DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
ENVIRONMENTAL REGULATION ADMINISTRATION

ENVIRONMENTAL IMPACT SCREENING FORM
(EISF)

D.C. BOARD OF ZONING ADJUSTMENT
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The Environmental Impact Screening Form (EISF) is designed to help applicants and District government agencies determine, in a orderly manner weather, a "major action", as defined in the District of Columbia Environmental Policy Act of1989, would likely result in significant adverse environmental impacts, either during the construction or operation phase of the project. The question of whether an impact is significant is not always easy to answer. Frequently there are aspects of a project which are subjective or unmeasureable. The EISF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to specific project or action.

The Environmental Impact Screening Form is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists the government reviewers in the analysis that takes place in Parts 2 and 3. This part must be filled out by the applicant.

Part 2: Identifies the range of possible impacts that may occur from a project during construction or afterwards. It provides guidance (by example) as to whether an impact is to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced. This part is filled out by the lead agency reviewers.

Part 3: If any impact in Part 2 is identified as potentially-large, even if it can be mitigated, then Part 3 is used to evaluate whether or not tbe impact is significant. This part is completed bv tbe lead agency reviewers.

PART 1 - PROJECT INFORMATION

NOTICE: This document is designed to assist in determining whether the action proposed will likely have a significant adverse impact on thc environment. The applicant must answer all the questions in Part 1. Answers to the questions will bc considered as part of the application for approval and will be subject to further verification. Further information may be required. Provide any additional information you believe will be needed to complete Parts 2 and 3 of this form.

Name of Project *5111 Connecticut Ave., N.W.*		
Location of Project (Street Address) 5111 Connecticut Ave., N.W.	Lot 49-57 & 161	Square 1989
Name of Applicant Mario Escalante	Telephone 703-744-1830	
Mailing Address 5111 Connecticut Ave., N.W.		
City Washington	State DC	Zip 20015
Name of Owner Sunny & Louis Reyes, Et. Al.	Telephone	
Mailing Address P.O. Box 501		
City College Park	State MD	Zip 20741-0501

BZA
Case No. 16716
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16716
EXHIBIT NO.5

Please Complete Each Question – Indicate N.A. if not applicable

A. SITE DESCRIPTION

1. Present land use: a. ☐ Industrial ☐ Commercial ☒ Residential
☐ Public/Institutional ☐ Other _____
b. Percent of impervious area 85 %; Percent of previous area 15 %

2. What is the current zoning classification(s)of the site? R-5-D

3. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the project site?
Residential

4. Total size of project land area: 27,650/0.634 Square feet/Acres

5. What is predominant soil type(s) on project site? Urban Land

6. What is the Federal Emergency Management Administration (FEMA) flood zone designation for the project site?
Zone C

7. Approximate percentage of project site with slopes: ☐ 0-10% 92 % ☐ 10-15% 5 %
☐ greater than 15% 3 %

8. List all adjacent properties and describe the current usage of each:
North – Chevy Chase Parkway
East – Lot 122 Residential and Public Alley
South – Lot 48 Residential
West – Connecticut Avenue
a. List any of the adjacent properties or buildings on the adjacent properties which are listed on the National Register of Historic Places:

9. What is the depth of the water table? 25-33 (in feet, if known)

10. Does the project site contain any species of plant or animal that is identified as threatened or endangered?
☐ Yes ☒ No Identify each species per Ira Palmer at D.C. Deptarment of Health Fisheries & Wildlife Division
Note: If you answer YES to this question, you most contact the U.S. Fish and Wildlife Service office in Annapolis, Maryland at (410) 573-4542.

11. Are any streams within or contiguous to the project site? ☐ Yes ☒ No
a. Name of the stream and the river to which it is a tributary _____

12. Are any lakes, ponds, springs or wetlands within or contiguous to the project site? ☐ Yes ☒ No
a. Name _____ b.Size _____

13. Is the site served by existing public utilities? ☒ Gas ☒ Electric ☒ Water
☒ Sanitary sewer ☒ Storm Sewer ☒ Combined Sewer

a. Does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b. Will improvements be necessary to allow connection? ☐ Yes ☒ No

14. Has the site ever been used as a landfill, construction fill or for the disposal of solid wastes? ☐ Yes ☒ No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
   a. Project area to be developed: 27,650/0.634 (sq. ft./acres)
   b. Project arca to remain undeveloped: 0 (sq. ft./acres)
   c. Dimensions of proposed structure: 23'-2" height; 70'-11" width; 168'-2" length
   d. Gross floor acre of proposed structure: 80,620 sq. ft.
   h. Depth of any escavation: 13' average; 15' maximum

