



BZA Case 21191

1700 Q Street SE

Applicant: D.C. Department of General Services



PERKINS EASTMAN DC



Board of Zoning Adjustment
District of Columbia
CASE NO.21191
EXHIBIT NO.20

Zoning Map – R-3 Zone



The Property – Existing Conditions

- Fairlawn neighborhood
- Large site = 207,412 sq. ft.
- Improved with Kramer Middle School building and large parking lot
- Open green space along eastern side of site (where Project will be)
- Existing “Highway Plan” on site per DOB



Proposal

- New senior wellness center to be operated by D.C. Department of Aging and Community Living (DACL)
 - DACL currently operates seven other similar wellness center in the city
- Stand-alone, two-story building with approx. 15,000 sq. ft.
 - Multi-purpose room, commercial kitchen, fitness center, meeting rooms, administrative space, community lounges
 - Programming for health, wellness, nutrition, education and socialization
- 45 parking spaces and loading area accessed from 18th Street SE
- Substantial site improvements, including landscaping, walking path, wood deck, and bio-retention
- New playing field, basketball courts and parking lot with 44 spaces for Kramer Middle School

Project History

- November 2022 – Commission of Fine Arts approval
- January 2023 – DGS applies for building permit to construct matter-of-right project
- January 2024 – DOB alerts DGS that property is encumbered by Highway Plan and cannot be subdivided to create separate lot for wellness center project
- July 2024 – After additional back and forth with DOB, DGS applies for zoning relief

