

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
D.C. DEPARTMENT OF GENERAL SERVICES**

ANC 8A

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Applicant, D.C. Department of General Services (the “Applicant”), the owner of the property located at 1700 Q Street SE (Square 5568, Lot 801) (the “Property”), in support of its application for special exception relief for a daytime care use (Subtitle U § 203.1(h)) and for variance relief for two primary structures on one record lot (Subtitle C § 302.2) in the R-3 zone.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the special exception relief requested herein pursuant to Subtitle X § 901.2 of the Zoning Regulations. The Board has jurisdiction to grant the variance relief requested herein pursuant to Subtitle X § 1000.1 of the Zoning Regulations.

III. BACKGROUND

A. The Property and the Surrounding Neighborhood

The Property is located in the R-3 Zone District and is a large lot of approximately 207,412 sq. ft. A copy of the Zoning Map is attached at **Tab A**. The Property is improved with the Kramer Middle School building (the “School Building”), a D.C. public school, constructed in

approximately 1943. The School Building is located at the southwestern corner of the lot. The remainder of the Property is open green space, basketball courts, and a surface parking lot.¹

The Property occupies a majority of Square 5568 and does not directly abut any other private property. As such, the Property is circumscribed by public rights-of-way: Q Street SE to the south, 18th Street and P Street SE to the east, Fairlawn Avenue SE to the north and 17th Street SE to the west. An unimproved portion of P Street SE (the “Highway Plan”) encumbers a portion of the Property.

The Property is located in the Fairlawn neighborhood. The surrounding area is primarily residential in nature, with both single-family homes and low- to moderate-density apartment buildings. To the north of the Property, across the Anacostia Freeway, is Anacostia Park and Recreation Center. Anacostia High School is two blocks to the southwest of the Property.

The Property is not in an historic district, and the School Building is not a designated landmark. Nonetheless, the Applicant has worked with the Historic Preservation Office in the event the School Building is designated a landmark in the future.

B. Traffic Conditions and Mass Transit

The Property is well-served by Metrobus, with stops for Lines V2, B2 and A31, A32 and A33 located within one-two blocks of the Property. There are also two Capital Bikeshare stations within a block of the Property.

C. The Project

The Applicant proposes to construct a new senior wellness center building (the “Project”) at the Property. A copy of the architectural plan set is attached at **Tab B**. The Project will be

¹ At some point in the past, three single-story iron buildings were erected to the east of Kramer Middle School where the Project will be located. These buildings were originally used as classrooms and then as maintenance and operations buildings. In 2015, these buildings and connecting roofs were demolished and replaced with natural cover (grass.)

operated by the D.C. Department of Aging and Community Living (“DACL”) and will serve senior citizens from all eight wards in the city. The Project will provide programming that is focused on health, wellness, education and socialization. The Project will be the first senior wellness center in the District with a commercial kitchen to provide an increased focus on nutrition. DACL currently operates seven other similar wellness centers throughout the city.

The Project will be constructed as a stand-alone building to the east of the School Building in an area that is currently open green space. The Project will be a two-story building with approximately 15,000 sq. ft. of gross floor area. The Project incorporates a multi-purpose room, a commercial kitchen, fitness center, meeting rooms, administrative space and community lounges. Although there is no loading requirement under the Zoning Regulations, the Project proposes a loading area with access from a new curb cut off 18th Street SE. The loading area will be used for weekday food delivery to provide seniors with free daily lunch.

The Project also includes substantial improvements to the Property, with extensive new landscaping features, a walking path and a wood deck for outdoor activities. The Project will include new stormwater management facilities as well. To the north of the building, there will be a new parking lot with 45 parking spaces to serve the senior wellness center. The Project will also provide improvements for the use of the School Building, including a new playing field and lawn, basketball courts, and a parking lot with 44 spaces.

