GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE ON AGING

E. Veronica Pace
Executive Director
Office on Aging

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D.C. OFFICE OF ZONING
2002 DEC 10 PM 12: 31

MEMORANDUM

TO: Ms. Jerrily Kress, Director
Zoning Office

FROM: E. Veronica Pace
Executive Director.

DATE: December 6, 2002

SUBJECT: BZA Application # 16942
Request for additional information

In response to the Board of Zoning Adjustment's request, I am enclosing:

- The breakdown of the facility floor use which Office on Aging will occupy 27% of the net area with the largest percentage dedicated to multi-service and wellness center use.

- Landscaping plan that shows at least 5% off street parking landscape area.

As the state and area agency for the District of Columbia, the Office on Aging provides information and assistance and job referral. The proposed center will have wellness activities plus information and assistance, counseling, caregivers support services and training. We fund a senior service network of providers consisting of 24 community-based non-profits to provide direct services i.e., day care, case management, residential care, transportation, homebound meals, socialization, etc. Among these are organizations are the United Planning Organization, IONA Senior Services, Family and Child Services, Greater Washington Urban League and Barney Neighborhood House. These organizations provide direct services to seniors in the communities where they reside.

The Old Hayes is functionally obsolete for adaptation to contemporary use and makes it unfeasible to utilize per original use or as a residential facility.

In conclusion, we ask for your approval of our request for a special exception for the wellness center and use variance for the Office on Aging administrative headquarters. If you need further information, please do not hesitate to contact me. I can be reached at (202) 724-5622.

Attachments

BZA
Case No. 16942
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO.16942
EXHIBIT NO.44

SPACE DISTRIBUTION BY USE CATEGORY

LOWER LEVEL	NET SF*	GROSS SF**

Gym/Exercise Area, Aerobic Area, Computer Lab, Classrooms for Lectures/Health Screening/Showers and Lockers.

1. Wellness Center Use	**3207**	
2. Multiservice Use	**0**	
3. Headquarter Use	**0**	
Total	**3,207**	**5,831**

B. FIRST FLOOR LEVEL

Information and Assistance and Job Referral, Lobby, Foyer, Nutrition Demonstration Area and Multipurpose Room

