Mr Brook's copy B Reynolds

D.C.-44
APRIL 1980

Memorandum • Government of the District of Columbia

TO: Single Member District/ANC 6A02

Department, Agency, Office:

FROM: Jerrily R. Kress, FAIA Director

Date: SEP - 3 2002

SUBJECT: Notice of Filing Date: 8-23-2002 Case No. 16942

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Single Member District Boundary. Therefore, I am attaching a copy of the case, as your Single Member District may be affected. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: November 12, 2002

smancltr/LJP

BZA
Case No. 16942
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16942
EXHIBIT NO.36

D.C. OFFICE ON AGING
Multi Service/ Senior Wellness Center
1035 5th Street, NE
Washington, DC 20002
Capital Project No. A0
BZA Application # _____

Request Statement

The D.C. Office on Aging/D.C. Government, pursuant to 11 DCMR 3104.1, requests for a special exception under 205 to allow A SENIOR WELLNESS CENTER in a R-4 District at premises known as 1035 fifth Street, NE. (LOT 816 SQ 830)

Who We Are

The D.C. Office on Aging is the State and Area Agency on Aging designated by the Mayor of the District of Columbia to plan, develop and implement programs and services for residents 60 years of age and older. The mission of the District of Columbia on Aging is to advocate, plan, implement and monitor programs in health, education, employment, and social services which promote longevity, independence, dignity, and choice for our senior citizens. We fund a senior service network of providers (Office on Aging Senior Service Network) consisting of 24 community- based nonprofit Organizations (including four universities) that operate over 40 different programs for senior citizens. The Office on Aging's philosophy is to sustain meaningful roles for older Persons in their homes and in their communities, and to promote healthy lifestyles and positive aspects of aging. The proposed wellness center will continue the thrust of the Office on Aging for the 21st Century to address the concept of wellness for the elderly of the District through the development and expansion of preventive health care programs and services, including nutrition and fitness.

Background

The Office of Aging received capital authority to build a senior wellness center in Ward 6 in 1998. Ward 6 is the home of over 9,000 seniors (persons 60 years and older) and that number is growing. A facility is needed that will serve as a headquarters, wellness center, one stop service and training center.

The Office on Aging wants to develop this facility on District owned property known as the "Old Hayes School" in Ward Six.

The site is Lot 816/Square 830 and the site is 22,902 square feet. The site is located at the northeast corner of Fifth and 'K' Streets NE and is zoned R-4. The current address is 1035 Fifth Street, N.E.

This project will address the retaining of the West Façade of the Hayes School to the design of the Office on Aging Service and Wellness Building including architectural, electrical, mechanical, plumbing and HVAC in accordance with new programming

requirements and existing programs in place at their current location 441 Fourth Street, N.W., 9th Floor. The architect is working to determine the most feasible utilization of the site and existing West Façade.

The pre-design efforts include:

Feasibility of retaining the West Façade of the existing Facility.

Operation programs for the facility with references to service delivery concepts, functions, operational patterns and flows, and room concepts.

The facility will front on 5th Street NE, and will provide adequate off-street parking. The site is public transportation accessible.

If all of the activity space was being used concurrently, there may be up to 200 persons (60 years and older) utilizing the facility, one stop service and training, administrative and its various health and wellness program including nutrition counseling, health screening, strength-building exercises, line dancing, health seminars, surfing the internet for state of the art health information, etc. The activities will primarily take place during weekday daylight hours.

Community Impact

The site is zoned R-4. Under the R-4
designation A SENIOR WELLNESS CENTER IN A R4 ZONE
A senior wellness center is a new, unique phenomenon. This type of facility does not fit existing definitions of child/elderly day care centers as outlined in the zoning regulations. This is our judgment the following factors should be taken in consideration by Board. The center will not adversely impact the community because:

1. Codes and Licensing- The center will be capable of meeting all applicable code and licensing requirements by the District Government.

2. Uses-The center will provide health and wellness activities for seniors, which include but not limited to health screening and education, aerobic exercise, etc. These activities will take place inside the facility. The office functions will support one stop service and training programs for seniors.

3. Hours of Operation- The staggered arrival and departure times for different activities in the center will not adversely impact traffic and noise conditions in the neighborhood. Staggered times for different activities will take place in the facility during the course of the day primarily from 9pm to 3pm. Activities could range from 1 to 4 hours. This multi-service wellness center will not be an overnight operation.

