RECEIVED
D.C. OFFICE OF ZONING
2003 NOV 25 PM 3:03

October 3, 2003

2026 Maryland Avenue, NE
Washington, DC

Previous and Intended Uses

The building at 2026 Maryland Avenue, NE, Washington, DC is part of a 33 building development, known as Carver Terrace Apartments ("Carver Terrace"). The property, which is zoned R-5, has been used as multifamily rental housing for nearly 60 years. The resident association's offices and programs have been housed in one of the buildings and a convenience store has been located in another. Carver Terrace, L.P. (the "Partnership"), which is controlled by CTTCA-Wire, Inc. (the non-profit, residents association) and Telesis Corporation, has acquired the property and has renovated 32 buildings as rental housing with financial assistance from the District of Columbia Housing Finance Agency and Department of Housing and Community Development. The Partnership now has secured funds from these agencies and private investors to undertake the renovation of 2026 Maryland Ave. At the request of the residents this building will have the following uses: most of the building will be used as a community center; part of the lower level will house a convenience store; and the property's management and leasing offices will be located in the remaining space.

Convenience Store

For over ten years a small, neighborhood convenience store has been operating from the building at 2007 Maryland Ave. At the request of the residents the Partnership has agreed to permit the store to be relocated to 2026 Maryland Ave.

Residents Association Programs

Originally developed between 1943 and 1945 Carver Terrace, like many urban communities, experienced a serious decline in the late 1970's and 1980's as a spike in drug related activities and gang violence plagued the area. To improve their community, the Carver Terrace residents established the Carver Terrace Tenant and Civic Association in 1984. Energized by the desire for a healthier community, the residents association and its partners led a community wide effort to revitalize the neighborhood. Through local involvement and creative partnerships with outside organizations, the Carver Terrace residents have been able to reverse the trend that had led the community into decline.

The residents association aims to overcome negative influences with positive community activities. It seeks to promote community businesses, improve living conditions, and increase safety. To this end, it has created several exceptional grass roots programs, which are described below. In addition to these important programs, the residents organize many ad-hoc events. These include a free Christmas and Thanksgiving dinner, distribution of gifts during the holiday season, monthly

BZA
Case No. 17117
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17117
EXHIBIT NO. 4

neighborhood newsletter, senior citizen excursions, and delivering food to the elderly and shut-in.

Summer Enrichment Camp

For the past fifteen years, the residents association has successfully organized and run a summer day camp. Last year, the camp ran from June 22 to August 14, Monday through Friday, 8:00 a.m. to 5:00 p.m. Close to three hundred neighborhood children attend the camp. Activities at the camp include arts and crafts, educational sessions, recreational sports, visits to the movie theatres and sites such as Adventure World, talent shows and festivals. Meals are provided every day. Additionally, the Department of Recreation provides a golf program at Langston Park.

The staff of the summer camp totaled 34 counselors including two AmeriCorps VISTA volunteers and 14 students from the District's Summer Youth program. The 4H Club also worked with the camp to provide an herb and flower garden. Funding and organizational assistance for the camp are provided through the Girl Scouts.

Funding: The Summer Enrichment Camp receives donations from the U. S. Department of Justice Weed & Seed Program, the Central North East Family Strengthening Collaborative, National Capital Area Food Bank (in-kind contributions), Girl Scouts, USA, C.T. Associates (property management), Jetu Apartments (William C. Smith, Inc.) and MWM Properties (Corky McClure).

After-School Program

In response to a lack of organized after-school activities, the residents association started its own after-school program. Originally, this consisted of a group of mothers meeting to clean out a few old storage rooms in order to set up a study area. They rounded up kids and gave them a safe place to study and play. Since then, the program has made major strides in expanding and becoming more sophisticated while never loosing sight of its original purpose: to help children learn and grow in a safe, nurturing environment.

The residents association after-school program will take place at the new Carver Terrace community center. There are over 100 neighborhood children in the program. Children are required to complete homework assignments before engaging in recreational activities. Tutors from the community assist students in arithmetic and reading. The children are provided one hot, healthy and nutritious meal each school day. The kids engage in soccer, basketball, art and games. On Fridays, the students embark on education field trips.

Four years ago, the after-school program teamed up with the national Kid's House program. This organization provides training, funding and seminars to help us maintain the best teaching and mentoring techniques. All tutors have completed at least four training seminars run by Kid's House. Last year, 80% of the junior high school

students who participated in the program were on the school honor roll. The U.S. Department of Justice designated the After School Program a Youth Safe Haven.

Funding: The After School Program receives donations from the U. S. Department of Justice Weed & Seed Program, the Central North East Family Strengthening Collaborative, The National Capital Area Food Bank (in-kind contributions), Girl Scouts, USA, C.T. Associates (property management), Jetu Apartments (William C. Smith, Inc.), MWM Properties (Corky McClure) and the Urban Family Institute.

The Langston-Carver Youth as a Resource Program (LCYAR)

The LCYAR meets regularly and is supervised by the residents association's members. The group promotes community service in children and adolescents, aged 8 to 18. Community organizations and partners run workshops focused on developing skills for productive living. The group organizes at least one significant neighborhood enhancement project each year. For four years, the residents association has organized and arranged funding for an annual retreat to Camp Tockwogh for 30 to 40 students. This retreat involves breakout sessions to address youth issues and has proven successful in instilling positive ideals and goals.

