GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: October 14, 2003

SUBJECT: BZA Application 17067

APPLICATION
The Rosemount Center Child Development Center is requesting a Special Exception to continue an established Child Development Center use, increase the allowable staff from 52 to 85, and construct additions to existing buildings on property located at 2000 Rosemount Avenue, N.W. (Square 2618 Lot 807) pursuant to Sections 205 and 3104 under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning.

SUMMARY RECOMMENDATION
The Office of Planning **recommends approval** of the special exception to allow an increase in the number of employees and additions to the existing building. No increase in student enrolment limit is requested.

SITE AND AREA DESCRIPTION
This subject property is a corner lot fronting Klingle Road and Rosemount Avenue, N.W. It is approximately one and a half acres (65,715 square feet) in size and developed with a three-story Spanish Revival building with a one-story masonry office addition linked by a covered walkway. The site has many large trees, a courtyard playground with play equipment, and paved parking area for 32 vehicles.

The Center and properties to the east are in the Mount Pleasant Historic District. The area to the east of the property is zoned R-4 and consists of single family row homes. Rock Creek Park circles the property on the north, west, and South.

BACKGROUND AND EXISTING CONDITIONS
The existing building was constructed in 1911. It was last renovated in 1972 when it was converted for use as a day care center. The Center's most recent special exception was granted in 1992 expanding the center to a maximum of 147 children and 52 staff.

BZA
Case No. 17067
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17067
EXHIBIT NO. 29

The subject property is zoned R-4. Section 205 of the Zoning Regulations allows Child/ Elderly Development Center uses in this zoning district with BZA approval of a special exception. The property is also subject to the following provisions of the regulations:

Standard	R-4 Requirement	Existing	Proposed	Required Relief
Lot Area	1,800 s.f.	65,715 s.f.	Same	N/A
Lot Width	18 feet	321 feet	Same	N/A
Height	3 stories	2 stories	2 stories	N/A
Lot Occupancy (max.)	40 %	14%	16.5%	N/A
Rear Yard	20 feet	25 feet	Same	N/A
Parking (on-site)	22	23	32	N/A

This review indicates that the proposed uses would meet the bulk and height provisions of the Zoning Regulations, however a special exception is required for the proposed construction and to increase the staffing level.