4. Traffic- The center will provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors. The facility will not

exceed the number of off site parking spaces for this center. There is on street parking available. The facility fronts a main public transportation route in the area. Also, a new metro station is under construction (New York Avenue on the Red Line). The station is due to open in late 2003. Most of the seniors in the Ward are transit dependent. The location of the center in the Near NE community off H Street (a commercial business corridor) makes it easier for seniors to reach it by public transportation. The staggered arrival and departure times depending on the activity and scheduling will help diminish any traffic impact.

5. Outdoor activities- Most of the activities will take place inside the facility and will not have a noise impact on adjacent or nearby properties. There will be no outside play area or leisure space.

6. Compatibility with surrounding uses- The churches, businesses, public and private community facilities and surrounding single-family houses will not be adversely impacted by this facility. Many nearby single-family homes have elderly occupants. The facility could have an intergenerational educational connection with the nearby National Capital Childrens' Museum and J.O. Wilson Elemetary School.

7. Physical Look- The physical look of the facility will not be out of character with the surrounding uses. This facility is three story with cellar and will not block the natural sunlight and views of the surrounding uses.

8. Community Support- The community, particularly seniors, have been enthusiastically waiting for this center.

9. Environmental Improvement- The site was a vacant school and has been a nuisance property due to illegal trash dumping and vacancy in the past.

The following are functions that will be carried out in different rooms for wellness center. The total square footage for this facility is 23, 905 sf

OFFICE/ ADMINISTRATIVE

Type	Square Footage	Typical Per Person Requirement
Administrative Office Space (includes training and one stop center)	8,630NSF	100 GSF

WELLNESS CENTER

Type of Activity in Rooms	Square Footage	Typical Per Person Requirement
Multipurpose	1,600	12 square feet
Health Fitness	1,728	25 square feet
Computer Access	302	13 square feet
Health Education	508	13 square feet
Reading/ Meditation	307	19 square feet
TOTAL	4,445	

*In the absence of specific space requirements for this type of use we used the childcare requirements (derived by dividing total activity space by 35 = 127). Based on these figures, we feel our request of 100 persons is reasonable.

SOURCE: Baker, Cooper, and Associates calculations

Office on Aging Administrative Space (Second/Third Floor)	6,538 square feet
One Stop Center Information, Assistance Training Center	2,092 square feet
Senior Wellness Program (Lower Level/ First Floor)	3, 497 square feet

Source: Bryant, Bryant, Williams calculations

The Need

The senior wellness center 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 regimens, activities and programs tailored to those needs.

In a senior wellness center setting the new focus is on nutrition, fitness, and wellness activities that promote and reinforce older Washingtonians' capacity for learning and caring their own health, based on their ready access to information, skills and activities.

The location of this facility is an underserved area and would give the area residents access to needed social and health services. Four of every five seniors in the area are African-American. The chronic disease of aging show up more often with more complications in African Americans. According to the Office on Aging Study "Health Needs Assessment Survey of Senior Citizens Living in Washington, D.C.". Ward 6 seniors had a high incidence of arthritis, diabetes, heart disease and hypertension.

A lifetime of increased levels of stress due to poor economic conditions and less adequate health care increase incidence of certain diseases. Chronic disease accounts for a relatively long period of time toward the end of life and while there may be little hope of a cure through the traditional medical model, the onset of such disease may be postponed through modifications of the risk factors mentioned above. These conditions can be controlled through monitoring and changes in behavioral and health habits that a wellness center can offer. This center will permit seniors with limited or no access to social and health promotion and disease prevention services to receive information, assistance and services to help keep themselves well.

Community Support

The Office on Aging held several presentations on the conceptual and final design of the wellness center with the Ward 6 Mini-Commission, senior consumers, and other stakeholders in the community. We held two community briefings (morning and evening) on December 18 to brief the stakeholders of the concept. The architect for this project, Bryant, Bryant, and Williams. The Office on Aging and the Property Management staff made formal presentations at community meetings. The community's comments and concerns were addressed. Their suggested challenges and comments were incorporated into the final plans. (E.g. maintenance of the west façade and modification of a window design) The community unanimously approved the concept.

Given the highly positive response from organizations and groups in the area we anticipate that this center will develop strong community partnerships.

Conclusion/ Recommendation

In the zoning ordinance, elderly day care/development center is not clearly distinguished from child care/ development center. The issues of safety, noise uses and licensing are different.

If the senior wellness center is not constructed, there will remain a critical unmet need for health focused programs and services for seniors living in Ward 6. The impact would be to deprive senior citizens who are economically and socially vulnerable, services and activities that could postpone or prevent unnecessary and costly institutionalization.