Notably, the Project has been beset by permitting delays. In November 2022, the Applicant obtained approval from the Commission of Fine Arts (“CFA”) for the Project. A copy of the CFA approval is attached at **Tab C**. In January 2023, the Applicant applied for a Building Permit B2302875 (the “Building Permit”) to construct the Project. Over a year later, in January 2024, the Department of Buildings (“DOB”) alerted the Applicant that the Property was encumbered by the

Highway Plan, and, therefore, could not be subdivided to create a separate lot for the School Building and the Project. After additional back-and-forth with DOB, the Applicant was directed to apply for zoning relief for the use as well as to permit two primary structures on a single record lot. As such, the Building Permit has been pending for over 18 months thereby delaying the opening of this important community amenity.

IV. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant is seeking special exception relief for a daytime care use pursuant to Subtitle U § 203.1(h). Under D.C. Code § 6-641.07(g)(2) and 11 DCMR X § 901.2, the Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations. 11 DCMR Subtitle X § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*, 432 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

V. APPLICANT MEETS THE BURDEN FOR SPECIAL EXCEPTION RELIEF

A. The Special Exception Relief is in Harmony with the General Purpose and Intent of the Zoning Regulations

The Project's proposed senior wellness center use is consistent with the purposes of the "R" zones, which are intended to "recognize and reinforce the importance of neighborhood character, walkable neighborhoods, housing affordability, [and] aging in place..." See Subtitle D § 101.2(b). In this respect, the Project will provide an important community amenity for seniors to congregate for recreational and social purposes. An elderly development center within a public school building or recreation center is permitted by-right in the R-3 zone. See Subtitle U § 202.1(g). As explained in more detail below, the Project could not be created as an addition to the School Building and, therefore, does not meet the by-right requirements in the zone. Nonetheless, the proposed use is permitted in the R-3 zone and the Project will be located on the same lot as a public school building.

B. The Special Exception Relief Will Not Tend to Adversely Affect the Use of Neighboring Properties

The Project is consistent with the physical development standards in the R-3 zone and, therefore, will not adversely impact neighboring properties. The Property is a large lot that allows the Project to maintain ample setbacks and open space. Further, the Property is entirely buffered from neighboring properties by public rights-of-way. The Project is close to multiple Metrobus lines but also will exceed the parking requirement for a daytime care use and also provides loading even though none is required under the Zoning Regulations.

Overall, the Project will improve the Property by providing new landscaping features and stormwater management facilities as well as a new playing field and basketball court for the School Building. The redesigned parking area for the School Building, with a directly adjacent entrance,

will improve pedestrian and bicyclist safety. The Applicant will also be replacing all street lights to LED around the Property.

C. The Project Meets the Special Conditions under Subtitle U § 203.1(h)

In addition to the general special exception standard, the Project meets the special conditions for a daytime care use pursuant to Subtitle U § 203.1(h) as follows:

- 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;*

The Project will provide 45 parking spaces, exceeding the minimum zoning requirement for a daytime care use of 30 spaces.² The parking area will be accessed from P Street SE and is directly adjacent to the proposed senior wellness center building. The proximity of the parking area to the Project ensures no unsafe conditions for pick-up and drop-off. The Applicant designed the parking area to be one-way so that seniors can be safely dropped off on the north side of the Project. The Project also provides a loading area accessed from 18th Street SE despite no formal loading required by the Zoning Regulations. The loading area was designed separately from the parking area to promote safety for drop-off. The Project's provision of excess parking and loading ensures no objectionable impacts to traffic.

Additionally, it should be noted that DDOT's Public Space Committee has already approved all proposed curb cuts for the Project.

- 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;*

The Project incorporates new landscaping features, a walking path and a wood deck for outdoor activities. These features will be located adjacent to the proposed building and to the north of Q Street SE. As such, any individuals using the outdoor features can safely travel to and from

² Pursuant to Subtitle C § 701.5, a daytime care use requires 0.5 parking spaces per 1,000 square feet. The Project will be approximately 15,000 sq. ft., thereby requiring 30 spaces.

the Project. Given the design as well as the fact that the proposed facility is for elderly individuals, and not children, individuals traveling between the play area and the center will not be endangered.

