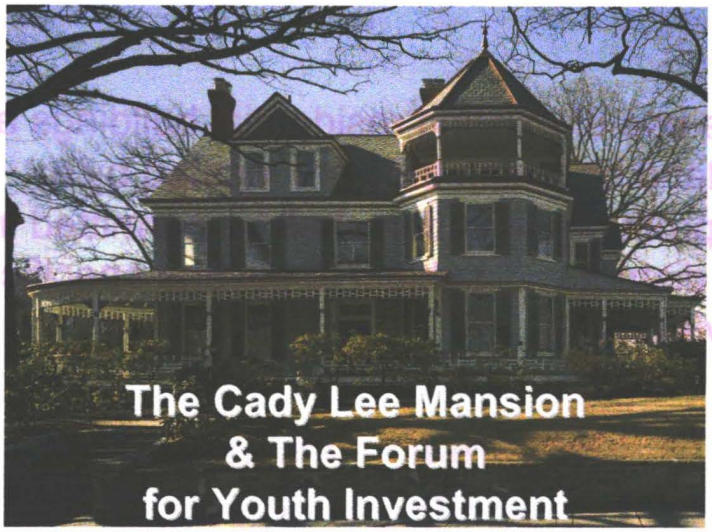


the forum
FOR YOUTH INVESTMENT

BZA
Case No. 16878
Exhibit No. 34

Current Zoning: R-5-A

R-5-A: Low-Rise Multi-Family Dwellings

"The Cady Lee, like all of its neighbors on Eastern Avenue in D.C., is zoned R-5-A.

Uses "by Right" in R-5-A Zone:

public school
child development home/center
physician or dentist home/office
apartment building
private club/lodge
fraternity or sorority
dormitory
clinic
mass transit facility
church
embassy
museum
bed and breakfast
hospital
greenhouse/nursery

Board of Zoning Adjustment
District of Columbia
CASE NO.16878
EXHIBIT NO.34

Special Exception: Section 217 – Nonprofits

Section 217 states that . . .

"The use of existing residential buildings and the land on which they are located by a nonprofit organization shall be permitted in an R-1 district . . ." subject to several specific provisions.

The Forum meets each of the applicable criteria.

Special Exception: Section 217 – Non-Profits

- ✓ **Non-Profit:** The Forum for Youth Investment
- ✓ **Historic:** Historic Building in Historic District
- ✓ **Gross Floor Area:** >10,000 square feet
- ✓ **No Adverse Affect**: Not adverse to use of neighboring properties
- ✓ **Parking:** Adequate and located to minimize traffic impact on neighborhood
- ✓ **Non-commercial:** No sale of publications other than those related to the purposes of the nonprofit
- ✓ **Exterior:** No additions or modifications to the exterior

Section 217.1 -- Nonprofit Status

The Forum for Youth Investment . . .

- is a national nonprofit incorporated in the District of Columbia.
- is dedicated to making life better for children and youth. The Forum, however, does not work directly with youth.
- does research, writes reports, advocates for better policies, convenes decision-makers, and provides technical assistance to national organizations, states and localities.

Nonprofit Status: Why D.C.?

Why D.C.?

- As a national organization we want to be in or near a major metropolitan area.
- Most of the national organizations we work with are in the Washington metro area.
- Pittman, a D.C. native, has worked in the D.C. area for more than 25 years.

Non-Profit Status: Why Takoma?

Why Takoma?

- Takoma is a perfect location – close to downtown, convenient from the Beltway and to Metro.
- Takoma gives us a D.C. address – a clear asset in our work.
- Our current offices are in Takoma Park, Maryland, on Westmoreland Avenue.
- The Takoma neighborhood is home to 6 of our staff. Collective years in the Takoma neighborhood: *nearly 50.*

Non-Profit Status: Why the Cady Lee?

Why the Cady Lee?

- The heart of the Forum's work is about relationships – bringing leaders together to share information and shape new agendas.
- We need a national headquarters that reflects the humanness of our mission and the depth of our commitment.
- We want an organizational home that is welcoming and permanent.
- We want a signature building that attracts funding.
- We are committed to preserving the Cady Lee.

217.1 (a) – Historic Property

The Cady Lee Mansion . . .

- Constructed in 1887
- Designed by Leon Dessez
  (architect of Admiralty House,
  the official residence of the Vice President)
- D.C. Inventory of Historic Sites 1974
- National Register of Historic Places 1975
- Takoma Historic District

217.1 (a) – Historic Property

The Forum for Youth Investment . . .

