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OF COUNSEL
MARK J. ZWEIFLER
ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

June 15, 2004

BY MESSENGER

Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: Submission of Supplemental Information; BZA Application. No. 17160; Northwest Settlement House; 448 Ridge Street, N.W.

Dear Chairperson Griffis:

On behalf of our client, the Northwest Settlement House ("NWSH"), please find enclosed one original and twenty (20) copies of the information requested by the Board at the public hearing on May 25, 2004 as follows:

The following enclosures respond to the Board's requests:

1. A lighting plan which illustrates how the exterior of the building and grounds will be lit at night, including types of light fixtures. This plan is also a contextual site plan which shows the proposed building, fence, landscaping and a drop-off and pick up area which runs the entire length of the building. See Exhibit "1".

2. A contextual plan of neighborhood showing the Applicant's property in relation to the area. As noted in Exhibit "2", the only day care facility within 1,000 feet is a facility for 20 infants and toddlers which is operated by First Rising Mount Zion Church at 6th and N Streets. For approximately the past ten (10) years these two centers have existed two and one half blocks away from each other. The distance between these two centers ensures that the cumulative effect of the centers will not result in any adverse impact on traffic, noise, operations or similar factors. See Exhibit "3".

BZA
Case No. 17160
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17160
EXHIBIT NO. 39

3. A drop-off and pick-up plan which illustrates the direction of traffic flow, vehicles will drop off and pick up children and the location at which vehicles will park in front the building even if only temporarily. As noted in Exhibit "2", the percentage of children who will be walking to the consolidated facility will be over eighty-five percent (85%) of the child development center's total enrollment based on the present numbers (33 out of 39) who walk to the 448 Ridge Street site and the 224 R Street site. There are no plans to have a staff member bring the children into the building. It has always been the policy of the day care program to have the parents come into the building and sign in the children so that communication can occur between the staff and the parents on a daily basis. The approximate number of vehicles per hour that drop off or pick up children should be no greater than two (2) per hour. See Exhibit "4".

Currently children must be brought to the two day care centers between 7:30 a.m. and 9:30 a.m. and can be picked up between 3:30 p.m. and 6:00 p.m. No dropping off or picking up of children occurs between 9:30 a.m. and 3:30 p.m. All but two (2) of the children who are 6 - 13 years of age and who participate in the after school program walk to the center. Thus, parking and traffic is not a problem or a concern for NWSH's proposed new building.

4. Summary of numbers of children and staff. During a typical day at the new site there could be as many as 24 infants and toddlers, 16 two to five year olds and 20 after schoolers between 3:30 p.m. and 7:00 p.m. With regard to teachers and staff, there are seven (7) infant/toddler staff members, four (4) preschool staff members, the full time equivalent of two (2) after school staff members between 3:30 p.m. and 7:00 p.m., and five (5) administrative staff members who work eight to ten hours between 8:00 p.m. to 7:00 p.m. These staff members include the Executive Director, Deputy Executive Director, Director of Developmental Day Care, Director of Youth Services, and Director of Social Services. The total number of children who will be in the building at the same time should not exceed 60 during the school year. Furthermore, based on years of experience, full attendance on a given day is rare; therefore, reaching the maximum the numbers of 60 children would be the exception rather than the rule. The program for seniors meets only once a month on the third Thursday from noon to 1:30 p.m. Thus, there should be no more than 60 children and seniors at any given time. There should be no more than eighteen (18) staff members in the building at any one time. See Exhibit "5".

5. A copy of the executive summary of the recent demographic study. See Exhibit "6".

6. An analysis of the holding of the D.C. Court of Appeals with regard to a non-profit organization which performs services to the public in the Monaco case and applicability to NWSH's application. See Exhibit "7".

7. An overview or compilation of all NWSH's programs .See the enclosed NWSH Programs chart attached as Exhibit "5". In addition, this chart shows those programs (e.g., infants, seniors and after-school) that will be consolidated at 448 Ridge Street, N.W. as they were five years ago.

8. Proposed conditions to a grant of the Application by the BZA. See Exhibit "8".

NWSH will comply with the requirements for the special exception requirements for child/elderly development center under Section 205 and a community service center in a R-4 District under Section 334, as noted in Exhibit "2". The standards for a "community service center" pursuant to Section 334 are applicable to NWSH (rather than a "community center" pursuant to Section 209) because the Applicant's property is located in the R-4 Zone District and its mission more closely matches the type of activities described in Section 334.1.

With regard to the need for the ten (10) year period for the special exception, NWSH has only just begun raising funds for the building. It has learned however, that the financing for a non-profit project requires that zoning approvals be for at least a ten (10) year period. Lenders would in fact prefer a much longer period. NWSH is actively seeking funds from private philanthropic and foundation grants, including the Kresge Foundation which is one of the few national foundations that funds "bricks and mortar" projects. However, because any financial assistance is expected to be in the form of a matching grant, NWSH must demonstrate to foundations and private and community sources that the maximum zoning duration was granted to even be considered for funding. The same representation must be made to the real estate development community which NWSH has approached to provide donations of "at cost" construction of the proposed building.

In addition, we request that the Board grant an area variance pursuant to 2101.1 for the parking requirements for a community service center. The parking requirement for the child/elderly development center is being met through an agreement to provide three spaces at the Metropolitan Community Church. The Applicant requests a variance from the parking requirement for the community service center for the same reasons given under the original Application and Pre-hearing Statement, namely no curb cut would be approved by the Historic Preservation Review Board. Under the applicable standards for a community center under Section 2101.1 a community center is held to an assembly hall standard. However, none of the rooms on the second floor of the proposed building are suitable for assembly use. The computer lab is filled with tables, chairs and terminals. The other two rooms will also have bookshelves, filing cabinets, storage lockers, tables, desks and chairs. At most about 490 sq. ft. or the equivalent of seven (7) parking spaces could be rearranged for a meeting space. Currently, seven (7) staff members have parking permits to park at the Washington Apartments located a half block away from Ridge Street. Thirty-three (33%) of the total number of teachers and staff walk or take public transportation. Seniors and the occasional visitors generally walk to the center and thus do not require parking.

Also enclosed are copies for the record of the photographs presented at the May 25, 2004 hearing. These photographs are (i) the current building and (ii) the building elevations on the south side of the 400 block of Ridge Street, N.W. (See Exhibit "9").

Thank you for considering these additional materials.

Sincerely,

Jacques B. DePuy

Lyle M. Blanchard

Enclosures
235708

cc: Ms. Dena Greenstein (w/out encls.)
Mr. Ronald Wilmore (w/out encls.)
Suzane Reatig, FAIA (w/out encls.)

