition of an elevator to the existing facility.
- Southern Baptist Church, Washington, DC _ Project Manager/Architect for design/development of a new facility with a sanctuary capacity of 600-700 seats (approx. 25,000 square feet).
- Word of God Baptist Church, Washington, DC _ Project Manager/Architect for total renovation and addition of a second floor with an elevator to an existing single-story structure (approx. 7,500 square feet).
- Gethsemane Baptist Church, Washington, DC _ Project Manager/Architect for facility renovation and addition of new sanctuary, balcony, and fellowship hall (approx. 17,500 square feet).
- Shepherd Park Community Church of God, Washington, DC _ Project Manager/Architect for design/development of a new facility with a sanctuary capacity of 160 seats (approx. 5,000 square feet).
- St. John United Baptist Church, Washington, DC _ Project Manager/Architect for total renovation and expansion of an existing facility, with the addition of an elevator to an existing two-story structure (approx. 20,500 square feet).
- Victory Christian Ministries International, Suitland, MD (Prince Georges County, MD) _ Project Manager/Architect for adaptive re-use development of existing 95,000 square foot space for conversion to a 2,500 seat sanctuary place of worship.

Senior Planner - Maryland National Capital Park & Planning Commission, Upper Marlboro, MD (Prince Georges County, MD)

Duties: Evaluation of complex planning and development proposals for conformance with requirements of the Prince George's County Zoning Ordinance and other regulatory standards. Coordination with other agencies and divisions, and presentations to municipal/government officials, County Planning Board, and County Council. Regular/continual interaction and

teaming with permit and inspection municipal/government code officials/staff regarding county regulatory policies, development initiatives, and code interpretations. (Sept. 1991 – Feb. 2002)

- Oak Creek Mixed-Use Development, Bowie, MD _ Principal Review Planner for multi-use development including approximately 2,500 residential lots, commercial/retail space, and recreational use/golf course.
- Cross Creek Mixed-Use Development, Bowie, MD _ Principal Review Planner for multi-use development including approximately 2,000 residential lots, commercial/retail space, and recreational use/golf course.
- The Heights Master Plan and Sectional Map Amendment, Prince George's County, MD _ Principal Urban Design Planner for comprehensive Master Plan including the areas/communities of Silver Hill-Morningside, Marlow Heights, Hillcrest Heights, and Eastover-Forest Heights.
- Urban Design Planning Initiatives, Prince George's County, MD _ Principal Urban Design Planner for municipal capital improvement projects to include the communities of Hyattsville, College Park, University Park, Brentwood, Mount Rainer, Bladensburg, and Riverdale.

Technical Architect - Skidmore, Owings & Merrill, Washington, DC

Duties: Production/delivery of schematic, design development, and construction documents as a member of a project team, code review, specification analysis, shop drawing/submittal review/ processing. (Dec. 1989 – Jan. 1991)

- Franklin Square Tower, Chicago, Illinois _ Team production member for 65-story high-rise office tower development.
- Evening Star Office Building, Washington, DC _ Team production member for a 10-story mid-rise office building development.

Certifications / Licenses

Registered Architect: District of Columbia (2001 – present)

National Council of Architectural Registration Boards (NCARB) Certified (2004 – present)

Registered Architect State of Maryland (2004 – present)

Registered Architect State of Virginia (2005 – present)

Professional Affiliations

American Institute of Architects (AIA) Member (2004 - present)



KATHY DENISE DIXON, AIA, NOMA, LEED AP

NCARB Certified / CSI CDT Certified

P.O. Box 2634 • Upper Marlboro, Maryland 20773-2634 • 571.277.4674

kdixon@kdixonarchitecture.com

Career Summary:

Ms. Dixon is a licensed architect with more than 18 years of experience involving various building types and facilities. She has been involved in every stage of the construction process and has experience in educational, commercial, residential and government projects. A graduate of Howard University's School of Architecture, Ms. Dixon continued her secondary education at UCLA, matriculating with a Master's degree in Urban Planning, with a focus on Housing and Community Development. During her career, Kathy has worked on a number of educational facilities in the Washington D.C. Metropolitan area. She spent several years working on national contracts with the Federal Aviation Administration (FAA) including Potomac TRACON and several Air Traffic Control (ARTCC) facilities. Prior to moving to government and institutional projects, she worked four years with McDonald's Corporation developing new restaurants, site planning, designing commercial kitchens, and creating child oriented play areas. Most recently, Ms. Dixon designed civic facilities and faith-based institutions including fire stations, churches, family life centers, schools and senior housing. Ms. Dixon has been certified by the USGBC's Leadership in Energy and Environment Design Program (LEED AP), the National Council of Architectural Registration Boards (NCARB), as well as CSI's Certified Documents Technologist (CDT) program. She is licensed in Maryland, Virginia, and the District of Columbia.