3. *The Board of Zoning Adjustment may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties; and*

The Applicant will work with the Board on incorporating any special treatments, should the Board require as much.

4. *More than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility may be approved only when the Board of Zoning Adjustment 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;*

There is no child or elderly development center located within 1,000 ft. of the Project.

Therefore, this condition is satisfied.

VI. NATURE OF VARIANCE RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant seeks area variance relief for two primary structures on one record lot in the R-3 zone under Subtitle C § 302.2. Under D.C. Code § 6-641.07(g)(3) and 11 DCMR Subtitle X § 1000.1, the Board is authorized to grant variance relief where it finds that three conditions exist:

- (1) The Property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. 11 DCMR Subtitle X § 1001.1; *see also French v. Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (1995); *see also Capitol Hill Restoration Society, Inc. v. Board of Zoning Adjustment*, 534 A.2d 939 (1987).

The Court of Appeals has held that the purpose of variance procedure is to “prevent usable land from remaining idle.” *See Palmer v. Board of Zoning Adjustment*, 287 A.2d 535, 541 (1972).

VII. THE APPLICANT MEETS THE STANDARD FOR VARIANCE RELIEF

A. The Property is Affected by an Exceptional Situation or Condition

The Property is faced with an exceptional condition due to the confluence of factors listed below. The Court of Appeals has held that the Board can find an exceptional condition based on a confluence of several factors. *Gilmartin v. D.C. Bd. Of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990).

1. Layout and Use of Existing School Building

The Existing School Building's layout and current use create an exceptional condition at the Property making an addition to the school building not feasible. There are existing classrooms along much of the eastern side of the School Building, which is the only location on the Property where the Project can be constructed. In addition to substantial disruptions to school programming in order to create a "meaningful connection," the existing educational use of the School Building is not compatible for the proposed senior wellness center use.

2. Topography

There is a significant topographical change along the eastern side of the Property, which creates challenges for incorporating the Project.

3. Presence of Highway Plan

The Property is encumbered by the Highway Plan and, therefore, cannot be subdivided into two separate lots for the School Building and the Project.

4. Large Property

The Property is significantly larger than all lots in the neighborhood, with the lone exception being 1601 16th Street SE that is the location of Anacostia High School. The Property's large size makes it appropriate for two primary structures.

5. Permitting History

The Applicant applied for the Building Permit in January 2023. The extraordinarily long permit process has already delayed construction of the Project, which provides an important amenity and resource for seniors in the community.

B. The Applicant Will Face Practical Difficulty with Strict Zoning Compliance

The Applicant faces practical difficulty with strict compliance of Subtitle C § 302.2 limiting each record lot to a single principal structure. The Applicant is not able to complete the Project within or as an addition to the School Building given the unique layout of the existing School Building. Further, due to the Highway Plan, the Property cannot be subdivided into record lots. Alternatively, a tax lot subdivision would create substantial permitting delays for the Project that has already been in permitting for 18 months.

Due to the internal layout and operational needs of the School Building, the Project cannot be accomplished as an addition to or incorporated within the School Building. The Project's programming is too large to be incorporated within the existing School Building. Additionally, the intended programming for the Project is not appropriate to be co-located with the public education use of the School Building. To that end, the Project and the School Building will be operated by two different government agencies - DACL and DCPS, respectively. Co-locating the two uses with different operators would create practical difficulties.

Constructing the Project as an addition to the School Building would create significant disruptions to the existing classrooms along much of the eastern side of the School Building. Achieving the Project as an addition would require a permanent re-design of the School Building floor plans.

Yet, the northeastern side of the Property is the only viable location for the Project. Due to topographical changes along the eastern side of the Property, the Project cannot be located at the southeastern corner of the Property by the intersection of Q Street SE and 18th Street SE. A meaningful connection in this location would have otherwise impacted the Project's outdoor programming and required removal of an existing heritage tree on the eastern side of the Property.