CERTIFICATE OF SERVICE

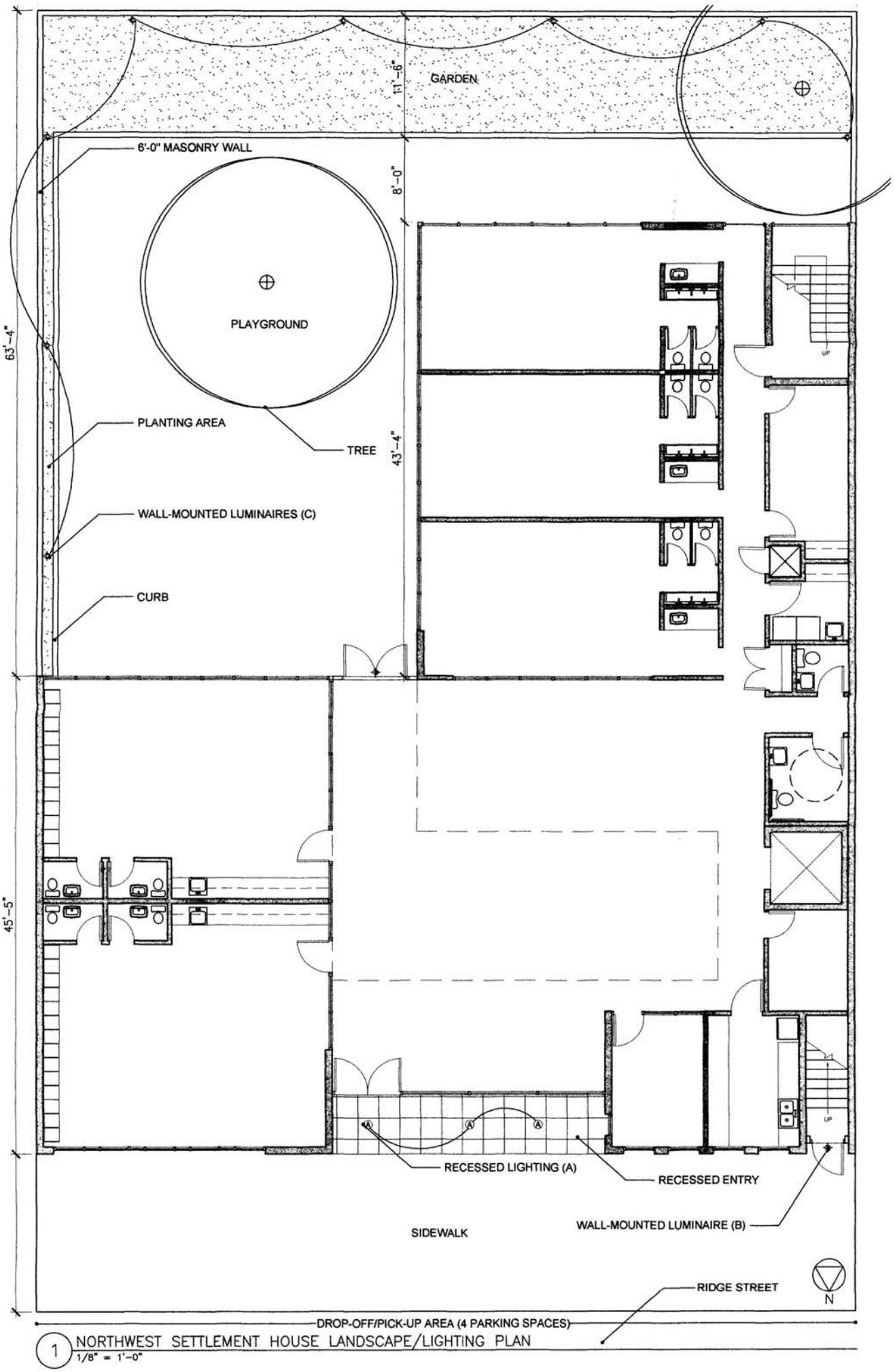
The undersigned hereby certifies that a copy of the foregoing Submission of Supplemental Information was served by first-class mail, postage prepaid, this 15th day of June, 2004, to:

Mr. Stephen Mordfin
Office of Planning
801 North Capitol Street, N.E.,
3rd Floor
Washington, D.C. 20002

Mr. Leroy J. Thorpe, Jr.
Chairman, ANC 2C
1704 – 5th Street, N.W.,
Washington, D.C. 20001

Lyle M. Blanchard

1



1 NORTHWEST SETTLEMENT HOUSE LANDSCAPE/LIGHTING PLAN
1/8" = 1'-0"

Recessed ceiling luminaires - stainless steel

Fully enclosed luminaires for down lighting applications; outdoor entrances under canopies, over food service or display areas or in other locations where the extra protection of enclosed lamps may be desirable. These luminaires are designed for the highly efficient CMH, Ceramic Metal Halide or Tungsten Halogen PAR20, 30 & 38 lamps

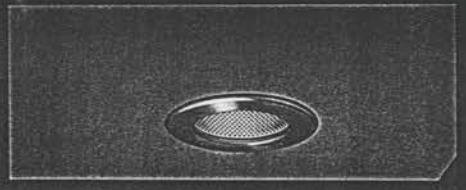
Housing: Constructed of extruded and die cast aluminum. Rough-in housing constructed of galvanized steel with through wiring box and support yoke.

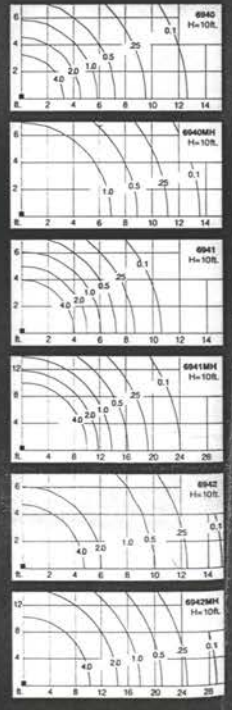
Enclosure: All stainless steel faceplate. Clear 3/16" thick tempered glass; Faceplate is secured by four (4) flat socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing. Internal perforated stainless steel baffle for glare control. Continuous high temperature gasket for weather tight operation.

Electrical: Lampholder: Incandescent; Medium base porcelain with nickel plated copper screw shell with high temperature 200°C leads. H.I.D. pulse rated 4KV. Ballast: Encapsulated, magnetic, HPF available in 120V or 277V - specify.
Through Wiring: Maximum of four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Two 7/8" knockouts provided for 1/2" conduit.