- Committed to preserving the Cady Lee
- Received the unanimous endorsement of Historic Takoma – May 9, 2002

217.1 (b) – Gross Floor Area

Gross floor area: 10,002 square feet

- Certified in April 2001 by Karen Wood, AIA, licensed D.C. architect

Gross Floor Area: Measurements

10,002 square feet

Certified by Karen McK. Wood, AIA
April 17, 2001

- Interior Spaces
  - Unfinished Basement: 2189
  - First Floor: 2244
  - Second Floor: 2172
  - Third Floor: 1362

Subtotal 7967sf

- *Measured to exterior walls*

- Attics/Covered Porches
  - Attic: 647
  - First floor porch: 1159
  - Third floor porch: 229

Subtotal 2035sf

Gross Floor Area: Definition

The term...shall include

- *basements;*
- *stairwells at each story;*
- *interior balconies;*
- *floor space used for mechanical equipment* (with structural headroom of 6 ft, 6 in. or more);
- *attic space* (whether or not floor has actually been laid, providing structural headroom...);
- *outside balconies* that exceed a projection of 6ft beyond the exterior walls.

-- From Title 11
District of Columbia Municipal Regulations

Gross Floor Area: Definition

The term shall <u>not</u> include

- cellars (that portion of a story, the ceiling of which is less than four feet above the adjacent finished grade).

- outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building.

Gross Floor Area: Definition

The definition of "gross floor area" is more generous than the definition of "building square footage."

- Building square footage: 7,525
  (from 2001 Tax Assessment Property Detail)
- Gross floor area: 10,002
  (as measured in April 2001 by Karen Wood, AIA)

217.2 No Adverse Affect to Neighboring Properties

"Use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties."

Neighboring Properties

The Cady Lee's neighbors include . . .

South – Metro lines and CSX rail lines

West – National Park Service land &
Piney Branch Avenue

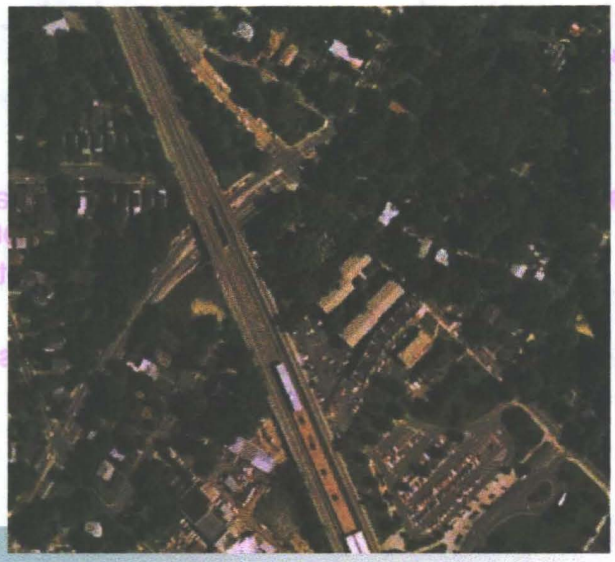
North – Eastern Avenue (jurisdictional boundary)
Across street in Maryland are 5 houses
- 1 leased by a social services organization
- 1 containing 3 units

East – Eastmont Co-op (2 buildings, 54 units)
Apartment Complex (2 buildings, 36 units)
Apartments (1 building, 23 units)
The Metro Parking Lot

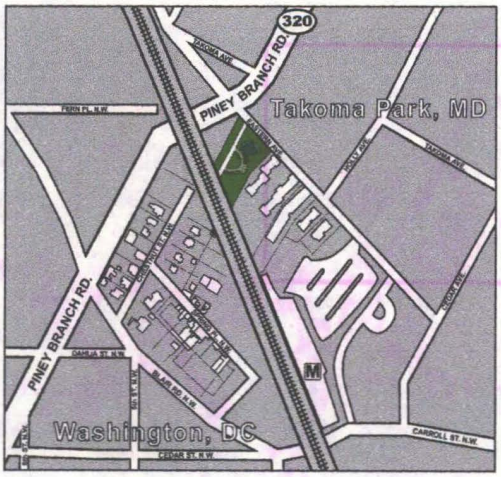
The Neighborhood: Aerial view



The Neighborhood: Aerial View



The Neighborhood: Street Map



Neighboring Properties: Snapshots

BUSY INTERSECTION:
Piney Branch & Eastern



CLOSEST NEIGHBOR: The Eastmont





NATIONAL PARK SERVICE



METRO & RAIL TRACKS



Neighboring Properties: Neighborhood Support

The Forum has received neighborhood support . . .

