

Special Exception

Lot 923,924, 0038 Square 5730

Alabama Ave Senior Housing

Required Information:

A. See attached certification from Grimm and Parker

B. See Attached Plat from Maddox Engineers

C. Existing and Intended use:

The site is currently vacant except for an existing, abandoned, single family home.

The proposed use of the site involves the new construction of 91 residential units dedicated for low and moderate income seniors. The facility includes common area facilities for residents including: meeting/multi-purpose room, exercise room, game room, library, lounge, wellness center, laundry, café, arts and crafts area and computer lounge. Office and meeting space is provided for staff as well as back of house service areas.

The site plan provides for both a street oriented entrance on Alabama Ave and a private rear entrance in the interior of the site. Parking is provided on the interior side of the building shielded from the street. A total of 25 spaces are provided including 2 handicapped spaces. Trash service is provided with an interior trash compactor and storage area. Turn around areas for fire access are also provided.

D. Burden of Proof for Special Exception

The proposed development is consistent with the general intent and purpose of the Zoning Regulations and Map; and the use will not adversely affect the use of the neighboring property.

Zoning

The planned development meets all of the required zoning criteria a provided in the zoning regulations. These criteria and the projects zoning information are presented on the following table:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18096
EXHIBIT NO. 3

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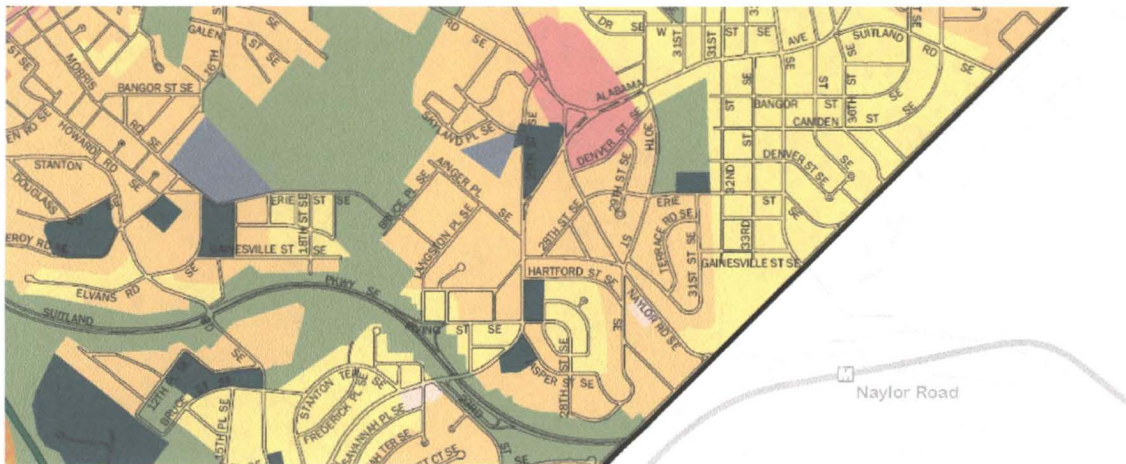
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Development Standards Compliance

Item-Section R-5-A	Existing Condition	Required	Provided
Lot Area	97,486	na	na
Lot Occupancy (Max)	Vacant	40%	25%
FAR (Max)		0.9	0.89
Parking		15	25
Side Yard		10' at max height	15'4" min
Rear Yard		20'	21'
Height		40'	31' 4"

The project meets or exceeds all of the development standards specified in the code, including Lot Occupancy, FAR, Parking Side Yards, Rear Yard and Height.

Comprehensive Plan



The site is designated as moderate density residential. Row Houses and garden apartments are the predominant uses. The proposed development is consistent with these uses.

In the immediate vicinity of the site the predominance of uses is multifamily with a mix of small walk up units and garden apartments. In addition a major commercial use is adjacent to the site as well as governmental and recreational uses.

Specific uses in the immediate vicinity of the site include:



The proposed development is an infill development designed to take advantage of vacant undeveloped land. It fills the current gap in the urban fabric which detracts from the character of the street. It supports an active street providing additional vitality and activity for both the residential uses and the adjacent commercial development. It will serve as a bridge or link from the higher density commercial development north of the site to the lower density development further south.

Section 353 New Residential Developments R-5-A

353.2 Existing and Planned Schools

The development is a senior housing development and as such will not generate demand for services from District Schools.

353.3 Adequacy of Roads, Recreation and other public facilities

The development features a full array of services provided for residents including: meeting/multi-purpose room, exercise room, game room, library, lounge, wellness center, laundry, café, arts and crafts area and computer lounge. Office and meeting space is also provided for staff and for residents. The provision of these amenities will mitigate any demand for recreational services.

The nature of any senior development also reduces the transportation impact of the project. Most residents won't have automobiles, with only 25 parking spaces provided on site. Bus stops are conveniently located on Alabama Ave at the entrance to the development. In addition, shopping facilities are within walking distance and shuttle bus service will also be provided for resident excursions.

353.4 Site Plan, Parking Grading and Relationship to surrounding Community

The development has been designed to mesh with the surrounding development. The structure is an L shaped design with frontage on Alabama Ave. A courtyard is provided in the interior of the L. The front façade is 31.5 feet above street grade, below the 40 feet allowed. This 3 story façade was designed with plentiful opening and a series of bay like projections reminiscent of typical row house construction, The front also features balconies and patios to enhance the appearance from the street. Two Alabama Ave access points also bring activity to the street with a central pedestrian and vehicular access point located in the center of the building. A separate entrance road of Alabama Ave. provides access to the service and parking areas shielded from the street by the building. Trash is stored in the building with access for pick ups on the entrance road. Twenty five parking spaces are provided in the interior courtyard. The courtyard also features an outdoor deck with access to the main interior common area as well as a number of private yards to soften the courtyard façade.

The building is situated approximately 14 feet behind the front property line with a landscaped hedge providing a visual separation. Side yards are 15 feet on the alley side

and over 35 feet on the north side at the existing row houses. The rear yard is 21 feet for a short distance along the rear with the balance of the building over 100 feet from the rear property line. Native plants are provided for landscaping to reduce irrigation necessary. Storm water management is handled with an onsite bio-retention pond designed as an environmentally friendly and effective way to treat storm water runoff. Water connections are available in front of the building with the sewer and storm connections in Naylor Rd.

The architecture of the project is designed to be modern but to incorporate the basic design rhythm of the surrounding community. The façade features a mix of Brick and Hardi plank surfaces with colors selected to coordinate with those found around the site. The façade was broken down into smaller elements through the introduction of front bays. This element was further differentiated by creating unique façade treatments for each bay to create an individual feeling for each grouping.

E. Color Views of the Site

View from Alabama highlighting Alabama and Alley frontage



View at Entrance on Alabama



View from Naylor Rd.



View from across alley



View of site from across athletic field on Alabama Ave.



View of site from across Naylor in adjacent shopping center



F. Mailing address for property within 200 Ft. See attached

G. Leases

There are no current leases on the property.

H. Certificate of Occupancy

There are no current uses occurring on the property