Finish: #4, light satin stainless steel.
Custom colors supplied on special order.

U.L. listed, suitable for wet locations.



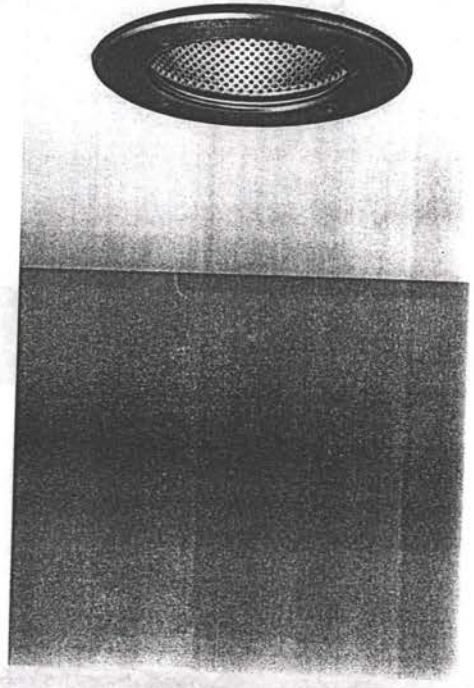


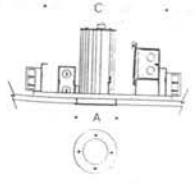
Northwest Settlement House
448 Ridge Street NW
Washington, D.C. 20001

Suzane Reatig Architecture

Fixture A

Location: Recessed entry on Ridge Street





Recessed ceiling luminaires with brushed stainless steel trim.
Clear tempered glass.
Perforated stainless steel baffle.
Suitable for wet locations.

	Lamp		Lumen	A	B	C
6940/541	1	50W PAR20	650	4¾	7¾	15
6940MH/541MH	1	39W PAR20 MH	2300	4¾	7¾	15
6941/561	1	75W PAR30	940	6⁹⁄₁₆	7¾	15
6941MH/561MH	1	70W PAR30 MH	4500	6⁹⁄₁₆	7¾	15
6942/571	1	90W PAR38	1280	9½	9⅝	16½
6942MH/571MH	1	100W PAR38 MH	6800	9½	9⅝	16½

Adjustable floodlighting luminaires - tungsten halogen

High output luminaires for direct or indirect floodlighting of walls, signage, columns, ceilings, etc., utilizing double ended tungsten halogen lamps. Asymmetrical, forward throw light distribution. For indoor or outdoor applications in any mounting orientation.

Housing: One piece die cast aluminum supplied with universal mounting bracket and 4" O.D. cover plate (w/ reinforcement plate on 7614/7615) for direct attachment to 3½" or 4" octagonal wiring box. A round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation. One piece die cast swivel arm with stainless steel locking device for 180° vertical adjustment.

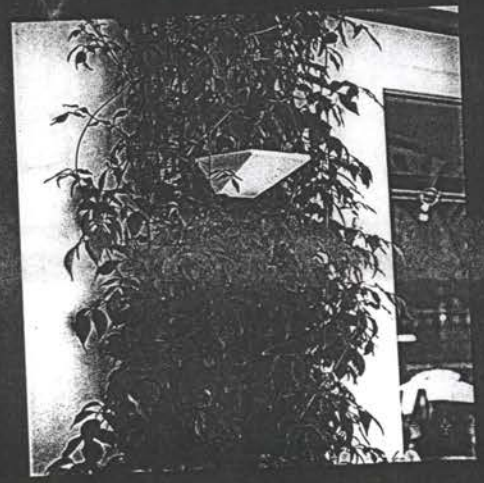
Enclosure: Tempered clear glass, 3/16" thick, retained by one piece die cast aluminum frame, secured by four (4) captive socket head stainless steel screws threaded into stainless steel inserts. Internal full semi-specular optical system. Fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber "U-channel".

Electrical: Lampholders: Double ended porcelain R7s-15 with stainless steel contacts supplied with 250°C high temperature leads, rated 600V.

Finish: Standard finish is an eight step process consisting of two coats of black or white high solids, UV stabilized polyurethane, one with light texture over a phosphate base.
Custom colors supplied on special order.

U.L. listed, suitable for wet locations.





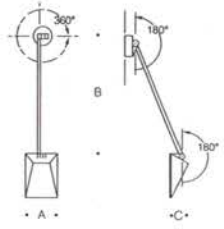


Northwest Settlement House
448 Ridge Street NW
Washington, D.C. 20001

Suzane Reatig Architecture

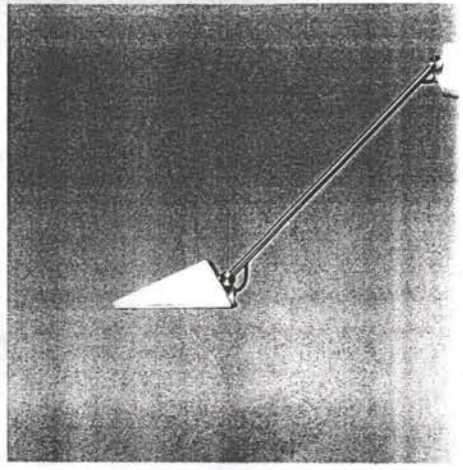
Fixture B

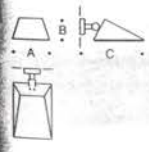
Location: Above secondary entrance door on Ridge Street



Surface mounted floodlight for direct/indirect illumination with mounting canopy and stainless steel outrigger arm with twin stainless steel swivels.
Full optical asymmetrical reflector.
Clear tempered glass.
Color: Black or white.

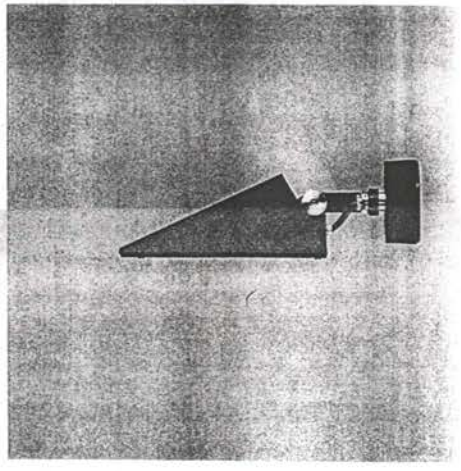
		Lamp	Lumen	A	B	C
7614	w/ arm	1 Q150W RSC T3	2400	5 15/16	19 1/16	3⅛
7615	w/ arm	1 Q350W RSC T3	10000	10¼	27 9/16	4⅜





Wall/canopy mounted floodlight for direct/indirect illumination.
Full optical asymmetrical reflector.
Clear tempered glass.
Stainless steel swivel.
Color: Black or white.

