GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

D.C. OFFICE OF ZONING
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: November 5, 2002

SUBJECT: BZA Application 16942 - Request filed by the D.C. Office on Aging for a **special exception** for an elderly development center within the former Hayes School at 1035 5th Street, N.E.

APPLICATION
Application of the Office on Aging:

1) **Special exception relief pursuant to §205 of Title 11 DCMR** to permit an elderly development center, including the headquarters for the D.C. Office on Aging, for property located at the southwestern corner of 5th Street and K Street, N.E., 1035 5th Street, Square 830, Lot 816. The property is zoned R-4, row dwellings, conversions and apartments.

SUMMARY RECOMMENDATION
The Office of Planning recommends approval of the request for special exception relief to permit an elderly development center on the subject property, with the following conditions:

1. That the Office of Planning work with the D.C. Office on Aging and the Zoning Administrator to clarify the issue regarding the office space for the headquarters of the D.C. Office on Aging. The Office of Planning will issue a supplemental report at a later date.

2. That a proposed parking lot plan be submitted prior to Board action that conforms to the requirements of 11 DCMR §2117.9, including a minimum of 5 percent landscaping, and the screening from all contiguous residential properties with a minimum 42 inch high and 12 inch high solid brick or stone wall or thickly planted 42 inch high evergreen hedge or evergreen trees.

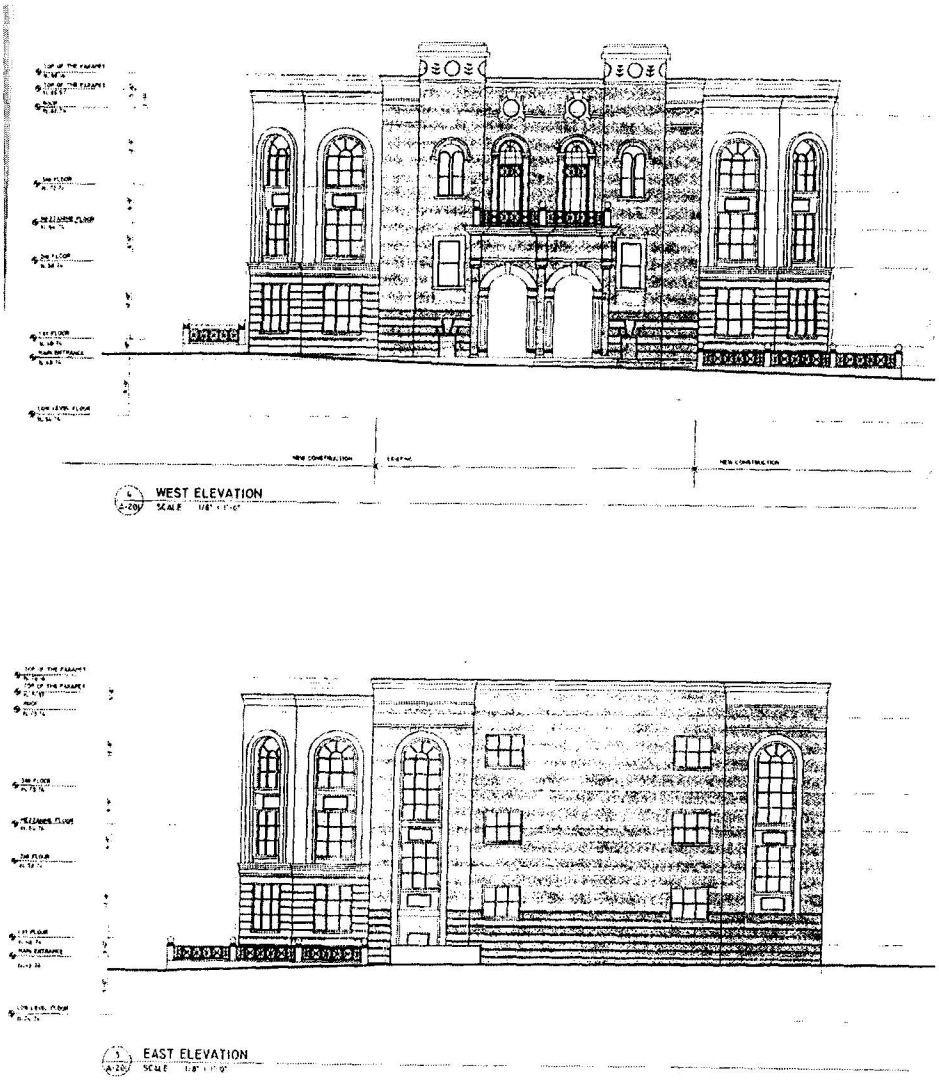
BZA
Case No. 16942
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16942
EXHIBIT NO.26

