BZA Case 17053
Washington Senior Wellness Center Addition
3001 Alabama Avenue, SE

I. Background

Introductions

- Veronica Pace, District of Columbia Office on Aging
- Virgil Green, District of Columbia Office of Property Management, Capital Construction Services Administration
- Raymond Novitske, Architect

Requesting approval of special exception under Section 205, 3104 for a child/elderly development center

II. Property

North corner of US Reservation 672

- zoned R-5-A in zoning map
  - property is National Park Service property and part of a transfer of jurisdiction for recreational and related purposes in 1972
  - center was built in 1993 - not subject to zoning regulations until after 1998
- bordered by Alabama Avenue, 30th Street, Erie Street
- surrounding the site
  - neighborhood commercial shopping center and parking lot to the west
  - single family residences to the north and east
  - elementary school to the south on the property, beyond slope and wooded parkland
  - drive, drop off, parking for the wellness center are all currently located onsite

III. Proposed Addition

Existing building is

- one story in height
- 7076 square feet area, with addition of 2166 sq ft
- built in 1993
- contains classrooms, meeting rooms, fitness room, offices

Addition

- new addition will contain fitness room, lobby, offices, storage
- at heaviest, use is about 55 visitors per day

IV. Special Exception Requirements, section 205

205.1 Elderly development center is permitted by granting a special exception in R-5 district

205.2 Center will continue to meet construction code and xoning regulations of the District of Columbia

205.3 Existing vehicular site circulation will be maintained

- drive in, drop off at front, drive out in one way circulation
- drop-off in front of building is easily recognized and is onsite; will not impact existing sidewalks or streets
- green space separates drop-off from street and sidewalks

205.4 Center meets the parking requirements for the zoning regulations

- center has 8 employees.
- 10 onsite parking spaces with 2 of them accessible spaces
- 55 seniors per day at busiest. About 3 walk, 3 take public transportation (bus stop at corner), remainder use private transportation and vans.
- zoning regulations require 1 space for every 4 employees, or 2 spaces at this site
- current 8 spaces will be replaced with 8 new spaces since the addition will impact the existing parking lot

205.5

- There will be no outdoor play area at the center
- No noise impact on the nearby properties
  - activities are indoors
  - activities take place between 9:00 am and 4:00 pm, Monday-Friday
  - arrival and departures are staggered throughout the day - do not occur all at one time

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Case No. 17053
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
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205.6 • Existing trees and slope screen the building on the south
• Existing setback and green space help separate the building from the residences to the north and east
• Center is less than 3000 square feet - not large enough to require screening

205.7 There are no offsite play areas

205.8 There are no nearby child/elderly development centers within 1000 feet

V. Special Exception Summary

The proposed project meets the requirements for a special exception in R-5-A defined in section 205.

- Zoning regulations allow elderly development centers in a residential zone
- Property is currently used for an elderly development center, and serves the surrounding community without disruption to the nearby neighborhood
- Current and proposed use is consistent with the uses permitted in the National Park Service transfer of jurisdiction
- As indicated, the center will meet all requirements for the special exception

The proposed project does not adversely affect the use of the neighboring property and is in general harmony with intent of the R-5-A zoning regulations and maps

- No noise activities are proposed and activities take place indoors during the day
- All vehicular traffic associated with dropoffs and deliveries at the center takes place onsite
- Onsite parking is maintained, and will meet the zoning regulations for number of spaces
- Trees and sloping site screen the center from the adjacent properties at the south, and a setback and green space separate it from properties at the north, east, and west
- Meets all other zoning regulations

We believe we have met the test for a special exception under Sections 205 and 3102 and reqest that a special exception be granted.