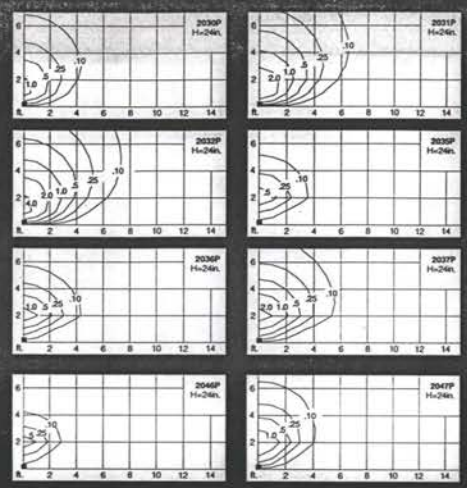
		Lamp	Lumen	A	B	C
7460/538		1 Q150W T3 RSC	2400	5 15/16	3⅛	11
7465		1 Q350W T3 RSC	10000	10¼	4⅜	13⅜
8406	w/ ½" nipple	1 Q150W RSC T3	2400	5 15/16	3⅛	9⅛
8408	w/ ½" nipple	1 Q350W RSC T3	10000	10¼	4⅜	13⅜
538		Small opening wiring box included, see page 271				



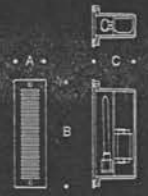
Recessed wall luminaires - stainless steel

Designed for low mounting heights for the illumination of steps, stairs, ramps, aisles and other locations indoors and outdoors where guidance and security lighting is required.

Housing: Constructed of die cast and extruded aluminum with integral wiring compartment. Mounting tabs provided.
Enclosure: All stainless steel faceplate, 3/16" thick. 1/8" thick, tempered glass; clear with white translucent ceramic coating (open); clear, etched, (behind louvers). Faceplate is secured by two (2) flat socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.
Electrical: Lampholder: G23 (5W/7W/9W), GX23 (13W), 2-pin, rated 75W, 600V. Ballast: Magnetic, HPF available in 120V or 277V - specify. Through Wiring: Maximum of four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Two 7/8" knockouts provided for 1/2" conduit.
Finish: #4, light satin stainless steel. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains. Custom colors supplied on special order.
U.L. listed, suitable for wet locations and for installation within 3 feet of ground. Suitable for all types of construction including poured concrete.







Recessed luminaires with stainless steel faceplate with integral louvers and etched tempered glass diffusers.
Finish: #4 satin stainless steel.

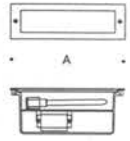
		Lamp	Lumen	A	B	C
2046P Recessed	ADA	1 5W PL	250	3 3/16	7 1/2	4
2047P Recessed	ADA	1 7/9W PL	400/600	3 3/16	10 3/8	4

Northwest Settlement House
448 Ridge Street NW
Washington, D.C. 20001

Suzane Reatig Architecture

Fixture C

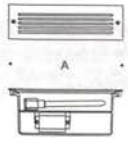
Location: Rear courtyard, mounted on masonry wall



Recessed luminaires with stainless steel faceplate and white diffusers. May be mounted horizontal or vertical.
Finish: #4 satin stainless steel.

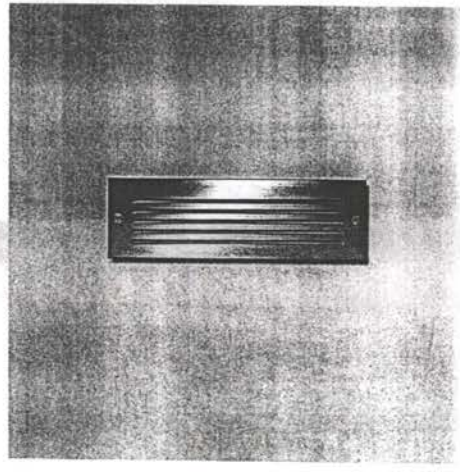
		Lamp	Lumen	A	B	C
2030P Recessed	ADA	1 5W PL	250	7 1/2	3 3/16	4
2031P Recessed	ADA	1 7/9W PL	400/600	10 3/8	3 3/16	4
2032P Recessed	ADA	1 13W PL	900	12 3/4	3 3/16	4





Recessed luminaires with stainless steel faceplate with integral louvers and etched tempered glass diffusers.
Finish: #4 satin stainless steel.

		Lamp	Lumen	A	B	C
2035P Recessed	ADA	1 5W PL	250	7 1/2	3 3/16	4
2036P Recessed	ADA	1 7/9W PL	400/600	10 3/8	3 3/16	4
2037P Recessed	ADA	1 13W PL	900	12 3/4	3 3/16	4



2

Exhibit "2"

The requirements of Sections 205 and 334 and NWSH's statements on compliance with the applicable subsections are as follows. Discussed first are the requirements of Section 205 respect to a "child/elderly development center" and NWSH's statements on compliance.

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

Compliance: The Applicant currently operates a licensed child development center at 448 Ridge Street, N.W. The Applicant proposes to combine at the Ridge Street location this program with its other licensed child development center, which is currently located at 224 R Street, N.W. Upon receiving the Board's approval for the requested consolidation, the Applicant will obtain all necessary building permits, child development center licenses (for 24 infants and toddlers and 16 two to five year olds) and a new certificate of occupancy.

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 or elderly persons.

Compliance: The Applicant is a community-oriented facility drawing its students and staff mostly from the immediate neighborhood. Pedestrian traffic to and from the building is substantial and the Mount Vernon Square Metro Station is located three and a half blocks away at the intersection of 7th and N Streets. Students can be safely picked up and dropped from vehicles on Ridge Street. NWSH will provide written instructions to parents, teachers and staff that directs parents to utilize four (4) parking spaces on the south side of Ridge Street adjacent to NWSH's property that were recently designated by DDOT for this purpose. NWSH worked with DDOT to adopt a parking restrictions in front of the building for morning and late afternoon pickup/drop-off.

The written instructions to parents will direct traffic flow to occur in the direction from 5th Street to 4th Street because as of June 4, 2004 there are now 15 minutes parking limits signs along the entire front of the property. These signs mandate that there is a 15 minute parking limit between the hours of 7:00 a.m. and 9:30 a.m. and between the hours of 4:30 p.m. and 6:00 p.m.