Kathy served as the Northeast Region Vice-President of the National Organization of Minority Architects (NOMA) for six years and is the current President-Elect. She also served as Secretary of the Washington D.C. NOMA Chapter for two terms. Ms. Dixon is active in her church as a Trustee and is a board member for the Harambee Community Development Corporation which recently opened a senior housing complex in Alexandria, VA. She is also an Associate Professor in the Department of Architecture at the University of the District of Columbia in Washington, DC.

Work Experience:

Principal – K. Dixon Architecture, PLLC, Upper Marlboro, Maryland

Duties: Daily operation, business development and marketing, project team coordination and production of construction documents for private and public clients. (Feb 2003 – Present)

- *Engine Company No. 19, Washington, DC, Architect of Record for complete LEED renovation of existing historic fire station.*
- *2010 18th Street Tenant Improvements, Washington, DC, Architect of Record for 1,257 square foot commercial kitchen tenant build out.*
- *Cedar Crossing Tenant Improvements, Washington, DC, Architect of Record for 275 square foot retail space build out for book store.*
- *Crawley Residence, First Street NE, Washington, DC, Architect of Record for 3,340 square foot renovation of historic 1905 four level townhouse in NW Washington, DC. Design involved addition of separate basement unit for rental to tenant.*



- *White Residence, Quincy Street, N.W, Washington DC*, Architect of Record for 1,000 square foot remodel included kitchen renovation on the main level and creating a new 830 of basement apartment.

Associate Principal – Arel Architects, Inc., Clinton, Maryland

Duties: Business development and marketing, project team coordination and production of construction documents for government, faith-based, institutional, and private clients. (July 2006 – Dec 2010)

- *African American Museum and Cultural Center*, Project Manager/Architect for \$24M, 75,000 square foot regional cultural center in Prince George's County
- *Prince George's County Fire/EMS Stations*, Architect for three new 14,000 square foot fire rescue facilities for the County: St. Joseph's, Bowie, & Brandywine, MD.
- *Prince George's County Police Station*, Architect for \$8 million district station rescue facilities for the County.

Project Architect – McKissack & McKissack of Washington, D.C.

Duties: Coordinate project team and production effort of construction documents. Clients include D.C. Public Schools, Montgomery County Public Schools, Baltimore County Public Schools, D.C. Government, Prince George's County, Howard University, WASA, WSSC and others. Responsibilities include client contact; design, feasibility studies, building code analysis; product research and selection; interdisciplinary coordination; computer aided drafting (Autocad 2004) (October 2002 – July 2006)

- *Prince George's County Executive Office*, Architect for 2,500 s.f. office renovation for County Executive's Office, Upper Marlboro, MD
- *D.C. Jail Visitor's Center*, Project Architect for 2,500 s.f. Welcome Center renovation in Washington, D.C.
- *DC WASA, Potomac Pumping Station Rehabilitation*, Architect for 30,000 s.f. public works project in Washington, D.C.
- *DC WASA Rocky Gorge Raw Water Pumping Station*, Architect for public works renovation project to increase capacity in Laurel, Maryland.
- *Brookview Elementary School*, Project Architect for feasibility study for construction of elementary school for 600 students, Silver Spring, MD.
- *Pimlico Middle School*, Project Architect for feasibility study for modernization of middle school for 960 students, Baltimore, MD.
- *McKinley Technical High School*, Project Architect for portion of \$60 million renovation new elementary school for Grades K through 8, Washington, D.C.
- *Howard University Hospital*, Project Architect for \$1.2 million renovation of 6 "VIP" patient rooms including Presidential Suite, Washington, D.C.