1. Wellness Center Use	**489**	
2. Multiservice Use	**2754**	
3. Headquarter Use	**0**	
Total	**3,243**	**5,898**

C. SECOND FLOOR LEVEL

Meeting/Conference Rooms, Caregivers Institute, Production Center, Lunch Room

1. Wellness Center Use	**798**	
2. Multiservice Use	**0**	
3. Headquarter Use	**0**	
Total	**2,659**	**4,834**

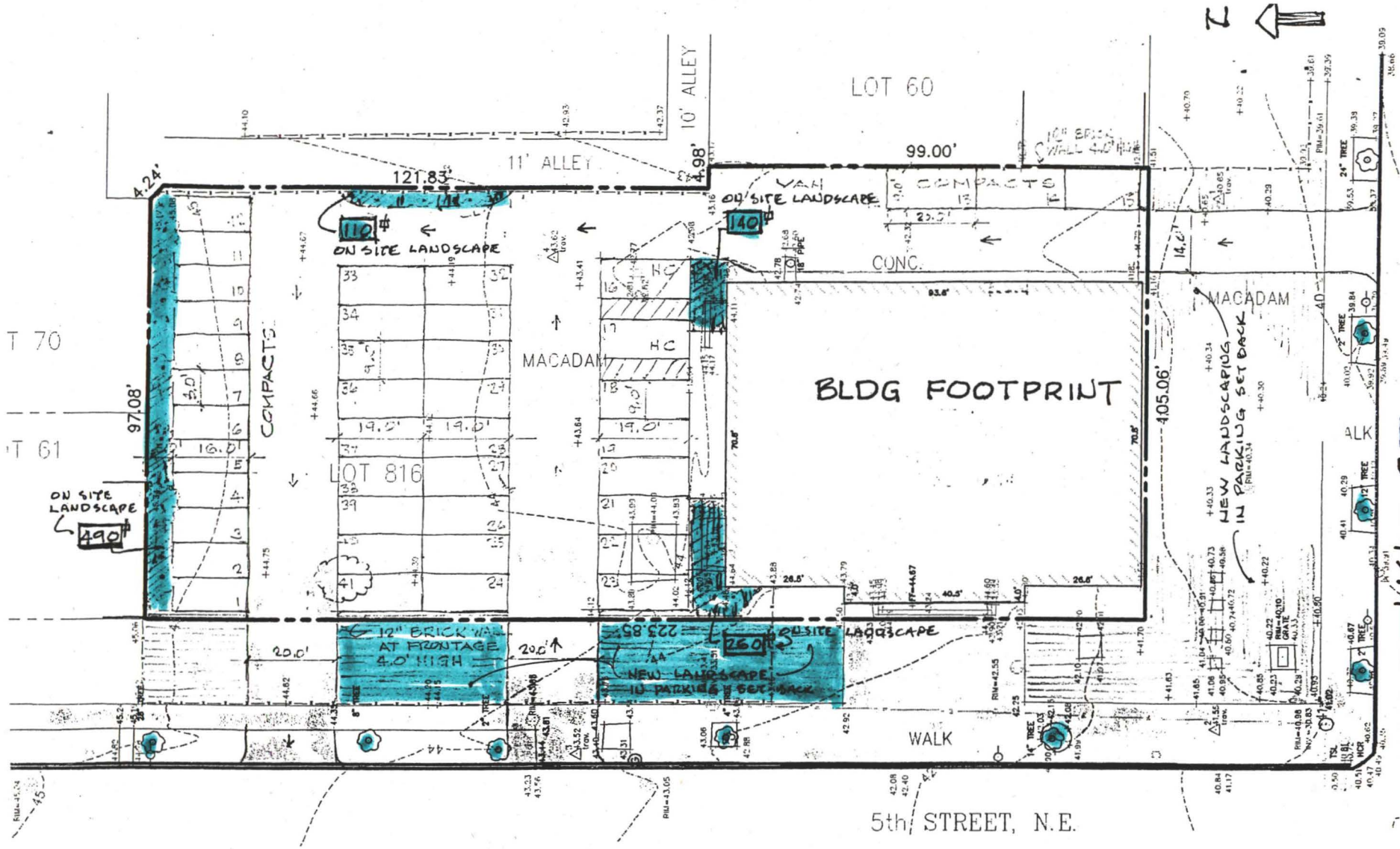
D. THIRD FLOOR LEVEL

Office on Aging Administrative Offices

1. Wellness Center Use	**0**	
2. Multiservice Use	**0**	
3. Headquarter Use	**2,853**	**5,187**
Total	**2,853**	

Wellness Center Use - space related to wellness activities exclusively
Multiservice Use - space that can be used for one or more services, i.e., information and assistance, training, meetings, wellness, etc,.
Headquarters Use - space used for Office on Aging administrative staff exclusively.

*Net square footage includes useable floor area such as offices,classrooms,multipurpose rooms,showers,
**Gross square footage includes mechanical,stairways,elevator shafts,ramps,circulation spaces,etc.



SITE UTILIZATION/ LANDSCAPE

COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D. C. 20001
(202) 724-8072

SHARON AMBROSE
Councilmember-Ward 6

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2002 NOV 19 PM 4:32

November 15, 2002

Board of Zoning Adjustment
441 4th St., NW Suite 210
Washington, DC 20001

Dear Members of the Board:

It is with great pleasure that I extend my support to the Office on Aging's proposal to renovate the old Hayes school into the Ward 6 senior wellness center. With the city's aging population, this facility will be a gem for the residents in Near NE. For far too long residents in that neighborhood have been neglected in the services the city provides, and this new facility will be a wonderful addition.
I look forward to your favorable ruling on this matter

Sincerely,

Sharon Ambrose

Sharon Ambrose
Councilmember Ward 6