The percentage of children who will be walking to the consolidated facility will be over eighty-five percent (85%) based on the present numbers (33 out of 39) who walk to the 448 Ridge Street site and the 224 R Street site. There are no plans to have a staff member bring the children into the building. It has always been the policy of the day care program to have the parents come into the building and sign in the children so that communication can occur between the staff and the parents on a daily basis if needed. The approximate number of vehicles per hour that drop off or pick up children should be no greater than two (2) per hour.

Currently children must be brought to the two day care centers between 7:30 a.m. and 9:30 a.m. and can be picked up between 3:30 p.m. and 6:00 p.m. No dropping off or picking up of children occurs between 9:30 a.m. and 3:30 p.m. The children who are 6 - 13 years of age and

of children occurs between 9:30 a.m. and 3:30 p.m. The children who are 6 - 13 years of age and who participate in the after school program all walk to the center with the exception of two twins who are driven home. Thus, parking and traffic is not a problem or a concern for NWSH's proposed new building.

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

Compliance: Currently the Applicant has an agreement with Metropolitan Community Church for at least three (3) vehicles in the Church's parking lot around the corner on 5th Street. There proposed number of teachers and staff for the child/elderly development center will be twelve (12) persons. Thirty-three (33%) of these staff walk or take public transportation.

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.

Compliance: The proposed playground will be fenced at the rear of the property and located as far away from adjacent residential uses as possible. As noted in the submission dated June 7, 2004 from Suzane Reatig Architecture and attached to this Exhibit "2", the present facility at 448 Ridge Street is situated in the center of the lot with the residual, surrounding area being primarily used as playground. Currently a chain-link fence is the only barrier between the lot and its neighbors. The new outdoor courtyard is designed to reduce the impact of noise and light on adjacent properties. The new courtyard is located at the rear of the property and is entirely enclosed by a six (6') foot masonry wall that acts as a barrier. In addition to the thick masonry wall, sound will be absorbed by the soft surface of plantings lining the wall. Noise will also be reduced by the lower number of pre-school age children attending the center (16 two to five year olds as opposed to 24 now).

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.

Compliance: The design of the proposed building and its alignment with the facades of the adjacent properties will improve the character of the block. As noted above, there will be plantings along the south and east sides of the courtyard walls adjacent to neighboring properties. At this time, there does not appear to be any need or basis for additional design or screening conditions to protect adjacent 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.

Compliance: There is no off-site play area. The Applicant proposes to continue to utilize an on-site play area in an enclosed rear yard and a play areas within the building.

205.8 The Board may approve more than 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.

Compliance: The Applicant is aware of only one other day care center within one thousand feet (1,000 ft.) of the property. This other center is operated by First Rising Mount Zion Church at 6th and N Streets, N.W. and provides for 20 infants and toddlers. For approximately the past ten (10) years these two centers have existed two and one half blocks away from each other. The distance between these two centers ensures that the cumulative effect of the centers will not result in an adverse impact on traffic, noise, operations or similar factors.

205.9 Before taking final action on an application for use as a child development and/or elderly day care center, the Board shall submit the application to the D.C. Departments of Public Works and Health, the D.C. Office on Aging and the D.C. Office of Planning, for review and written reports.

Compliance: The Applicant has met with the Office of Planning and contacted the DDOT to discuss this application. The Department of Health filed its report in support of the Application with the Board. DDOT agreed to install drop off/pick up signs in front of the building.

205.10 The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center can meet all licensing requirements set forth in the applicable laws of the District.

Compliance: The Department of Health filed its report to the BZA in support of the Application.

Discussed below are the requirements of Section 334 with respect to a "community service center" and NWSH's statements on compliance with the applicable subsections.

334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

Compliance: As stated above and as demonstrated in the record , NWSH's proposed community service center will not be objectionable due to noise, lighting or other objectionable conditions. All of the programs NWSH proposes to offer at the property were held at the property until five years ago. They were relocated then only to provide more facility space, not to accommodate an increase in children or staff.

334.3 No structural changes shall be made except those required by municipal laws or regulations.

Compliance: The concrete block structure will be razed and replaced with the proposed building. NWSH will comply will all applicable laws and regulations with regard to the permits for this work.

334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

Compliance: NWSH has operated for over 40 years at 448 Ridge Street, N.W. Its location is necessary and convenient to the Mount Vernon Square and Shaw communities. The neighborhood knows where NWSH is located and depends on NWSH for the quality services it provides.

334.5 A community service center shall not be organized for profit, and no part of its net income shall inure to the benefit of any private shareholder or individual.

Compliance: NWSH was officially incorporated on September 7, 1934 as a 501(c)(3) non-profit organization.

Suzane Reatig Architecture
1312 8th Street NW
Washington D.C. 20001

Tel. 202.518.0260
Fax.202.299.9312

June 07, 2004

RE: Noise and Light Mitigation for proposed facility at 448 Ridge Street NW

NOISE

The present facility at 448 Ridge Street NW is situated in the center of the lot with the residual, surrounding area being used as a playground. Currently, a chain-link fence is the only barrier between the lot and its neighbors. The new outdoor courtyard is designed to reduce the impact of noise and light on adjacent properties. The new courtyard is located at the rear of the property and is entirely enclosed by wall surface. It is situated at the Southeast corner of the lot. On the sides that abut a neighbor's property a 6'-0"-tall masonry wall acts as a barrier. In addition to the thick masonry wall, sound will be absorbed by the soft surface of plantings lining the wall. Noise will also be reduced by the lower number of pre-school age children attending the center.

LIGHTING

Facing Ridge Street, a combination of recessed lighting (A) and low-intensity, ground-mounted fixtures (B) will light the new facility. The recessed lighting will be tucked away in the entrance alcove, illuminating only the semi-enclosed space. The ground-mounted fixtures emit no glare, producing a soft glow that serves simply to illuminate the lower portion of the building. A fixture (D) will be mounted above the entrance door to the West and will shine downwards onto the entrance space. Wall-mounted fixtures (C), mounted at a height of 4' and facing inwards, will illuminate the courtyard.