2. Does the proposed action involve a planning or zoning decision? ☐Yes ☒No
   If Yes indicate decision requared:
   ☐zoning variance ☐special exception ☐special use permit
   ☐subdivision ☐large tract review ☐other_____

3. a. Will the proposed project contain residential premises, apartment dwellings, housing subdivisions or other housing complexes designed to house fifty (50) of more families? ☐Yes ☒No

   b. Will the proposed projects consist of shopping and/or office and/or commercial facilities having 50,000 or more square feet of gross floor space? ☐Yes ☒No

   c. Will the proposed project consist of entertainment and/or recreational facilities including but not limited to theaters, auditoriums, sports stadiums, bowling alleys, etc. having a capacity to accommodate more than 400 persons at one time? ☐Yes ☒No

   d. Will the proposed projects consist of or include parking facilities (garages, surface lots, etc.) having a capacity of 50 or more vehicles? ☐Yes ☒No

   e. Will the proposed project increase traffic volume which would result in a street volume-to-capacity ratio of 0.90 or greater (Street Level-of-Service E or F)? ☐Yes ☒No 6 a.m. peak hour trips 17 p.m. peak hour trips

   f. Will the proposed project increase traffic volume which would result in a vehicle delay of 40.1 or more seconds at any signalized intersection (Intersection Level-of-Service E or F)? ☐Yes ☒No

   NOTE: If you answered YES to any of the questions 3. (a. through f.) you are required to submit an air quality analysis of emissions (in pounds or tons of pollutants per day) of Carbon Monoxide (CO), volatile organic compounds (VOCs), and nitrogen oxides (NO_x) resulting from the operation of mobile sources associated with the proposed project. The most current version of the U.S. Environmental Protection Agency's (EPA's) "MOBILE" emissions factor model must be used in deriving the emissions estimates. In addition, an analysis of the impact from mobile sources on CO concentrations (in parts per million) in the vicinity of the proposed project must also be provided. This analysis, at a minimum, must be conducted in accordance with the procedures identified in the EPA guidance document entitled Guidelines for Air Quality Maintenance Planning and Analysis Volume 9: Evaluating Indirect Sources (Publication No. EPA-450/4-74-10) using an approved air quality dispersion model and must include a comparison of the resulting air quality with both the one (1) hour average and eight (8) hour average National Ambient Air Quality Stantards (NAAQS) for CO.

4. Will the proposed project result in an emission into the atmosphere of odorous or other air pollutants from any source, in any quantity and of any characteristic and duration which is or is likely to be injurious to the public health or welfare or which interferes with the reasonable enjoyment of life and property? ☐Yes ☒No
   a. If Yes descsibe:_____

5. How much natural material (rock, earth, etc.) will be removed from the site? 11,700/7,000 tons/cubic yards

6. How much vegetation will be removed from the site? 0.16 sq.ft./acres

7. Will any mature trees or other locally important vegetation be removed from the site? ☐Yes ☒No

8. Will construction be on land where tbe depth to the water table is less than 3 feet? ☐ Yes ☒ No

9. Will construction be on land where the bedrock is exposed or is within 3 feet of tite existing ground surface? ☐ Yes ☒ No

10. Will the construction disturb more than 5,000 square feet of soil? ☒ Yes ☐ No

11. Will disturbed trees be reclaimed? ☒ Yes ☐ No ☐ N/A
    a. If Yes, for what intended purpose is the site being reclaimed? Building Construction

12. If project is single-phase: Period of construction 14 months (induding demolition)

13. If project is multi-phased:
    a. Total number of phases anticipated: _____
    b. Anticipated date of commencement of phase 1 _____ month ____ year
    c. Approximate date of completion of final phase _____ month ____ year
    d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

14. Will blasting occur during construction? ☐ Yes ☒ No

15. Will the surface area of an existing water body be increased or decreased by the project? ☐ Yes ☒ No
    a. If Yes,explain _____

16. Is the project or any portion of the project in a 100 year flood plain? ☐ Yes ☒ No
17. Will liquid waste be generated, either during construction or afterwards? ☐ Yes ☐ No
    a. If Yes, indicate type of waste (chemical, industrial, sewage, etc.) and amount _____
    b. How will this waste be disposed of? _____

18. Will the project generate solid, medical, infectious, radioactive or hazardous waste? ☐ Yes ☒ No
    a. If Yes, what is tbe type and amount per montb? _____ type; _____ amount
       Will an existing waste disposal facility be used? ☐ Yes ☒ No
       Give name _____ ; location _____
    b. Will any wastes not go into a waste disposal facility? ☐ Yes ☒ No
       If Yes, explain _____
19. Will the project produce odors? ☐ Yes ☒ No
    a. If Yes, describe source of odors and duration _____

20. Will the project produce noise, either during construction or afterwards, exceeding the existing ambient noise levels? ☐ Yes ☒ No