Funding: The Langston-Carver Youth as a Resource Program receives donations from the U. S. Department of Justice Weed & Seed Program.

Girl Scouts

Carver Terrace has five Girl Scout troops made up of 100 girls. All troops convene for a meeting once a month and hold smaller meetings once a week. Girl Scouts are heavily involved in the summer camp. Programming includes career development, conflict resolution, and community service projects, such as, "Adopt a Grandparent." Through its programs, the Girl Scouts provide $37,000 annually to support the Carver Terrace programs.

Hypothermia Center

The residents association works closely with the Hypothermia Center to ensure its success. The Hypothermia Hotline (202-399-7093) is operated 24-hours a day, fielding calls from citizens with concerns or information about the homeless. Fourteen staff members monitor the telephones and drive three vans that provide blankets, sleeping bags, clothing, and food for homeless people. If the temperature drops below 30 degrees, the Hotline teams with the EPRD (Emergency Psychiatric Response Division) to bring safety and medical attention to the homeless. In the summer, vans provide mobile hydration stations and transportation to summer cooling stations located in government buildings. Local news teams along with the strategic distribution of information flyers provide an ongoing public awareness campaign. This special work

evokes pride in the Carver neighborhood and connects it to the D.C. community at large.

Funding: The Hypothermia Center is funded through the United Planning Organization (UPO) through a grant from the District of Columbia.

Carver Terrace Food Bank and U.S. Commodities Supplemental Food Program

An on-site food bank provides food for pregnant women, children under six, and residents over 60 to ensure that neighborhood residents who may be in need have access to adequate food. Recipients must meet conditions stipulated by the Department of Agriculture to receive food. The Food Bank has been operating for 15 years and is open every third Wednesday, Thursday, and Friday of the month.

Funding: The Carver Terrace Food Bank and Supplemental Food Program is funded by a grant from the District of Columbia, as well as private and non-governmental donations. Food and stipends are provided by the U.S. Department of Agriculture.

Youth Safe Haven Police Mini-Station

Safe Haven, a youth oriented education, mentoring and community policing program, is designed to coordinate, augment, and improve youth programs in the community. Engaging families in activities is an important element of the program. For example, parents join their children on recreational field trips organized by Safe Haven. Educational sessions cover issues such as drug and alcohol abuse, safety, careers, computer access, leadership skills, and simply "Coping With Everyday Life."

Since 1988, the Eisenhower Foundation has developed a model that merges the American concept of an after school safe haven with the Japanese concept of a neighborhood based police mini-station that is easily accessible to citizens. An after school safe haven operated by residents is combined with a police mini-station. The safe haven and police mini-station share the same space. The safe haven – mini-stations are most active from 3 p.m. to 10 p.m. weekdays, when youth are most likely to get into trouble. The safe haven – mini-stations are designed, as magnets to attract other opportunities for residents at or near the same locations, like job training and remedial education for parents. Paid staff and carefully trained volunteers at each safe haven – mini-station give priority to mentoring, near peering and coaching high-risk youth.

Police spend about half their time counseling and mentoring youth and the other half undertaking problem-oriented community policing on foot or on bicycle, using the safe haven – mini-station as home base. In neighborhoods where they operate, safe haven – mini-stations have reduced crime by at least as much as "zero tolerance" policing. The Foundation's strategy improves police relations with the community.

Quantum Opportunities Program (QOP) at Youth Safe Haven

Quantum Opportunities Program (QOP) at Youth Safe Haven

Quantum Opportunities are the component of safe havens specially designed for the needs of at-risk high school aged youth. Originally developed by the Opportunities Industrialization Centers of America, Quantum has demonstrated that adolescents from low income families can benefit greatly from academic tutoring and computer skills training, stipends, money toward college, caring adult supervision, community service, life skills training and alcohol and drug abuse awareness training. Many of Quantum's lessons go beyond academics. Students are taken to museums, plays and concerts. The adult supervisors not only became mentors, but also surrogate parents or family members with roots in the same community.

Funding: The Youth Safe Haven is a national program funded by The Milton Eisenhower Foundation with more than $500,000, over several years, for these activities which will be located at the new Carver Terrace Community Center.

Summary

Now that the renovation of the apartment buildings is complete, the final component for a healthy and successful community is the establishment of the community center and convenience store at 2026 Maryland Ave. The center will offer permanent facilities for the resident association's many social programs. The space will be home to a diverse collection of programs including the implementation of a welfare to work grant, computer-learning center, after-school and summer camp programs, classrooms for community programs, police mini-station, hypothermia center and resident association offices.

The Partnership, with the strong support of the residents, our neighbors and the local ANC, is requesting approval of the community center and convenience store uses as special exceptions. Once these uses are approved and renovation of the building is complete, 2026 Maryland Ave. will be a vibrant, living symbol of the renewed spirit of community that has grown from the physical revitalization of the Carver Terrace neighborhood.