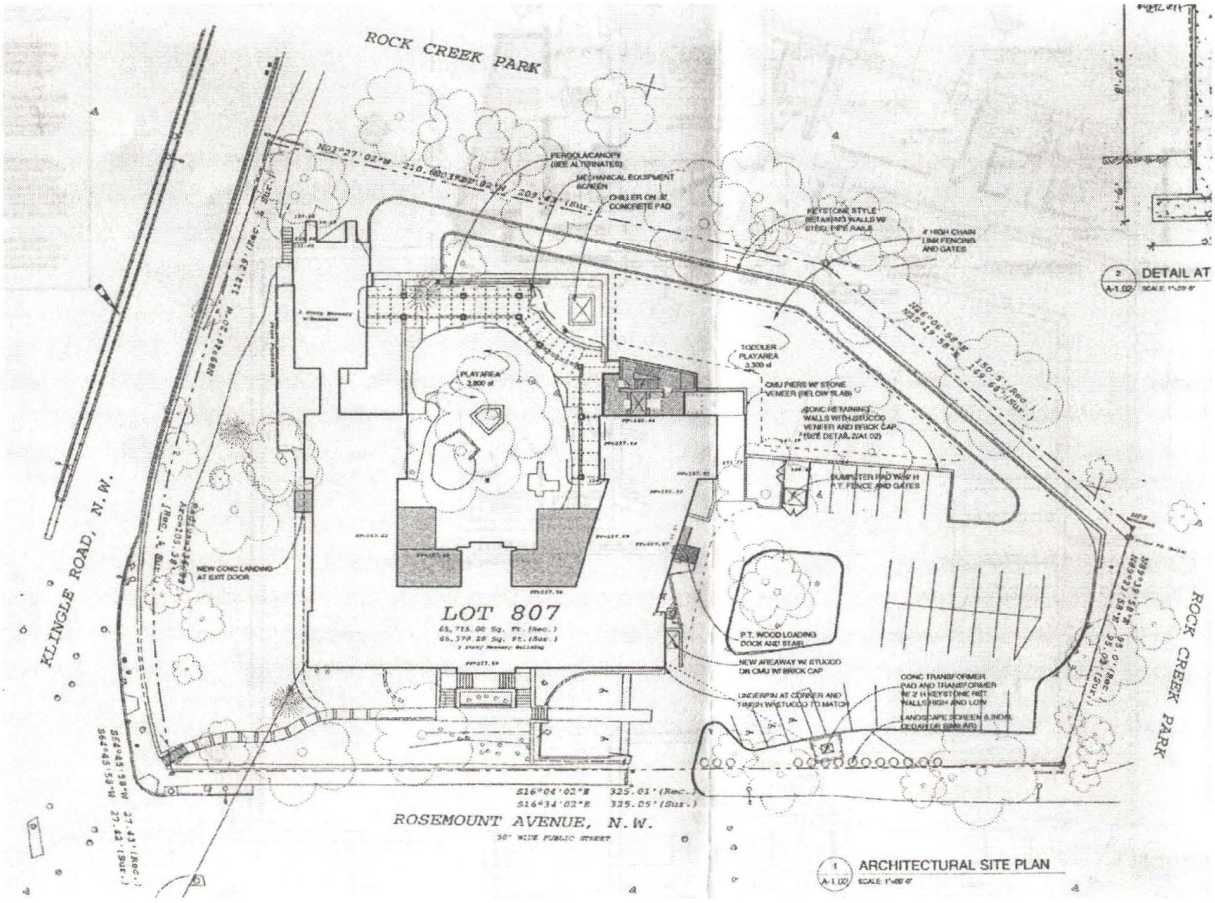


Figure 1: Proposed Site Plan

ANALYSIS

Section 3104.1 grants the Board of Zoning Appeals (BZA) the authority "to grant special exceptions where in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps."

The referenced Special Exception is subject to provisions under Section 205 for a Child Development Center use in R-4.

Compliance with Section 205

The requirements under this section include:

205.1 Use as a child/elderly development center shall be permitted in an R-I District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in § 3104 of chapter 31 of this title, subject to the provisions of this section.

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

The application states that all applicable code and licensing requirements have been met.

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.

Based on the submitted plans, the current drop-off and pick-up points would not change as a result of the new construction. The parking layout would improve by replacing the existing stacked parking layout with aisled parking.

The applicant hired Wells & Associates LLC to complete a traffic study analyzing existing conditions and potential impacts of the proposed changes. The report projects future traffic volumes and concludes that the proposed changes will have no significant impacts on traffic in the study area. The study was submitted shortly before the due date of this report so it has not been reviewed by DDOT.

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

The applicant proposes to increase the number of parking spaces to 32, ten spaces more than required by the Zoning Ordinance. In addition, a staff visit to the site during peak business hours revealed multiple empty parking spaces both in the lot and on Rosemount Avenue, evidencing an adequate supply of parking.

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.

OP has received no indication that playground operation and activities during school hours have been of any concern to the neighborhood. Playground areas are well screened from the neighborhood and the site is set back from the street front.

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.*

Proposed additions to the building are hidden from view. In addition, the topography and natural vegetation on the lot provide ample screening of the use from neighboring properties.

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.*

No off-site play area is proposed in this application.

205.8 *The Board may approve more that one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center 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, or other similar factors.*

Staff has not found approvals of or evidence of any other child development centers within 1000 feet.

Based on these findings, OP concludes that this application meets the requirements of §205.