In addition to the senior wellness center, the multi-service activities such as the one stop information, assistance and training center and office and grant administration will not adversely impact traffic, noise and peace of the neighborhood. The facility itself will blend in with the character of the neighborhood.

Based on the above referenced information, the Office on Aging requests THE SENIOR WELLNESS CENTER special exemption from 205 to allow the Senior Wellness Center in an R-4 District at premises 1035 5th ST. N.E (LOT 816 SQ 830)

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 16942

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s)	Zoning Districts	Relief Being Sought: Area Variance / Use Variance / Special Exception	Section No(s)
1035 5th ST. NE	830	816	R-4	SPECIAL EXCEPTION (SECTION 205)	205

Present use(s) of Property:	VACANT
Proposed use(s) of Property:	OFFICE ON AGING SR. WELLNESS CENTER
Owner of Property:	OFFICE ON AGING (D.C. GOVT)
Telephone No:	202.724.5622
Address of Owner:	441 4th ST. N.W #900

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

(See ATTACHED REQUEST STATEMENT)

Estimated construction cost:	$ 2.2 million	Advisory Neighborhood Commission Single Member District(s):	6A 06
Date:	23 AUGUST 2002	Signature:	Applicant *

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	VERONICA PACE c/o VIRGIL GREENE, AIA (OFFICE ON AGING)				
Address:	1400 U STREET				
Phone No:	2/671.2904	Fax No:	2/724.5622	E-Mail:	

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Form 135 - Side 1
(Revised 03/15/02)

Case No. 16942

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square(s)	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
1035 5TH ST. N.E. 20002	830	816	R-4	6A02

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought:	☐ §3103.2 Use Variance	☐ §3106.2 Area Variance	☒ §3104.1 Special Exception
Pursuant to Subsections			Section 205

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
Virgil L. Green	VIRGIL GREEN
x Charles I. Bryant FAIA	CHARLES I. BRYANT FAIA #1212

Agent's Signature / Agent's Name (Please Print)

Date: _____ D.C. Bar No.: _____ or Architect Registration No.: _____

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based on a review of the application and self-certification, this application is:

☐ Accepted for filing.

☐ Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.

☐ Rejected for failure to comply with the provisions of

☐ DCMR Title 11 §3113.2; or

☐ DCMR Title 11 Zoning Regulations.

Explanation _____

Signature _____ Date _____

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., Aug 22, 2002

Plat for Building Permit of SQUARE 830 LOT 816

Scale: 1 inch = 30 feet Recorded in Book A&T Page 3678-T

Receipt No. 00507

Furnished to: Bryant Williams

Surveyor, D.C.

By: L.M.A.

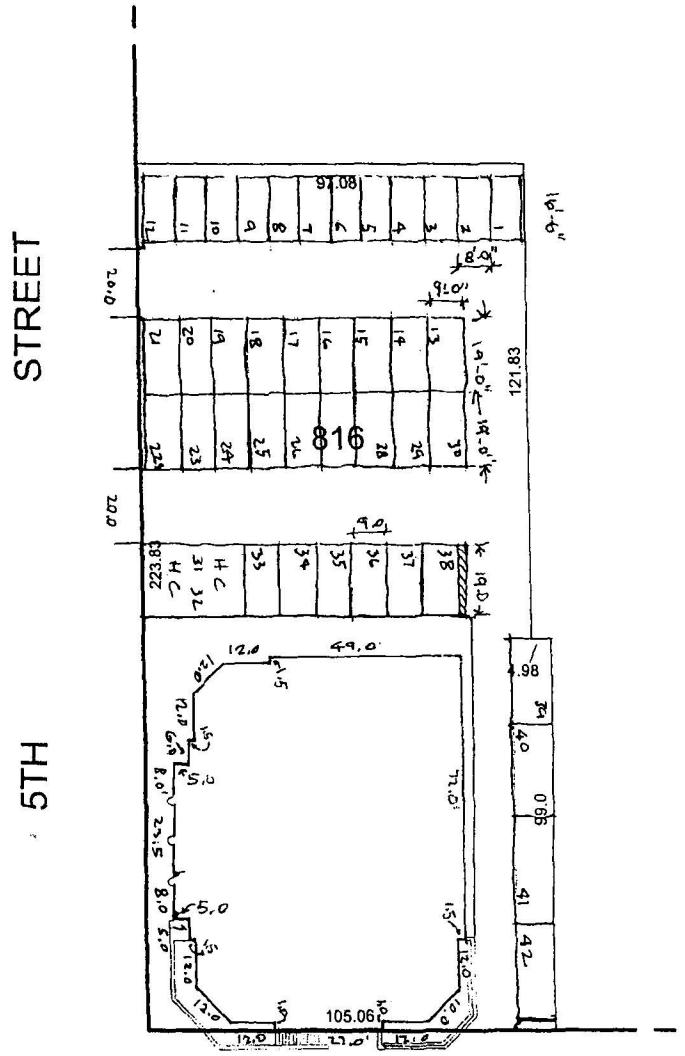
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 08/23/02