- Residents of the Eastmont have expressed their support
- Russell Katz, the owner of neighboring. apartments, has expressed his support
- After two public hearings, the ANC voted unanimously in favor (with 1 abstention) — *May 23 2002*

217.3 Parking

"The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood."

Parking: The Forum's Needs

The Forum has limited parking needs

- Employees
  - *19 full-time positions (16 currently filled)*
  - *6 live within walking distance*
  - *5-6 drive on a daily basis*
  - *Others use public transportation*
- Visitors – *averages less than 1 per day*
- Deliveries – *FedEx and DHL daily, occasional publication deliveries*

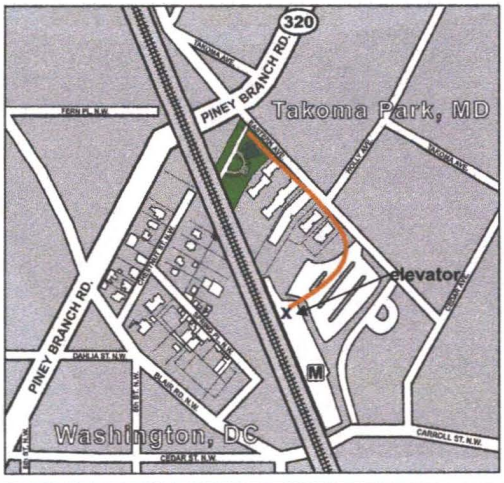
Parking: The Forum's Needs

The Forum has limited parking needs

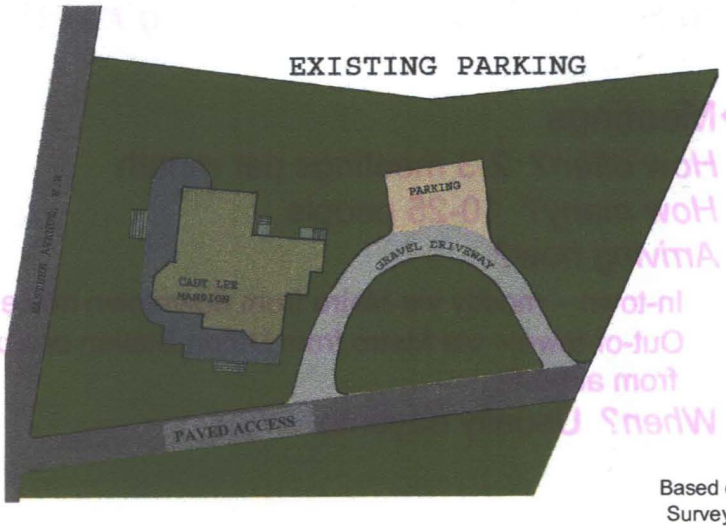
- Meetings
  - *How often?* 2-3 meetings per month
  - *How many?* 10-25 people
  - *Arriving how?*
    - In-town – mostly via Metro from downtown offices
    - Out-of-town – via Metro from Union Station or taxis from airports
  - *When?* Usually daytime.

Parking Solutions: The Metro

Proximity to the Metro is a huge plus.