The Project also could not be constructed as an addition on the northern side of the School Building because it would negatively impact the School Building's parking, playing fields and basketball court. The School Buildings' parking must be directly adjacent to their main entry, on the north side of the building, as the north security entrance was established when the latest building renovation was completed. There is no space for the Project on the southern or western side of the Property, as the School Building is constructed to each respective lot line.

Alternatively, the Highway Plan encumbers the Property and, therefore, the Property cannot be subdivided to allow the Project to be constructed on a separate record lot. *See* D.C. Code § 9-103.02. While the Zoning Regulations allow for a building permit to be issued based on obtaining assessment and taxation lots (as opposed to record lots), this would create undue delay for the Project, which has already been in permitting for 18 months. Specifically, if the Property were to be subdivided into two, new tax lots, then the Applicant would have to submit a new building permit application based on the new tax lot configuration. This would contribute to significant delays in constructing the Project. Whereas, if variance relief is approved, the Building Permit can be issued soon thereafter because the Property can maintain its current lot number and configuration.

C. The Variance Relief Will Not Cause Substantial Detriment to the Public Good or the Zoning Regulations and Maps

The variance relief will not cause substantial detriment to the public good or Zoning Regulations because it will allow the Applicant to construct an important community amenity that serves the District's senior citizens. Despite the School Building and Project being operated by different entities, the Applicant will be responsible for maintaining both buildings and the entire Property.

Importantly, the Property is a uniquely large parcel that is appropriate for the co-location of two government buildings. To that end, the Property is large enough to be subdivided into two separate lots that meet the dimensional standards in the R-3 zone;³ however, as noted above, the Property cannot be subdivided without creating delay to the Project.

Further, while the Project's senior programming may not be appropriate to be located *within* the School Building, the Project can co-locate with the School Building on the same Property. The Project will provide 45 parking spaces in a parking area that is directly adjacent to the building. The Project will also create a separate parking area with an entrance from 17th Street SE for the School Building to minimize any traffic and parking impacts to students and staff. The Project will have its own loading facilities as well.

Overall, the Project entails substantial improvements to the Property that will be for the benefit of the students and staff of the School Building, including the new parking area, landscaping features, playing field and basketball court. As such, DCPS has issued a letter supporting the co-location of the Project and the School Building. *See **Tab D.***⁴

³ The minimum lot dimensions in the R-3 zone are a lot area of 4,000 sq. ft. and lot width of 40 feet. *See* Subtitle D § 202.1. The Property has 207,412 sq. f.t of lot area and a width of 413.3 ft.

⁴ The DCPS letter was issued when the Applicant believed the Project and proposed use were by-right in the R-3 zone.

VIII. COMMUNITY OUTREACH

The Applicant has presented the Project to Advisory Neighborhood Commission 8A (the “ANC”) on a number of occasions. In November 2023, the ANC unanimously adopted a resolution supporting construction of the Project, noting that it will provide an essential resource for seniors living in the surrounding area. See **Tab E**. The prior resolution was adopted in connection with the Applicant’s public space application. As such, the Applicant will return to the ANC following the filing of this zoning application.

The Applicant also held a community meeting at the Property in March 2024 to review the Project. The meeting was well attended and the community has positively received the Project.

IX. SUMMARY OF WITNESS TESTIMONY

A representative of the Applicant, Solomon Ikotun, will testify regarding the project and community outreach. Karen Gioconda, the project architect from Perkins Eastman, will testify regarding architecture and project design. Ms. Gioconda’s resume is attached at **Tab F**. The Applicant reserves the right to add witnesses or expert witnesses as necessary

X. CONCLUSION

For the reasons stated above, the Project meets the applicable standards for special exception relief and variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board grant the application.