PROJECT DESCRIPTION

This proposal is for the location an "elderly development center" on the site of the Hayes School, a former public school constructed in 1897. The proposed use as defined by the applicant is a "Senior Wellness Center", which is not a use defined by the Zoning Regulations. However, the applicant has determined that an "elderly development center" is the most similar use contained within the Zoning Regulations, and has therefore applied for a special exception under that use. The proposed use, as described by the applicant, "will provide services that promote good health habits, enhance social, mental, and spiritual and physical well being and help to prevent unnecessary and costly medical problems associated with aging process. Specifically, seniors will gain access to health regimes, activities and programs tailored to those needs."

A new building is proposed to be constructed on basically the same footprint as the existing school, with a slight increase in gross floor area from 23,420 square feet to 23,905 square feet. Lot occupancy will remain unchanged. The headquarters of the D.C. Office on Aging is proposed to occupy 6,538 square feet, or 27 percent of the building.



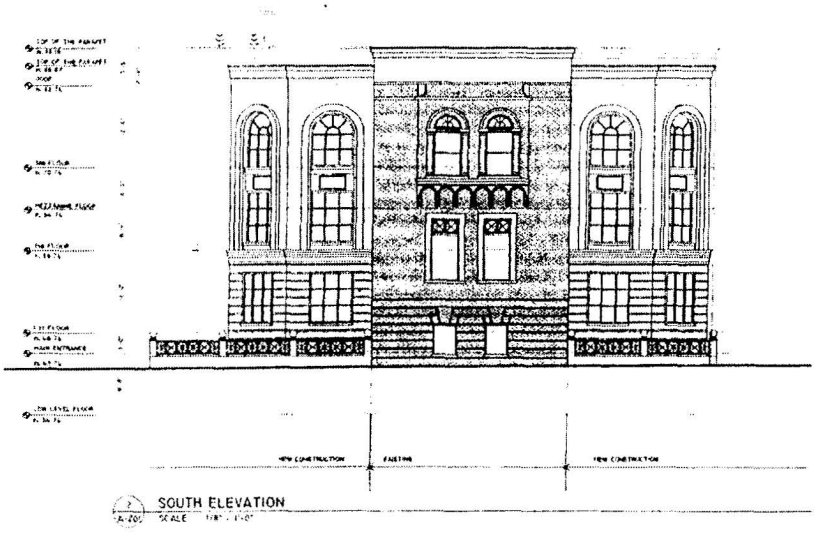
West and East Elevations of Proposed Building

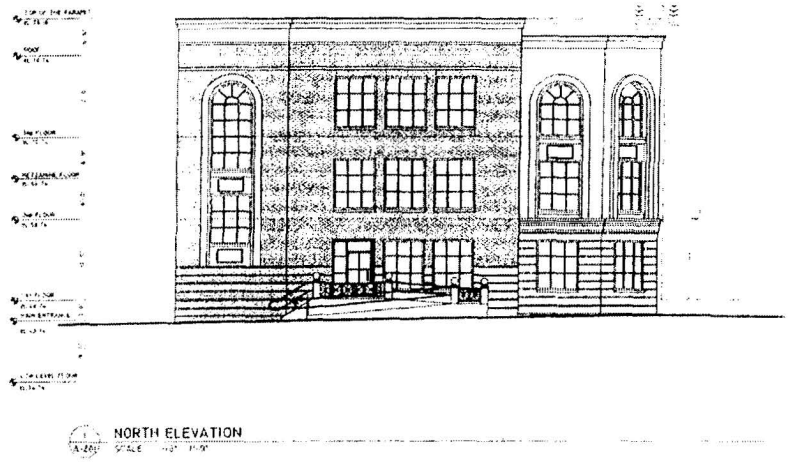
Portions of the existing façade are proposed to remain. These include the center portion of the 5th Street façade, which includes the main entrance to the school building and the two towers, and the center portion of the K Street façade. Ramps are to be provided for handicap access to the 5th Street entrance and to a proposed entrance on the north side of the building, adjacent to the proposed parking lot. The proposed building will be 3 stories in height.