Project Architect IV – Eastern Region, Jacobs Facilities Inc., Arlington, VA

Duties: District of Columbia Public Schools Modernization Project; community liaison, client contact; design, construction documents, building code analysis; specifications; product research and selection; interdisciplinary coordination; computer aided drafting (Microstation) (Oct 2001 – Oct 2002)

- *FAA Potomac Consolidated TRACON*, Architect for 86,000 s.f. prototype design of combined Operations and Administration facility for Washington Metro area airports including site layout, site development, client meetings and construction documents, Vint Hill, VA
- *FAA Computer Security Incident Response Capability Center*, Project Architect for 4,000 s.f. security response center construction within Operations facility, including restroom renovation, Leesburg, VA

Project Architect II – Eastern Region, Jacobs Facilities Inc., Arlington, VA

Duties: renovation of domestic Federal Aviation Administration (FAA) Air Traffic Facilities; building code analysis; specifications; product research; interdisciplinary coordination; computer aided drafting (Microstation, Autocad R14) (June 1999 – Oct 2001)

- *Randle Highlands Elementary School*, DCPS, Project Architect for renovation and expansion of 90,000 SF. elementary school for 650 students. Responsibilities included design development, client interviews, community liaison, presentation drawings, and construction documents, Washington, D.C.

Junior Architect – Government and Technology Business Unit, Sverdrup Facilities Inc., Arlington, VA

Duties: preparation of construction documents for Federal Aviation Administration (FAA) domestic facilities; computer aided drafting (Microstation 95/SE); site studies; architectural surveys; presentation graphics (March 1998 – June 1999)

- *FAA Air Route Traffic Control Facilities*, Project Architect for renovation of several 20,000 s.f. domestic ARTCC Operations facilities (Indianapolis, IN; Jacksonville, FL; Miami, FL; Boston, MA; Seattle, WA)
- *FAA Intermediate Control Tower Prototype*, Project Architect for development of an Intermediate height Control Tower prototype (unbuilt).
- *IRS Tax Exempt & Government Entities Headquarters*, Architect for 125,000 SF tenant relocation to five floors in downtown office building. Additional tasks including site and equipment surveys of existing tenant office space, Washington, DC

Architectural Coordinator - Washington, D.C. Regional Development Team, McDonald's Corporation, Fairfax, Virginia

Duties: kitchen facility design, site planning, computer aided design (Autocad R13) and manual drafting, coordination of construction documents, project tracking, presentation rendering, maintain document archives and building materials library; obtain health department permits and signage permits (April 1994 - February 1998)



- *McDonald's Corp. Playplace Initiative*, design of 25 play area / entertainment facility additions at existing restaurants in Washington DC Region.
- *McDonald's Corp. Satellite Restaurant Initiative*, design of 60 express restaurants including commercial kitchen design and tenant layout for Washington DC Region.

CADD Operator - Architecture and Construction Department, McDonald's Corporation, Oak Brook, Illinois

Duties: assist architects and engineers with creation, manipulation, and production of detailed CADD drawings for national building prototypes; including architectural, HVAC/mechanical, electrical, plumbing and structural plans (August 1993 - April 1994)

Planning Intern - Urban Innovations Group, Los Angeles, California

Duties: assist Director of Urban Planning with writing and preparing requests for proposals; submitting statements of qualifications, and work related to planning policy and urban design; also basic drafting, and office management responsibilities. (June 1992 - June 1993)

Planning Intern - Dunbar Economic Development Corporation, Los Angeles, California

Duties: assist Executive Director with community economic development strategies, coordinate community organizing activities and cultural events, supervise museum construction. (January 1992 - September 1992)

Architectural Draftsman - Construction Management Services, U.S. Department of Justice, Washington, D.C.

Duties: performed technical work related to the production of architectural drawings. Also CADD operator (Intergraph System/Microstation); mechanical drafting; performed calculations, prepared technical reports, plans, and estimates; surveyed office space; interior space planning; specifications; and related work. (May 1988 - September 1991)

Certifications / Licenses

1998 Registered Architect – Maryland, District of Columbia, and Virginia
National Council of Architectural Registration Boards (NCARB) Certified 2002
Leadership in Energy and Environmental Design (LEED) Certified 2003
Certified CSI Construction Documents Technologist (CDT) 2006