Charles L. Bryant FAIA #1212

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-00507(2002)

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	22,902 sft.	22,902 sft.	22,902 sft.	22,902 sft.	-0-
Lot Width (ft. to the tenth)	223.85'	223.85'	223.85'	223.85'	-0-
Lot Occupancy (building area/lot area)	29.6% = 6690sft	N/A	40% = 9160 sft.	6690 sft.	-0-
Floor Area Ratio (FAR) (floor area/lot area)	NONE PRESCRIBED	N/A	NONE PRESCRIBED	N/A	-0-
Parking Spaces (number)	40	41	N/A	41	-0-
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	4.0'	N/A	N/A	6.6	-0-
Rear Yard (ft. to the tenth)	26.0'	20.0'	N/A	25.5'	-0-
Side Yard (ft. to the tenth)	NORTH 129.0' SOUTH 3.0'	NONE REQUIRED	N/A	NORTH 132.0' SOUTH 8.0'	-0-
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	40.0'	N/A	40.0'	40.0'	-0-

RECEIVED
D.C. OFFICE OF PLANNING
2007 AUG 23 PM 4:38

DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 6A
Vice Chairman, *Daniel M. Pernell, III* (SMD)
1116 3Rd., Street, N. E. Washington, D.C. 20002
Office# 202 547-5175 * Fax# 202 544-4874

September 16, 2002

VIA Fax and Mailing
AIA
Mr. Virgil Greene
1400 V., Street, N.E.
Washington, D.C. 20009

Mr. Greene:

This letter is in receipt of your noticed received by me on September 6, 2002. Too informed the 6A Commission of your BZA Application Case No. 16942. Fro the DC Office on Aging/D.C. Government, pursuant to 11DCMR 3104.1, requests for a special exception under 205 to allow "*A SENIOR WELLNESS CENTER*" in a R-4 District at premises known as 1035 fifth Street, N. E. at Lot 816 in Square 830.

Mr. Greene, For the 6A Commission to receive great weight, you must come before the 6A Commission Zoning and Licensing Subcommittee on October 9, 2002, with presentation, layouts and plans for the 6A Z&L Committee members and Commissioners to view and make recommendation.

Your presentation before the ANC 6A Z&L Subcommittee is schedule for Wednesday, October 9, 2002. The meeting will take place on the second Wednesday at 7:00 p.m. The location of meeting is held at the Senior Citizens/ Capitol Hill Tower Apartments 900 G., Street, N. E. Washington, D.C. 20002.

Even though, I am the Single Member District Commissioner. Commissioner, Gregory J. Ferrell will be the presiding Chair of the Z & L Committee on that day. Finally, Mr. Greene, If you or your office needs additional information concerning your presentation before ANC 6A Subcommittee Z & L Committee, don't hastate to contact me by-way-of the letter head above.

Sincerely:

Daniel M. Pernell, III

Daniel M. Pernell, III
Vice Chairman of the 6A Commission

CC: Chair of the ANC 6A Z&L Subcommittee Commissioner, Gregory J. Ferrell
Mrs. Loree Murray, President of Near North East Citizens Against Crime and Drugs
Father Earnest Postell, Ward 6 Senior Citizens Representative
Ms. Tomika R. Hughey, Fifth Street, Representative,
Rev. William Bynum, Public Interest Civic Association

MEET AND GREET

MAYOR ANTHONY A. WILLIAMS

At The
Capitol Hill Towers Ice Cream Social
900 G Street, NE
Washington, D.C.

TUESDAY, October 22, 2002
3:00 – 4:00 P.M.

Please contact Brenda Reynolds, Program Director at 202-610-0466

"Right Man, Right Direction, Right Now"

Paid for by the Committee to Re-Elect Tony Williams-Tom Murray, Treasurer