Respectfully Submitted,
COZEN O’CONNOR



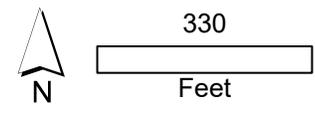
Eric DeBear
1200 19th Street NW
Washington, D.C. 20036

Tab A

DC Zoning Map



- Square
- Zone District
- Specific Zone Label
- Specific Zone
 - Downtown Zone
 - Mixed-Use Zone
 - Mixed-Use Zone (IZ+)
 - Mixed-Use Zone (IZ+ Exempt)
 - Neighborhood Mixed-Use Zone
 - Neighborhood Mixed-Use Zone (IZ+)
 - Production, Distribution, and Repair Zone
 - Residential Apartment Zone
 - Residential Apartment Zone (IZ+)
 - Residential Flat Zone
 - Residential Zone
 - Special Purpose Zone
 - Special Purpose Zone (IZ+)
 - Unzoned
- Zone District
 - Downtown Zone
 - Mixed-Use Zone
 - Mixed-Use Zone (IZ+)
 - Mixed-Use Zone (IZ+ Exempt)
 - Neighborhood Mixed-Use Zone
 - Neighborhood Mixed-Use Zone (IZ+)
 - Production, Distribution, and Repair Zone



Generated on maps.dcoz.dc.gov/zr16

Web Extract of the Official Zoning Map of the District of Columbia created on 7/11/2024.

Service provided by the DC Office of Zoning.

441 4th St NW Ste 200S
Washington, DC 20001

For reference only. To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, DC GIS, DCOZ and DC GIS