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June 07, 2004

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NOISE

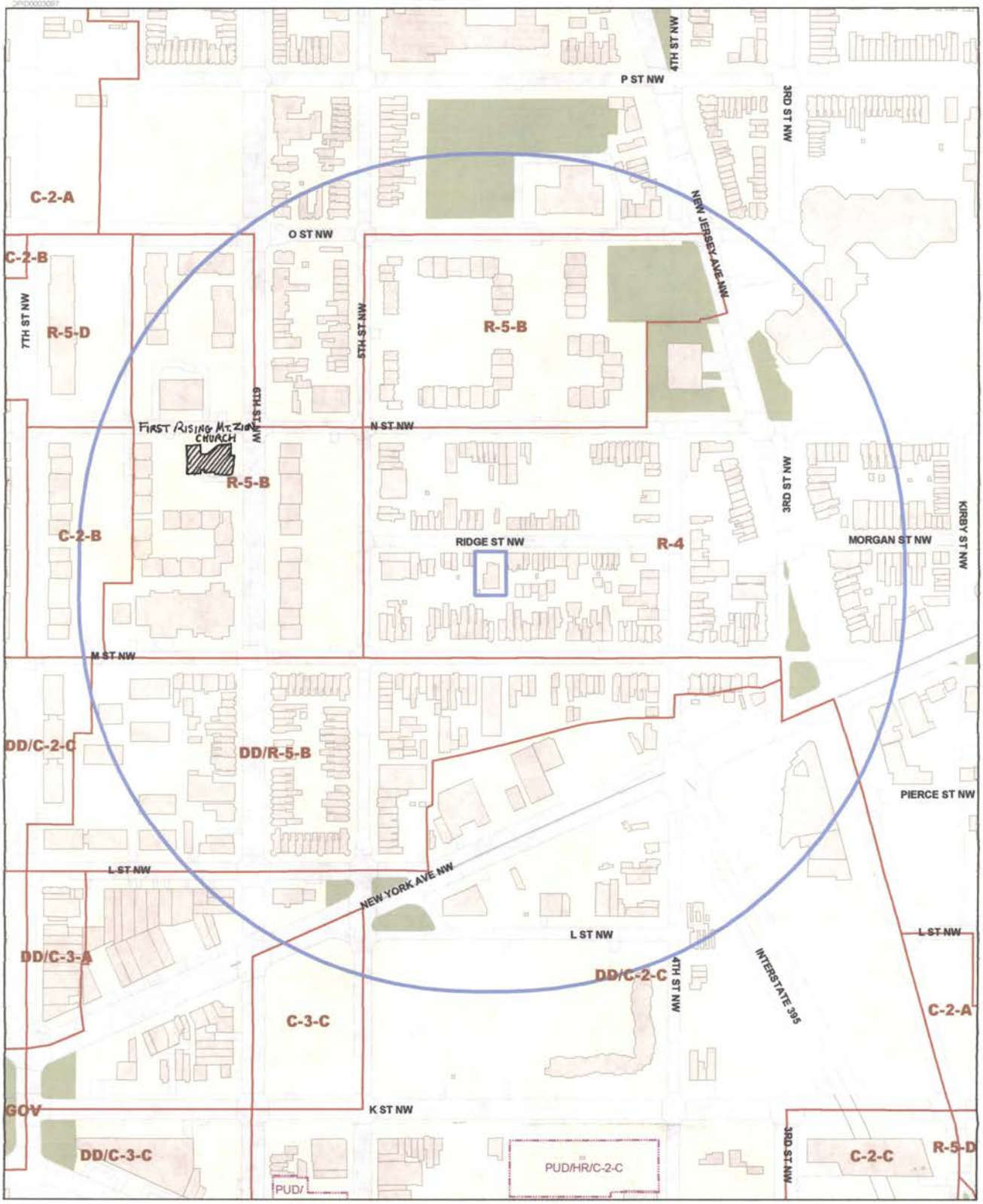
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3

EXHIBIT "3"



Focus Map
Square 0513 Lots 825-828

N

Feet
0 100 200 300

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

Office of Planning ~ June 10, 2004

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.