Parking is proposed to be provided on the northern and eastern sides of the building within the existing paved area that was

formerly the school playground. A paved area on the south side of the building that was also used as a play area, but is outside of the boundaries of the property, is not proposed to be a part of the parking lot. A total of 42 parking spaces, including 2 spaces reserved for the physically handicapped, are proposed. Access to the lot will be from two driveway entrances on 5th Street and one on K Street.

SITE AND AREA DESCRIPTION





South and North Elevations of Proposed Building

The property consists of Lot 816 of Square 830, in the North East quadrant of the District. The property is located at the southwestern corner of 5th Street and K Street, in the 1000 block of 5th Street. The existing building, which includes two above ground floors plus a basement, is constructed of red brick, with wood and stone trim. Two towers are located on the 5th Street side of the building. According to the "School Building Survey of the District of Columbia," each tower was capped with elaborate belfries sheathed in tile, and a balustrade was located on the second floor, above the 5th Street circular arched entranceway.

The surrounding area is primarily residential. To the north are row houses and a church. To the northeast are row houses that have been converted to condominium apartments. To the east, across a public alley, are row houses and one single-family detached dwelling. To the southeast are row houses, including a small grocery at the corner of 6th and K Street. To the south, across K Street, and to the west, across 5th Street, are row houses. All surrounding



View of the Hayes School from the Southwest

properties are located within the R-4 district. On the north side of K Street, between 6th Street and 7th Street, is the J.O. Wilson Elementary School. A few blocks to the southeast is the Capital Children's Museum. The site is located approximately halfway between the Union Station Metro Station and the future New York Avenue Metro Station on the Red Line.

The area has been identified on the Generalized Land Use Map as located within the moderate density residential land use category- "Row houses and garden apartments are the predominant uses; may also include low density housing."

EXISTING ZONING
The subject property is zoned R-4, row dwellings, conversions and apartments residence district.

R-4 Residential District
"The R-4 district is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families" (§330.1). Special exception uses include Elderly Development Centers (§332.1(a)).

RELIEF REQUESTED:
Special Exception pursuant to §205– Child/Elderly Development Centers
Section 205 sets forth the specific criteria under which Elderly Development Centers may be permitted within a residential district. Those provisions are as follows:

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

The applicant, the D.C. Office on Aging, has indicated that the proposed center is capable of meeting all applicable code and licensing requirements of the District of Columbia.

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 or elderly persons.

The site plan submitted as a part of the application does not provide for a pick-up and drop-off area, as the application indicates that most of the patrons will arrive by public transportation or can park in the lot. The application indicates that patrons will be able to access the proposed center by public transportation, which will reduce traffic congestion associated with the use. Additionally, activities are to be staggered throughout the day, further reducing the potential for creation of objectionable traffic conditions.

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

Adequate parking is proposed for the use as defined by the Zoning Regulations. A minimum of 41 parking spaces is required, and 42 are proposed. The parking requirement used for this use is that established for "elderly development center", as prescribed in Section 2101.1.

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 or activity, or visual or other objectionable conditions.

No outdoor activity space is proposed. The location of the proposed building, on basically the same footprint as the existing building, will have no objectionable impacts on adjacent or nearby properties any more than the existing 105-year old building.

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.