COMMUNITY COMMENTS

The applicant has submitted evidence of neighborhood support for the project in the form of a June 2, 2003 resolution of ANC 1D in unqualified support of the project (Attachment 2). In addition, OP was provided with a copy of the minutes of a September 24, 2003 meeting with the neighborhood that indicates strong community support for the project (Attachment 3).

AGENCY COMMENTS

The Historic Preservation Review Board (HPRB) has reviewed and approved the conceptual plans for this project. The existing building is registered with Historic Preservation and the applicant will need to work with HP in any modification to the structure.

RECOMMENDATION

Based on the standards of Section 205, the Office of Planning is of the opinion that the proposed construction and staff increases will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map, and will not adversely affect the use of the neighboring properties. OP **recommends approval** of the special exception.

AA/tp

Attachments:

1. Aerial Photo
2. ANC Resolution
3. Neighborhood meeting minutes



Board of Zoning Adjustment
Application #17067

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Feet

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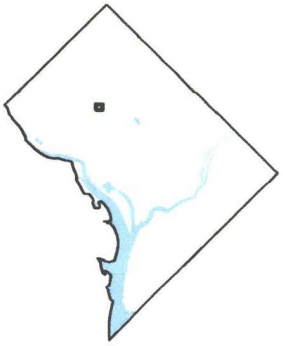
★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ October 14, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Property Squares

Zoning Districts



Dominic Sale 1D06
Chair
Business District Committee

Will Grant 1D02
Vice Chair
Crime and City Services Committee

Peter Muller 1D05
Treasurer
Permits and Zoning Committee

Mount Pleasant ANC1D



P.O. Box 43529
Washington, DC 20010
(202) 494-0630, anc1d@yahoo.com
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Barbara Bitondo 1D01
Secretary
Latino Committee

Jack McKay 1D03
Commissioner
Traffic and Parking Committee, Children and Schools Committee

Jenny Babcock 1D04
Commissioner
Grants Committee
Housing Committee

Oct. 7th 2003

Board of Zoning Adjustments
DC Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Dear Boardmembers:

Please find enclosed a resolution passed by the Mount Pleasant ANC (ANC 1D)on June 2nd, 2003 supporting the renovation of Rosemount Center. Please give "great weight", as mandated by law, to this ANC resolution when considering Rosemount Center's application (case #17067) before the Board of Zoning Adjustments.

Sincerely,

Dominic Sale
Chairperson
ANC-1D

Dominic Sale 1D06
Chair
Business District Committee

Will Grant 1D02
Vice Chair
Crime and City Services Committee

Peter Muller 1D05
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Jun 2, 2003

RESOLUTION

Supporting the Renovation of Rosemount Center

Whereas, the Rosemount Center has been serving the children of the Mount Pleasant community for more than 30 years and currently has a maximum enrollment of 147 children in its Head Start and Early Head Start programs,

Whereas, the building housing the Rosemount Center is located within the Mount Pleasant Historic District and is in need of significant renovation due to the age of the building and so that it can better serve the children in its programs,

Whereas, the Rosemount Center will require Special Exception approval by the District of Columbia Board of Zoning Adjustment because (i) the renovation includes a slight addition to the existing footprint of the building, and (ii) it will increase its authorized maximum number of staff from 52 to 85 (65 full- time and 20 part-time),

Whereas, the Rosemount Center will need approval from the Historic Preservation Review Board to make renovations to the exterior of the building

Whereas, the Rosemount Center will require a recommendation of permit approval from the Commission of Fine Arts because of its proximity to Rock Creek Park,

Whereas, ANC-1D is aware of the Rosemount Center's renovation plans and its

efforts to mitigate any negative impacts on the Mount Pleasant Community; therefore, let it be

RESOLVED that Advisory Neighborhood Commission 1-D supports the proposed project.