Professional Affiliations

U.S. Green Building Council – National Capitol Region Chapter Member (2004-2009)
American Institute of Architects (AIA) Member (1998 - present)
National Organization of Minority Architects (NOMA)
 Northeast Region Vice President (2003-present)
 Internet Committee Chairperson (1999-present)
 DC NOMA Chapter Secretary (2000 -2003)
African-American Real Estate Professionals (AAREP) Washington, D.C. Chapter (2005-2009)
Harambee Community Economic Development Corporation Executive Board member (2007-present)
Shiloh Baptist Church Trustee Board member (2007 - present); church member since 1994



Panels / Speaking Engagements / Exhibits

AIA/DC Uncensored Lecture Series 2011 – Washington, D.C.
 "Vortex X: Tackling the Career Vortex" Oct 2011
NOMA Annual Conference 2011 – Atlanta, GA
 "Vortex IX: An Examination of Your Place in the Profession" Oct 2011
NOMA Annual Conference 2011 – Atlanta, GA
 "Starting Out and Making It! Roundtable on Starting a Firm" Oct 2011
NOMA Annual Conference 2011 – Atlanta, GA
 "Master Builders in the Nation's Capital featuring African American Architects" Oct 2011
Design DC Conference 2011 – Washington, D.C.
 "Vortex VIII: An Examination of Your Place in the Profession" Jun 2011
African American Real Estate Professionals, Washington DC (AAREP DC) -
 "Seeing Green: Insight into Sustainable Development" Apr 2011
NOMA Annual Conference, Boston MA -
 "Riding the Vortex: African American Women in Architecture" Oct 2010
Build Boston Conference, Boston MA -
 "Riding the Vortex: African American Women in Architecture" Nov 2009
NOMA Annual Conference, St. Louis, MO -
 "Riding the Vortex: African American Women in Architecture" Oct 2009
Boston Architectural College, Boston MA -
 "Percent Women of Color in Design" Exhibition
AIA Convention, San Antonio, TX -
 "Riding the Vortex: African-American Women Architects in Practice" Panelist - May 2007
NOMA Annual Conference, Chicago IL -
 "Young Architects" Seminar Panelist - October 2003

Publications

- featured *Becoming an Architect: A Guide to Careers in Design* by Lee Waldrep Phd; publication date Dec 2009
- featured Architectural Record, May 2009 - "Breakthroughs and Obstacles Architecture's Evolving Complexion"
- NOMA Magazine article "GSA + NOMA" Fall 2009
- NOMA Magazine article "Inside-Outside 2 San Francisco Icons" 1st Qtr 2007
- NOMA Magazine article "The A.R.E. Demystified in DC" 1st Qtr 2006
- NOMA Magazine article "National Museum of African American History and Culture (NMAAHC) Update" 1st Qtr 2006

EDUCATION:

Graduate Level: Master of Arts in Urban Planning, 1993
University of California at Los Angeles

Undergraduate: Bachelor of Architecture, 1991
Howard University, Washington, D.C.

Turner School of Construction Management Course Completion 2011

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COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W., SUITE 400
WASHINGTON, DC 20004

COUNCILMEMBER YVETTE M. ALEXANDER

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Chair, Committee on Public Services and Consumer Affairs
Committee Member
Economic Development
Health
Human Services

March 6, 2012

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: The Fishing School, 4720 Meade Street, NE, Board of Zoning Adjustment Application No. 18327

Dear Members of the Board:

I am writing to submit this letter in support of the Application for Special Exception made to the Board of Zoning Adjustment by The Fishing School (TFS).

The Fishing School is planning to build a Family Support Center on a property across the street from its 4737 Meade Street, NE, headquarters. This property was acquired via a donation by a community member who was favorably impressed with the work performed by TFS and by the quality and appearance of the renovation of its headquarters.

The new facility will be two stories and will accommodate administrative functions, as well as parent workshops and activities. It will enable TFS to better serve its existing students and their families. Because the property is located in an R2 Zoning District, a Child Development Center can operate there only by Special Exception granted by the Board of Zoning Adjustment.

The Fishing School contributes positively to the neighborhood and this Special Exception can be granted without harm to the public good. TFS has had an important presence in the Deanwood area for over 12 years, both architecturally and in terms of the services it provides to its urban neighborhood. In addition, the redevelopment of this currently-blighted property is critical to the continued improvement of Deanwood.

For all these reasons, I support the Applicant's requests for a Special Exception, which will allow the Applicant to complete this project that is critical to TFS and to Deanwood. I urge the

approval by the Board of this Special Exception so that it may proceed forward to the benefit of the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvette M. Alexander". The signature is fluid and cursive, with the first name "Yvette" being more prominent.