The parking area is required by Section 2117.12 to provide screening by way of either a 42-inch high wall or hedge to adjacent residential properties, and to provide a minimum of 5 percent of the total area devoted to parking as landscaping with either trees or shrubs by Section 2117.11. Neither of these requirements is provided for on the proposed site plan submitted as a part of the application. The Office of Planning recommends a parking plan be provided to the Board indicating compliance with these requirements prior to the Board's approval.

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.

This criterion is not applicable to this application as no off-site play area is proposed.

205.8 The Board may approve more than one (1) child/elderly development center in a square or within one thousand (1,000 ft.) of anther child/elderly development center

CORRECTED

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, other similar factors.

The Board has not approved any other elderly development centers within the subject square and the Office of Planning is unaware of any other elderly development centers within 1,000 feet of the subject property.

205.9 *Before taking final action on an application for use as a child development center and/or elderly development center, the Board shall submit the application to the D.C. Department of Public Works and Health, the D.C. Office on Aging and the D.C. Office of Planning, for review and written reports.*

This application was filed by the D.C. Office on Aging and this report is the written report of the D.C. Office of Planning. The Office of Planning has contacted the District Department of Transportation and the District Department of Health for referral comments regarding this application. No comments were received from the D.C. Department of Health, and the District Department of Transportation indicated that the application did not contain sufficient information for them to evaluate the application. The District of Columbia Public Schools identified this building in their survey of public school buildings as one that may be eligible for designation as a historic landmark

205.10 *The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center can meet all licensing requirements set forth in the applicable laws of the District."*

The D.C. Department of Human Services informed the Office of Planning by telephone that they do not license facilities of the D.C. Office on Aging.

It is the Office of Planning's conclusion that the applicant has not satisfactorily met the criteria for special exception relief of Section 205.

COMPREHENSIVE PLAN

The Comprehensive Plan contains the following actions, objectives and statements within the Ward 6 Plan:

"Provide for adaptive reuse of vacant school buildings except for the 16th Street temporary buildings, which shall be demolished;" (§1719.1(n))

"To acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential and historic areas;" (§1721.1(a))

"Although the residential areas on the west side of the ward seem relatively stable, they are quite fragile because of density, traffic and crime. Therefore, in order to preserve and enhance these areas and to retain owner-occupants in these areas as well as to encourage stable family life,

these issues need to be addressed. The continuing pressure for commercial and office use within these neighborhoods needs to be resisted. Because of the large number of under-utilized or empty schools in the west end of the ward, the District should be required to utilize these facilities for non-school use in conformance with the area's predominant land use. Conversion of institutional buildings such as schools, warehouses, and churches for residential use – a common practice in this area – should be at a conforming density level." (§1732.9)

COMMUNITY COMMENTS

The application indicates that the applicant has met with "the Ward 6 Mini-Commission, senior consumers and other stakeholders in the community." The application also contains letters from the Vice Chairman of the ANC 6A Commission, indicating that the application was unanimously approved by the ANC 6A Z&L Subcommittee, and that the application will be heard by the full **ANC 6A** Commission on November 7, 2002.

RECOMMENDATIONS

This application requests special exception approval to permit an elderly development center. It also proposes to locate the headquarters of the D.C. Office on Aging in the building. As the headquarters use is not accessory to the proposed elderly development center, there is some concern about the appropriate relief. The Office of Planning is pursuing further discussion of this issue with the Zoning Administrator and others. The Office of Planning will file a supplemental report with regard to the office space.

The Office of Planning has reviewed the application in terms of the property's zoning, the intensity of use, the character of the neighborhood and the standards for special exception. The Office of Planning concludes that the special exception for the elderly development center meets the required tests and can be granted "without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map."

The Office of Planning recommends approval of the following:

The Office of Planning recommends approval of the request for special exception relief to permit an elderly development center on the subject property, with the following conditions:

1. That the Office of Planning work with the D.C. Office on Aging and the Zoning Administrator to clarify the issue regarding the office space for the headquarters of the D.C. Office on Aging. The Office of Planning will issue a supplemental report at a later date.
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AA/sjm$_{AICP}$



Feature Key

Zoning Boundaries

Square Index

Board of Zoning Adjustment
Application No. 16942

DC Office of Planning
October 22, 2002

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Attachment 1