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Dear Neighbors:

The Rosemount Center hosted a neighborhood meeting on Wednesday, September 24, 2003, to respond to questions about the proposed renovation of the facility that they hope to begin in summer 2004 provided they obtain appropriate approvals, raise the money, and find alternative space to continue the program during the renovation. They have a long road ahead! I volunteered to take notes and distribute to the neighborhood. Anybody else who was there should feel free to add comments. Here goes:

Rosemount staff began with brief presentations about the Center's current program, which serves approximately 300 families (half at the site and half in home-based programs), largely in the Hispanic community of Mt. Pleasant, Adams Morgan, and Columbia Heights. The building was built and donated to the House of Mercy in 1910. It was a home for unwed mothers up until the 1970's, when the House of Mercy reorganized and renovated the facility to become a day care center.

The proposed renovation is intended to bring the building into better alignment with the goals of the current and future program, and to upgrade the building for much needed life safety improvements. The plan will basically follow the lines of the existing structure and replicate the stucco walls and traditional wood windows. The changes are largely internal and limited to the back side of the building . On the largest floor, the total new space adds only approximately 1,620 square feet to the existing 9,210 square foot building (sitting on 65,500 square feet of property). (These are updated numbers from the architect and approximate.)

What's different is how the internal space will get used. The floor of the basement on the backside will be lowered to meet code for room height; the boiler will be moved to create space for a multipurpose room; and the staff lounge moved here from valuable first floor space. An elevator will be added to the backside of the center to serve all floors, and new stairs will be added for fire safety, also on the back side. The current ramp that we see from the parking lot will be eliminated. Sprinklers, fire alarm, and air conditioning will be installed, and computer wiring and all new electric will be laid in addition to all new plumbing. The plan maximizes the use of the first floor for classrooms for infants as required by laws regulating child care facilities, and the administrative offices largely moved upstairs. The kitchen will remain off the parking lot side. The parking lot will be slightly changed to increase parking by a few slots from 22 to about 31. (Again, figures were updated since the meeting.)

Current occupancy of the Center allows for 147 students and 52 staff. The Center currently enrolls that number of students, but, owing to the many changes in program care to include mental health, occupational, speech and other therapists in addition to home based advisors, the Center actually employs closer to 76 staff (some full, some part time). The request to the zoning board will keep the student slots at 147, but raise staff allowance to reflect the current reality plus 5-8 new staff.

There are many laws and regulations that Rosemount and its renovation team must follow, and several bodies which must approve their plans: Historic Mount Pleasant, ANC, Commission of Fine Arts, National Park Service, and BZA will all be involved. To get the project through, the Center has pulled together a team of advisors, all of whom were very forthcoming with their names and contact information, beginning with our own Paul Andressino, architectural designer and Pierce Mill Road neighbor, Tel. 202-337-1755; pja@blackburnarch.com.

Also ready and willing to talk:.

Jaqueau Rondeau, CEO, Rosemount Center, 202-265-9885; j.rondeau@rosemountcenter.com

Dr. Marsha Boveja, same number; marsha.boveja@rosemountcenter.com

Daryl Steinbraker, Executive Vice President E&G Group, the owner's representatives handling all matters concerning the actual implementation of the renovation—from trucks up and down the street, to noise, etc. KEEP THIS NUMBER HANDY 703-893-0303. dsteinbraker@eandggroup.com. This firm has handled renovations throughout the city and Daryl seemed very approachable.

John Blackburn, Senior Principal, Blackburn Architects PC 202-337-1755; jab@blackburnarch.com

Martin Sullivan, ShawPittman (handling zoning board and other review committees), 202-663-9062; martin.sullivan@shawpittman.com

In fact, one of the most heartening parts of the meeting came toward the end. Ann Beaudry remarked that she has lived near a number of institutional facilities in various cities and has nothing but kudos for the responsiveness that the Rosemount Center leadership and staff have toward the neighborhood. Jaqueau mentioned several recent instances where a neighbor brought a matter to his attention and he made changes—security lights that burned bright in the night and trash pick up on Saturday (moved to Friday) come immediately to mind.

All in all, I think there was general well wishing to the Center as it moves forward. I gather fundraising will begin soon!