The Honorable Yvette M. Alexander
Councilmember – Ward 7

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R O N A L D K I N G

4700 Meade Street, NE Washington, DC 20019-3946
Telephone 202-889-2960 Cellular 202-557-6688 Email rking9644@aol.com

March 6, 2012

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 200/210 South
Washington, DC 20001

Dear Sir/Madam:

I am submitting this letter as testament to my unabashed and enthusiastic support of the application of The Fishing School, pending before the Board of Zoning Adjustment, which I understand will be on the March 20, 2012 hearing agenda.

I would like that this letter clarify my position in a petition I believe you may have, including my name, which was signed by neighbors on my block and me, which was circulated by neighbor Mr. Curtis Sands.

Each neighborhood has its unique culture. Our neighborhood of single family homes is suburban-like and not dense like some neighborhoods in the city where parking is at a premium. Finding parking and being able to park in front of ones home is not a problem. In fact, when I moved to my home several years ago and would arrive home from work, if a guest of a neighbor happened to be parked in front of my house, neighbors would call out to me that they would immediately have the person move the car, until I protested enough times that I did not mind and that there was ample parking.

Parking is never a problem in our neighborhood. When I entertained upwards of 100 family members and friends on for a Memorial Day cook-out, I asked my guests in the invitation if they would park in the adjacent blocks so as to not inconvenience the neighbors on my block, and they complied. Only one guest arrived by METRO – the Deanwood METRO Station being one block away – and parking was not a problem for anyone.

My neighbors and I signed the petition of Mr. Sands because he presented it to us as a means to register his concern the he be able to park in front of his house with The Fishing School and to garner some type of arrangement. Some neighbors signed without even reading the entire petition. Even though I expressed my concern with the language, I signed the petition, when Mr. Sands assured me that he planned to attend the hearing to say that we did not oppose the project but only wanted to ensure that we would not be inundated with parking.

Ronald King letter
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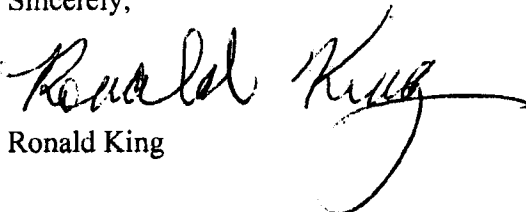
Indeed, all of us on the block happily signed consent forms when The Extreme Makeover Edition sought our approval for a 24 hour a day, 7 day reconstruction of The School, and many neighbors volunteered to assist. The episode appeared on the ABC television network. Even before the reconstruction, I circulated a petition that all of my neighbors on the block signed, with the exception of one, to have a speed bump located on the block. I sought this because, at times, some cars do not obey the stop signs at either corner, and children frequently play in and cross the street. We got the speed bump. This is the type of neighborhood where toys are left outside in the yards and neighbors visit each other on their porches. We greet each other by name.

Since the initial petition signing, Mr. Givs of The Fishing School has reached out to us and met with us at The School to present plans for the much-needed parenting center which include parking in the rear of the proposed facility. In fact, the building is situated directly across from The School on the northwest corner of 48th and Meade Street. This is significant because the two blocks of 48th Street from Meade to Minnesota Avenue are always empty! The METRO users, who choose not to pay to park on the station parking lot, park on the east side of 48th Street, adjacent to the school. They choose not to part on the west side of the street, where the proposed facility is to be situated because of residential parking restrictions. Our property lots are large and there are only two houses along that two-block stretch of 48th Street from Meade to the METRO at Minnesota Avenue. Therefore, in addition to the parking to be situated on the property, any staff would also be able to park along side the facility.

During the meeting the neighbors had with Mr. Givs, it became evident that Mr. Sands would actually oppose the project because of his unrealistic demand that he always be allowed to park in front of his door on the public street. There is ample parking in the neighborhood and I have never seen Mr. Sands' car not parked in front of his door.

I wanted to take the time to write this letter because it would be a shame to have the noble plans and much needed services of this project delayed one minute due to non-existent parking problems. We have in our neighborhood a 65% school drop-out rate and an adult third grade reading level of 50.2 %. The programs envisioned by The Fishing School for this proposed project are very much needed. I offer my whole-hearted support for this project and encourage you to grant your approval.

Sincerely,


Ronald King