21. Will any underground storage tanks be installed? ☐ Yes ☒ No
    a. If Yes, how many tanks will be installed? _____
    Contents: _____ Capacity: _____ (gallons)

22. Will pesticides (herbicides, insecticides, etc.) be used? ☐ Yes ☒ No

23. Will the proposed project require the issuance of any permits or other approvals (Certificate of Occupancy, Public Space Pemit, Air Pollution Permit, Stormwater Management Permit, Pretreatment Permit, Zoning Approvals, etc.) from the District Government, in addition to a Construction Pemit? ☐ Yes ☐ No
    a. If Yes, list alll required permits: Public Space Permit, Stormwater Management Permit, Sediment Control

24. Will the proposed project require the issuance of any permits or other approvals (NPDES, Section 404 Dredge and Fill Permit, etc.) from the Federal Govenment? ☐ Yes ☒ No

a. If Yes, list all required permits:_____

25. What is the Standard Industrial Classification (SIC) Code for the proposed facility? 6513 see attached description

C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. This information could be in the form of a narrative description of the project, brochures descrbing the project or processing equipment, geotechniacl reports, soil surveys, Phase I and Phase II Environmental Assessments, traffic surveys, air quality asalysis, or any other information which may be available which will assist the reviewers in making their determinations. Use separate sheets, if necessary, to expand on any answers or esplainations given in Part 1 of this EISF.

D. VERIFICATION

I CERTIFY THAT THE INFORMATION PROVIDED IN THIS ENVIRONMENTAL IMPACT SCREENING FORM IS TRUE TO THE BEST OF MY KNOWLEDGE.

Applicent/Representative:

Name (Print) Steven H. Ruiz Date September 13, 2000

Signature _____ Title Partner Beery Rio & Associates

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DISTRICT OF COLUMBIA
ATTACHMENT
B. PROJECT DESCRIPTION 3.A

Dear Reviewer:

The assisted living residence at 5111 Connecticut Avenue, N.W. contains 102 units that provide assisted living services to seniors. Assisted living services include a small living unit (approximately 400 – 600 sq. ft.) with a private bathroom. Meals are provided in a common dining room with a centralized kitchen. The facility has large common areas in which patients spend the majority of their time. Most patients require assistance with several activities of daily living (e.g., bathing, dressing, eating, etc.) as well as medication assistance and/or administration. Many receive physical therapy and other medical services and a significant number suffer from dementia, Alzheimer's or related disorders. A recent national survey found approximately 40% of patients in assisted living facilities had Alzheimer's disease or a related disorder. All patients are monitored and assisted by staff on a 24 hour basis. As a patient's condition changes, the patient is often moved to a different unit to better meet his/her needs. A resident may change units several times during their stay.

These residents are not able to drive and parking facilities on our site do not have spaces for that use. In fact, there are only 31 parking spaces and two loading berths. The use of the spaces are for employees and guests.

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINSTRATION
BUREAU OF HAZARDOUS MATERIAL AND TOXIC SUBSTANCES
RISK ASSESSMENT, REMEDIATION, AND CERTIFICATION DIVISION (RARCD)
LEAD HAZARD CONTROL QUESTIONNAIRE

Project Address: 5111 Connecticut Ave., N.W.

Sunny & Louis Reyes, Et. Al

Name of owner Address of owner

Phone # 703-744-1830 Square # 1989 Lot # 49-57 & 161 Ward #

Note: Please answer all questions by checking "YES" or "NO", If you answer "YES', to any question, contact the Risk Assessment, Remediation, and Certification Division at 51 N Street, N.E., 3rd Floor or call (202) 535-2637 for a lead abatement permit application.

SCOPE OF PROJECT	YES	NO	COMMENTS	*(For official use only)* RARCD REMARKS
Does the proposed project generate lead dust/ debris?		X		
Does the proposed project involve encapsulating lead-based paint?		X		
Does the proposed project involve dry sanding /scraping of painted surfaces?		X		
Does the proposed project involve the use of power washing?		X		
Does the proposed project involve welding on painted surfaces		X		
Does the proposed project involve door and window repairs/ replacement?		X		
Does the proposed project involve baseboard, siding, casing and trim replacement?		X		
Has a child, who resides ore regularly visits this address, been identified as lead poisioned?		X		

AFFIDAVIT

I hereby certify that I have the authority to represent the owner of the property and to answer this questionnaire. I declare that the answers to the above questions are accurate, true and complete to the best of my knowledge.

Signature Steven H. Ruiz Date 9.13.2000

Name (Print) Steven H. Ruiz A.I.A., O.A.A.

For Official Government Use Only

PERMIT REQUIRED ☐ YES ☐ NO

Reviewed By Date