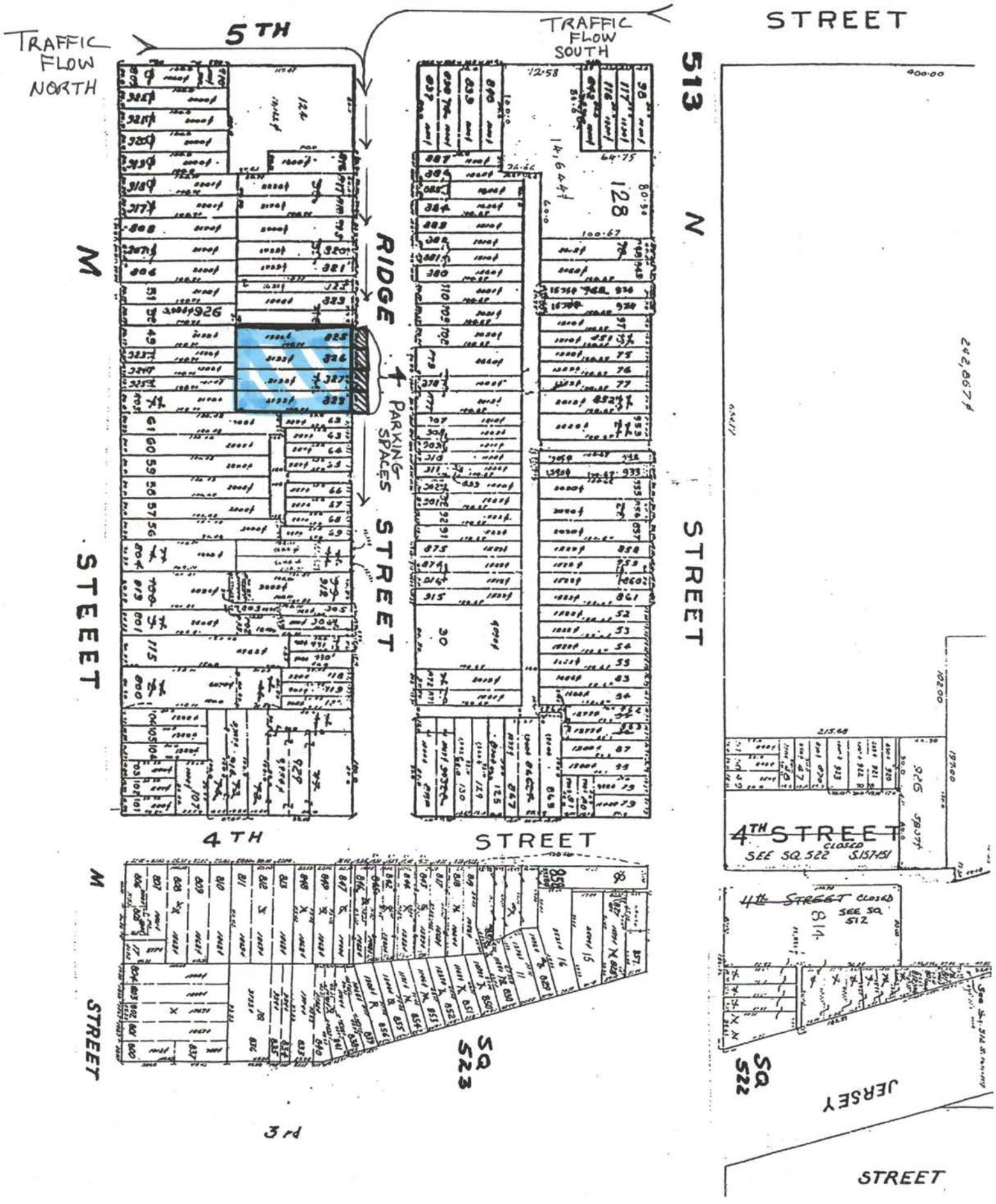
1000 Foot Radius

Building Footprint



4

EXHIBIT "4"


TRAFFIC FLOW NORTH
5TH
TRAFFIC FLOW SOUTH
STREET
513
N
STREET
M
STREET
RIDGE
PARKING SPACES
STREET
4TH
STREET
M
STREET
SQ 523
SQ 522
4TH STREET CLOSED SEE SQ 522 S.157-451
4th STREET CLOSED SEE SQ 512
JERSEY
STREET
3rd

5

Exhibit "5"

NWSH Programs

Name	Location	Age Group	Enrollment	Hours
Pre-School (Day Care)	**448 Ridge Street**	Age 2-5	23 enrolled; 24 capacity **(will be 16 at 448 Ridge Street)**	7:30 a.m. to 6:00 p.m.
Infant Care	224 R Street **(will relocate to 448 Ridge Street)**	6 weeks to 2 years	14 enrolled; 15 capacity **(will be 24 at 448 Ridge Street)**	7:30 a.m. to 6:00 p.m.
Youth Services/Enrichment (Aftercare)	1209 7th Street **(will relocate to 448 Ridge Street)**	Age 6-13	20 to 24 students **(will be 20 at 448 Ridge Street)**	3:00/3:30 p.m. to 7:00 p.m. Set schedule: homework, tutoring, snack, activities (computer class, cooking, yoga, arts & crafts), field trip on Weds.
Youth Services/Business Explorers	1209 7th Street (will relocate to Kennedy Recreation Center)	Age 14-21	10 to 15 students	Spring and Fall 10 week programs Meet on-site at least once per week; mostly site visits for potential jobs.
Youth Services/Summer Camp	Held at partnering Church (this year is Shiloh Baptist)	Age 6-13	30 students (last year's enrollment)	7-8 week program (end of June to 2nd week of August) Swimming, field trips (graduating Explorers are interviewed to

				serve as Youth Counselors)
Social Services	1209 7th Street **(will relocate to 448 Ridge Street)**		I. Seniors – (7 to 10 on average) recreational programs; meet once per month to review activities.	12:00 p.m. to 1:30 p.m. (once a month)
			II. Parenting – (2-5 per session) children's parents meet one or two nights per week.	5:00 p.m. to 7:00 p.m., but could run as late as 8:00 p.m.
			III. Emergency Food Assistance – Monday is the "walk-in" day, never a line.	9:00 a.m. to 5:00 p.m.
			IV. Family Support – referral service and caseload with some direct assistance, mostly over the phone; average 3 people per month	9:00 a.m. to 5:00 p.m.
			V. Advocacy – voicing opinions of the organization through email, letters and attending community meetings	9:00 a.m. to 5:00 p.m.

6



Northwest Settlement House

Washington, DC

July13, 2002

Tuesday Evening Club

- Club founds Northwest Settlement House in 1930's
- Founded for the betterment of young ladies in the neighborhood
- First Settlement House in a home on R Street

2000 Census

- Shaw Neighborhood Boundaries
  - South: NY & MA Aves
  - North: Florida Ave
  - East: North Capital St.
  - West: 16th St. NW

90 to 2000 Census Comparison

- Total Population unchanged

Black population declined from 70% to 56%

White population increased from 23% to 28%

Hispanic population increased from 9% to 15%

Household Income

Clusters 7,8 and 21

	Median Income	% < $25,000
Cluster 7	$35, 628	36%
Cluster 8	$17, 637	62%
Cluster 21	$37,123	32%

Community Survey

Clusters 7, 8 and 21

Percent who rated **youth recreation** as one of top three most needed services:

Cluster 7: 48%

Cluster 8: 42%

Cluster 21: 66%

Community Survey

Clusters 7, 8 and 21

Percent who rated **day care** as one of top three most needed services:

Cluster 7: 9%

Cluster 8: 11%

Cluster 21: 32%

Gentrification Study

Day Care Needs Projection

Capacity Utilization Study:

- Total of 9,236 children on waiting lists across the City

  2,559 Infants

  3,201 Toddlers

Convention Center

- Opening in March, 2003
- Annual economic impact: $1.4 billion

  17,000 jobs

  Accommodates 12,500 people

  16 new hotels will have been completed by 2004

  Additional 7,500 hotel rooms

Convention Center

- Step-Up Apprenticeship program
- Shaw Comprehensive Job Training Academy

$250,000 in Business Impact Grants

Meg Greenfield

- Pulitzer Prize winning Editor for the Washington Post and columnist for Newsweek
- Elusive, unpretentious and loathed pretension
- Made a very large and totally unsolicited bequest to the Northwest Settlement House

Chip Akridge

- Property developer in DC
- Predicts that property values in vicinity of the Convention Center will increase dramatically

  Ridge Street property value most likely will peak in 3 to 5 years

oration Opportunities.

- Convention Center and related hospitality employers
- Department of Parks and Recreation
- DC Children and Youth Investment Partnership
- Meg Greenfield's estate

7

Exhibit "7"

With its Application and materials submitted and evidence presented at the public hearing, the Applicant, Northwest Settlement House ("NWSH") has shown that special circumstances exist which, without relief from the strict application of the Zoning Regulations, would cause the Applicant practical difficulty. Furthermore, the grant of Applicant's variance shall not undermine the zone plan or create substantial adverse impacts or detrimental effects on the public.