Tab B

Ward 8 Senior Wellness Center

NOVEMBER 17, 2022 – CFA FINAL PRESENTATION #CFA-2613

PERKINS EASTMAN DC
DESIGNING THE DISTRICT

SALVI

DESIGN PRINCIPLES

DESIGN PRINCIPLES



SENIOR WELLNESS CENTER FOR ALL 8 WARDS



COMMUNITY CONTEXT



MULTIGENERATIONAL APPROACH

DESIGN PRINCIPLES

DESIGN PRINCIPLES



NUTRITION FOCUSED

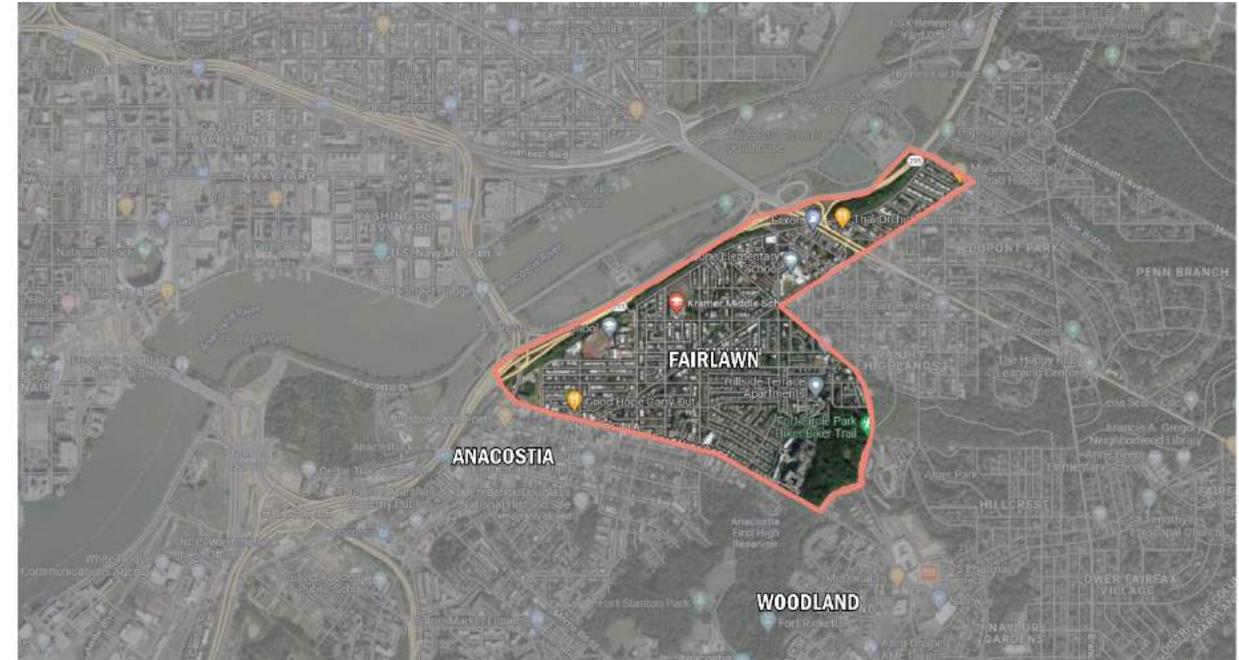
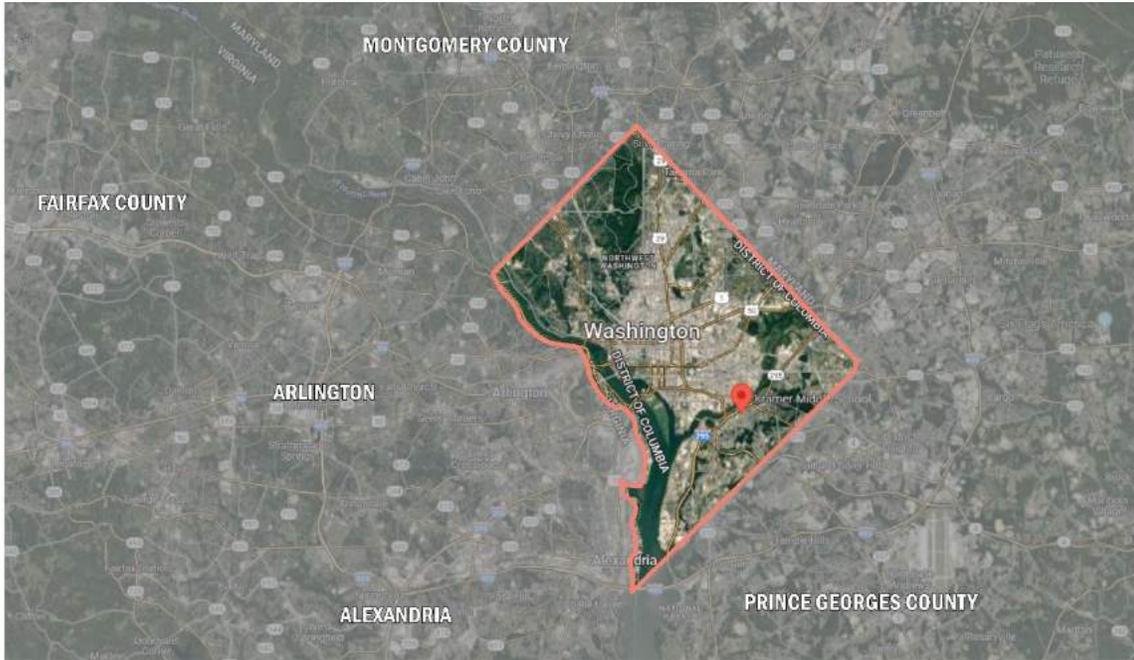