Parking Solutions: On Property



Based on Plat Survey, 2001

Parking Solutions: On Property

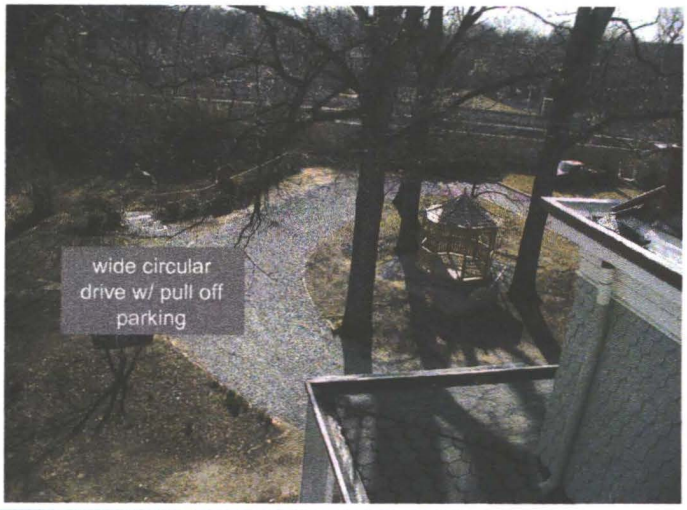


Porous pavers w/ grass can be used

Based on Plat Survey, 2001

Parking Solutions: On Property

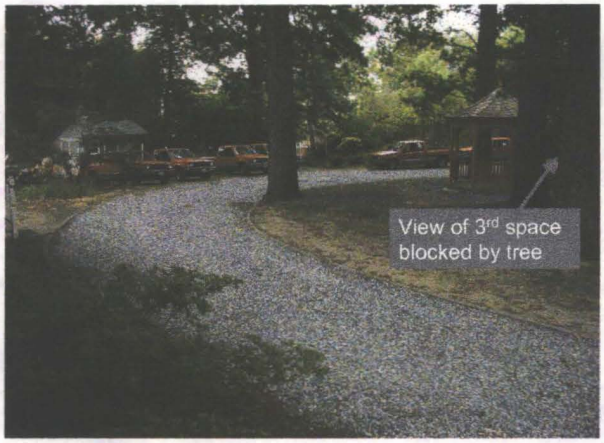
10 Spaces Total: 7 for employees, 3 for visitors



Parking on Property: 4 existing pull off spaces



Parking on Property: 3 More Employee Spaces



Parking on Property: 3 New Visitor Spaces



Parking on Property: 10 Spaces Total

10 Spaces Total: 7 for employees, 3 for visitors



Neighborhood Parking

The Forum will encourage the use of public transportation and taxis.

If and when parking is necessary, the Forum will advise visitors to park on the other side of the Piney Branch intersection, along Piney Branch, or (in the evenings) at the Metro parking lot.

Neighborhood Parking: Unrestricted

Unrestricted parking

Eastern Ave.

31 spaces

west of Piney Branch,
south side of street



Piney Branch

36 spaces

south of Eastern
west side of street



Neighborhood Parking: Restricted

Rush hour restrictions

Piney Branch – 31 spaces

east side, south of Eastern
restricted from 4:00-6:30



Eastern Ave. – 12 spaces

directly in front of Cady Lee
restricted from 7:00-9:30 and
from 4:00-6:30

Note: Could be used for
deliveries







Neighborhood Parking: On-Street

Available Parking within 500 feet

Unrestricted: 67 spaces

Rush hour restrictions 25 spaces

TOTAL: 92 Spaces

Availability studies:

June 4 @ 1:30 p.m. – 40 spaces available

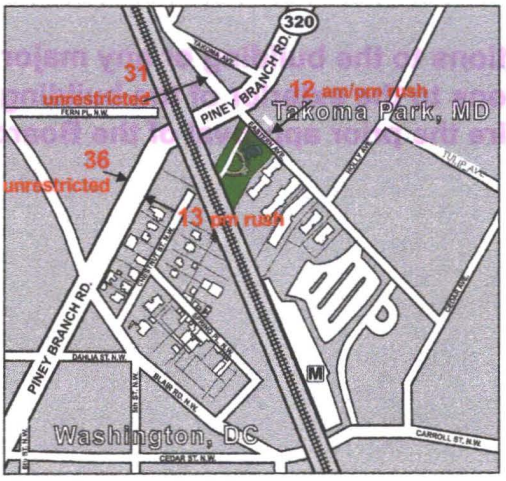
June 5 @ 10:00 a.m. – 35 spaces available

Neighborhood Parking: On-Street

67 Unrestricted Spaces

25 Rush Hour Restrictions

Note: Another 40+ residential with 2-hour restrictions not included in analysis



217.4 Non-Commercial Use

"No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials or other items related to the purposes of the nonprofit organization."

The Forum produces a small number of publications. They are primarily distributed via mail, conferences and the Web.

217.5 The Exterior

"Any additions to the building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board."

Preserving the Cady Lee



Preserving the Cady Lee



Preserving the Cady Lee

Grand Entry Hall



Preserving the Cady Lee

Restored Stained Glass



Preserving the Cady Lee

Meeting Rooms:

The Parlor



Preserving the Cady Lee

Meeting Rooms:

Formal Dining Room



Preserving the Cady Lee

Meeting Rooms:

The Library

originally Ballroom