According to the decision in Monaco v. D.C. Board of Zoning Adjustment, 407 A.2d 1091 (D.C. App. 1979), the special circumstances or uniqueness inquiry required for the grant of a variance by the Board of Zoning Adjustment is not limited to an examination of the physical characteristics of a property itself. See also Capitol Hill Restoration Society, Inc v District of Columbia Board of Zoning Adjustment, 534 A.2d 939, 942 (D.C. 1987). In Monaco, the Court of Appeals found that "when a public service has inadequate facilities and applies for a variance to expand into an adjacent area in common ownership which has long been regarded as part of the same site, the Board of Zoning Adjustment does not err in considering the needs of the organization as possible 'other extraordinary and exceptional situation or condition of a particular piece of property.'"

The NWSH has provided social service programs to children, seniors and others in the Shaw community for over forty years at the Ridge Street location. The Applicant has received accreditation for the services it provides to children. In order to effectively accommodate the consolidation of these services and maintain its accreditation at the Ridge Street location, the Applicant designed a facility which for programmatic reasons must occupy sixty-two percent (62%) of the lot.

Furthermore, NWSH's property is subject to additional exceptional circumstances in which a strict application of the Zoning Regulations would result in exceptional practical difficulties in the Applicant's use of the property. Some of these additional circumstances include the property's unusual large frontage along Ridge Street, an extraordinarily large lot size for the neighborhood, lack of alley access, the property's location within the Mount Vernon Historic District and the Historic Preservation Review Board's support of a two-story construction which is consistent with the two-story residential character of Ridge Street, and the property's long history of non-residential use as (i) an impoundment lot, (ii) play ground and (iii) for the past 42 years as a child development center. Due to these conditions in which the property is subject, a strict application of the Zoning Regulations will cause the Applicant practical difficulty.

Moreover, the Applicant's use of the property provides substantial public and community benefits and a grant of the requested variances will not create substantial adverse impacts or detrimental effects on the public.

8

Exhibit "8"

NWSH is willing to offer the following conditions which could be adopted in the BZA Order.

1. The Applicant will appoint a Liaison to Mount Vernon Square Neighborhood Association and to act as a point of contact for neighbors to discuss any concerns about NWSH's operations.

2. Approval shall be for a period of 10 years.

3. The child/elderly development center shall not exceed 60 students and seniors at any given time.

4. The staff of child/elderly development center shall not exceed the equivalent of 12 full time positions. The staff of the community service center shall not exceed the equivalent to 8 full time positions.

5. The hours of operation for the child/elderly development center shall be from 7:30 a.m. to 6:00 p.m. The hours of operation for the community service center shall be from 9:00 a.m. to 7:00 p.m. with an occasional parenting class until 8:00 p.m.

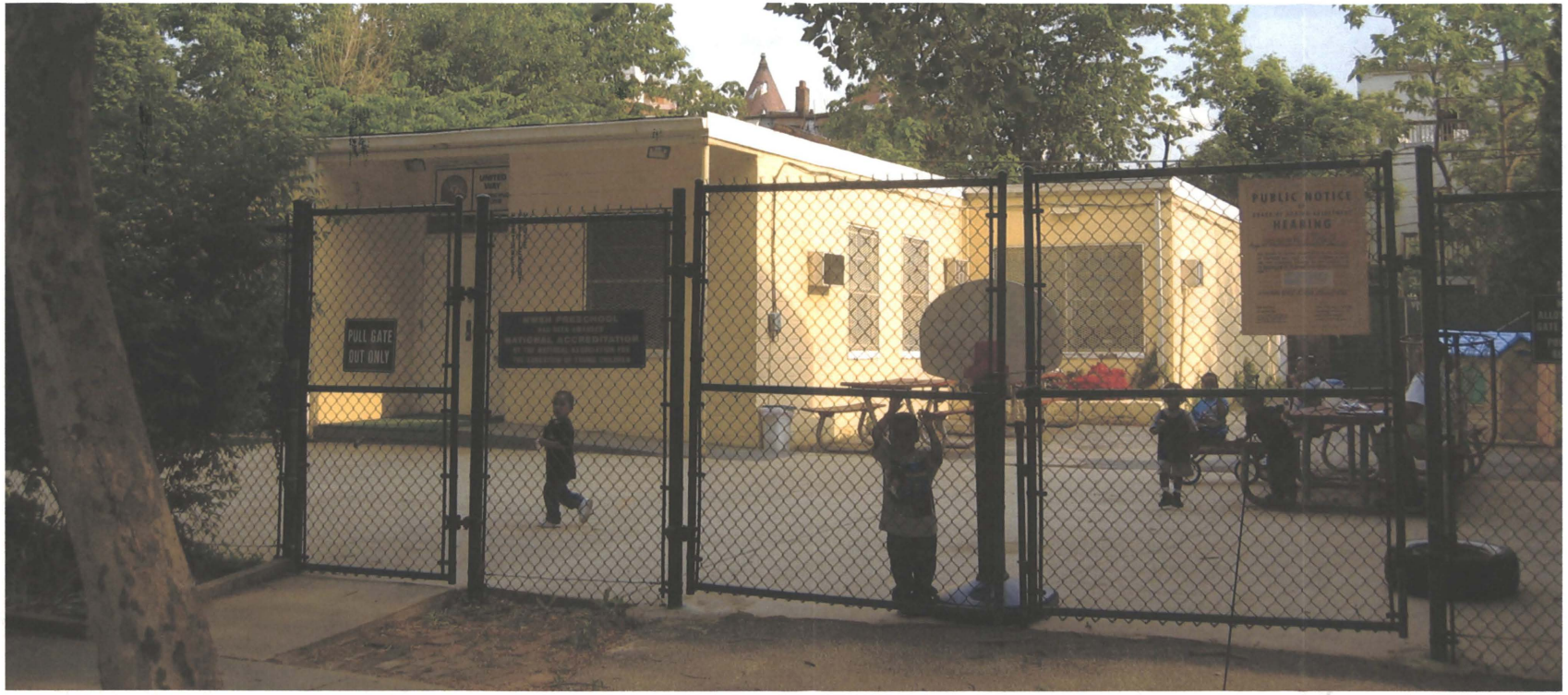
6. The Applicant shall develop a program to encourage employees of the child/elderly development center and the community service center to use nearby Metro bus and Metro rail service.

7. The Applicant shall abide by the existing DDOT regulatory parking signage in front of the building.

8. The Applicant shall provide written instructions to parents, teachers and staff about utilizing the four (4) restricted spaces in front of the building and to drop off and pick up only from the south side of the street.

235760

9



Northwest Settlement House
448 Ridge Street NW
Washington, D.C. 20001

c. 2004



Elevation of Ridge Street NW
Washington, D.C.

c. 2004



Northwest Settlement House
448 Ridge Street NW
Washington, D.C. 20001