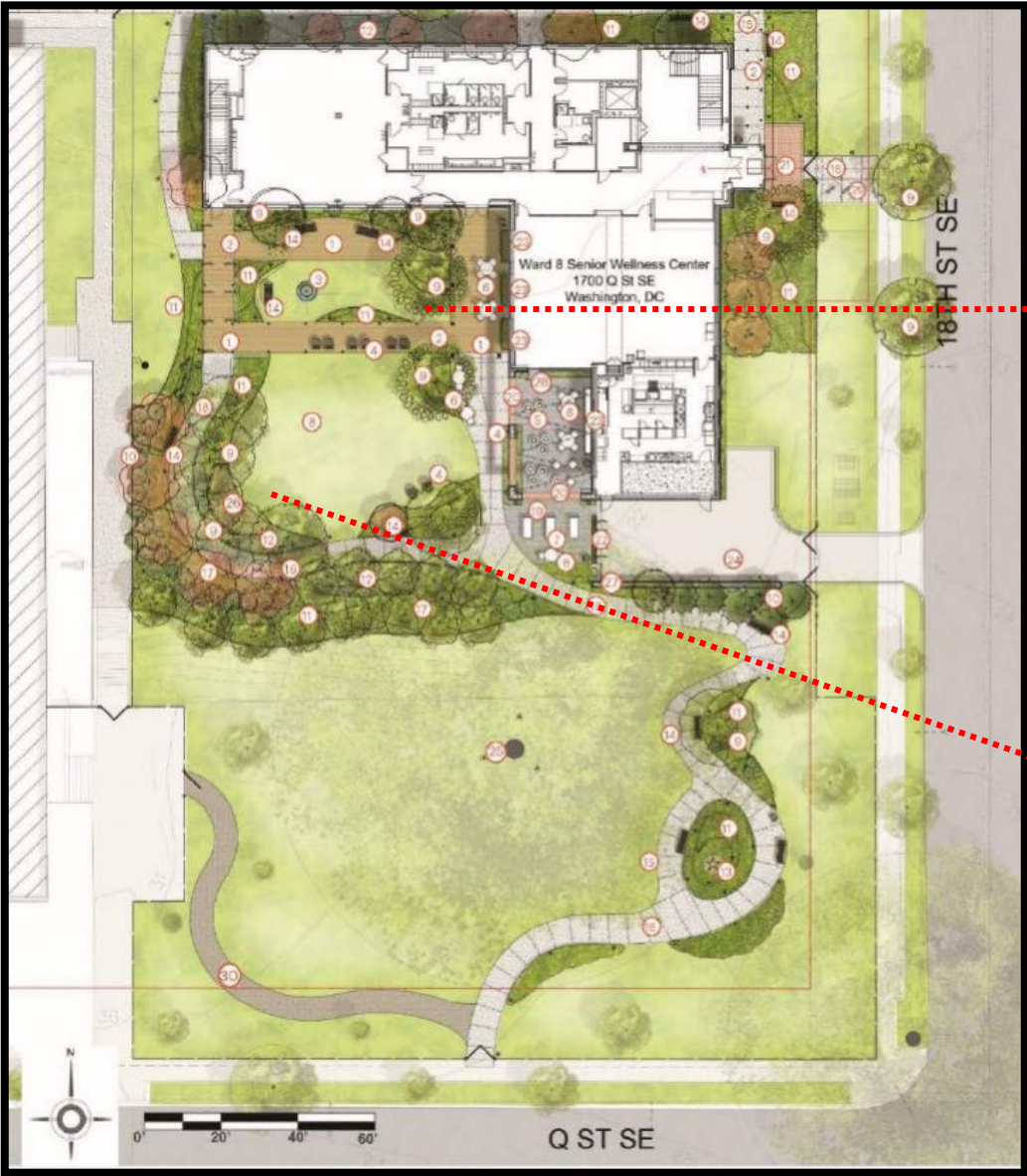
Community/Agency Outreach

- ANC 8A - November 12, 2024
 - ANC 8A supported public space application in November 2023
- Office of Planning – Support (Ex. 16)
- Department of Transportation – No Objection (Ex. 17)

Proposed Site Plan



Project Features



Site Access



Perspective (Main Entrance – 18th Street)



Perspective (Pedestrian Entrance From Q Street)



Zoning Relief

- Special Exception
 - Daytime Care Use (Subtitle U § 203.1(h))
- Area Variance
 - Two primary structures on one record lot in R-3 zone (Subtitle C § 302.2)

Special Exception Standard

- *Harmony with Purpose and Intent of Zoning Regulations*
 - “R” zones are intended to “recognize and reinforce the importance of neighborhood character, walkable neighborhoods, housing affordability, [and] **aging in place**”
 - Important community amenity for seniors
 - Use would be matter-of-right if located within a public school building (Subtitle U § 202.1(g))
- *No Adverse Impact*
 - Consistent with development standards in R-3 zone
 - Large lot with ample setbacks for project
 - No directly adjacent properties – site is circumscribed by public streets
 - DCPS supports co-location
 - New landscaping features, bioretention, parking lot, playing field and basketball court

Special Conditions Under Subtitle U § 203.1(h)

1. The Facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance;

- New parking area with 45 spaces, exceeding minimum requirement of 30 spaces
- Anticipated that majority of vehicular trips occur during non-peak hours for free lunch services
- Proximity of parking area to entrance ensures safe conditions for pick-up/drop-off
- Nearby bus lines offer alternative transportation option
- Project provides loading area even with no formal loading requirement
- DDOT approved curb cuts and has no objection to zoning relief

2. Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility;

- New landscaping features, walking path and deck directly adjacent to building

3. Board may require special treatments; and

4. More than one elderly development center in a square or within 1,000 ft. may be approved by BZA if no adverse impact cumulatively

- No child or elderly development center in square or within 1,000 ft. of property

Area Variance – Exceptional Conditions

1. **Layout and Use of Existing School Building**

- Existing classrooms along eastern side of school (only site location for wellness center)
- Addition would create substantial disruptions to school programming

2. **Topography**

- Significant topographical change along eastern side of property, creating challenges for incorporating project as one structure with school building

3. **Highway Plan**

- Property cannot be subdivided into separate record lots due to presence of highway plan

4. **Large property**

- Property is significantly larger than all lots in neighborhood except for Anacostia High School

5. **Permitting History**

- Applicant applied for building permit in January 2023, creating substantial project delays for important community amenity

Practical Difficulty

- **Project cannot reasonably be accomplished within existing school building**
 - Project's programming cannot be incorporated within existing school floorplan
 - Project's programming is not appropriate to be co-located with public school
 - Project and school operated by different agencies
- **Project cannot reasonably be accomplished as an addition to school building**
 - Would create significant short- and long-term disruptions to school programming
 - Would require permanent redesign of school floorplan
 - No other location on site can reasonably accommodate project
 - Southeastern corner = topographical changes and existing heritage tree
 - Northern side = school parking, fields and basketball courts
 - Southern/Western side = school constructed to lot line
- **Property cannot be subdivided to create separate lot for project**
 - DC Code § 9-103.02 – No record lot subdivision when property encumbered by Highway Plan
 - Alternatively, creation of new tax lots would contribute to undue delay, as applicant would have to submit new building permit application

No Substantial Detriment

- Lot will meet all zoning requirements in R-3 zone
- Daytime care use is permitted in R-3 zone
- Property is uniquely large and suitable for co-locating two structures
- Separate and sufficient parking, loading, ingress and egress for two uses
- Site improvements will benefit school with new parking, fields and basketball court
- DCPS supports co-location

Questions?