SEAMLESS INDOOR-OUTDOOR CONNECTION

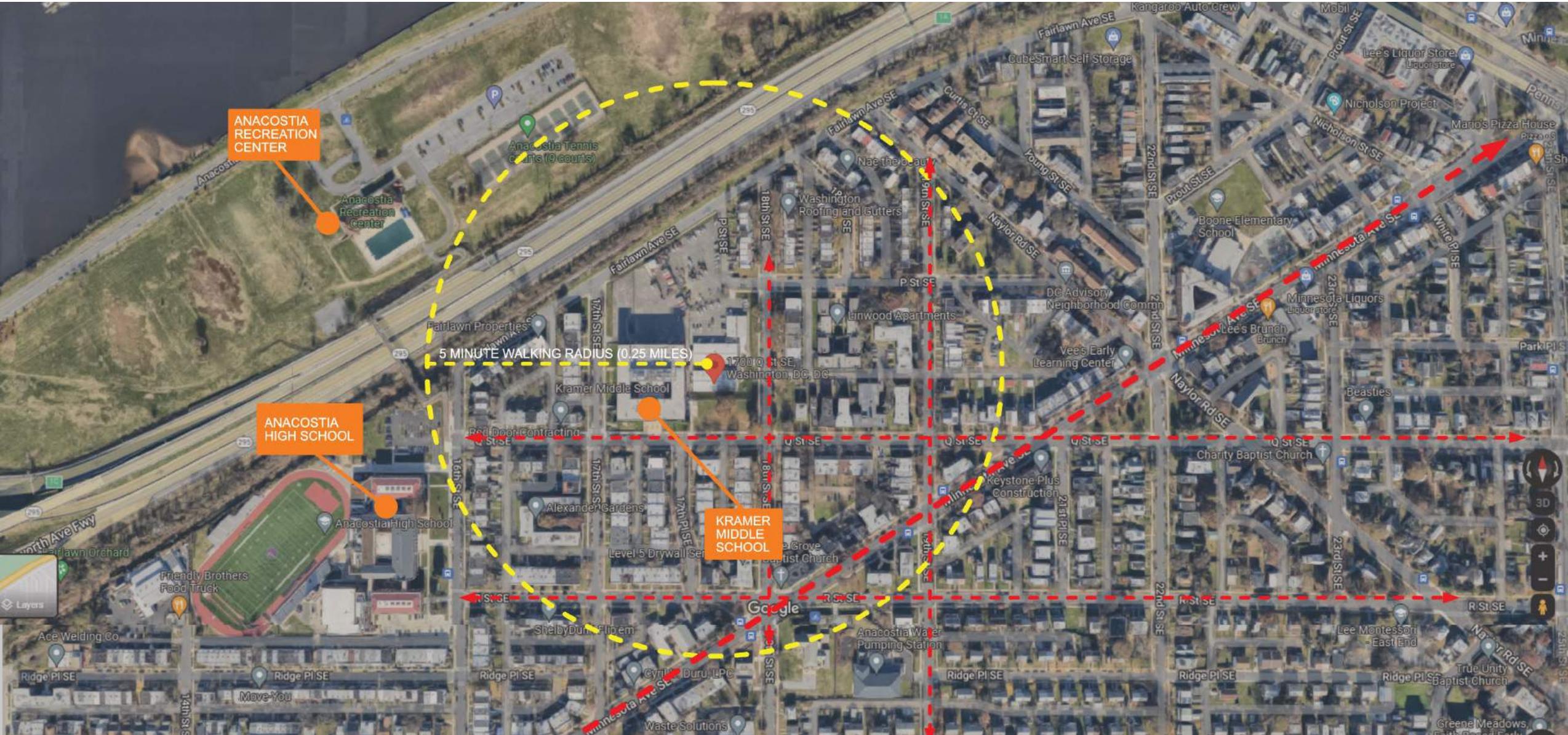


PASSIVELY SUSTAINABLE

SITE – REGIONAL CONTEXT



SITE - FAIRLAWN



SITE - TRANSPORTATION



SITE - KEY ORGANIZATIONAL FEATURES

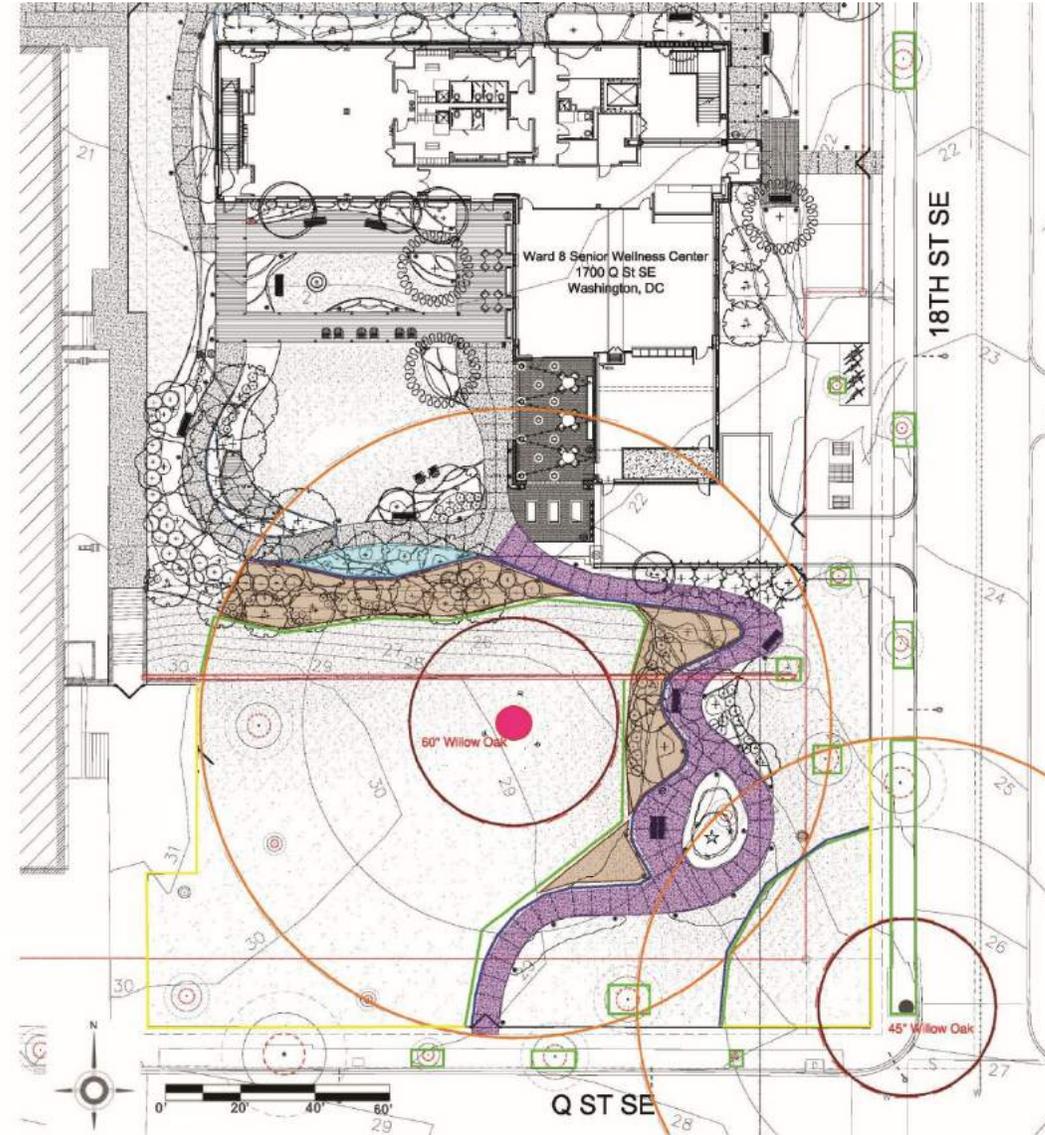


SITE - HERITAGE TREE PRESERVATION



NOTE:

In order to preserve the heritage tree, the design team is unable to provide a full loop around its root structure. However, since the gates will be open during SWC operating hours, the community can use this free space for a variety of activities including additional gardening, yoga, tai chi, Zumba, badminton, and other similar activities.



SITE - TOPOGRAPHY



EXISTING



PROPOSED

SITE – PROJECT SCOPE & FEATURES



SITE – PROJECT SCOPE & FEATURES

- Proposed Site Features**
- 1 Wood deck
 - 2 Trellis above
 - 3 Water feature
 - 4 Rocking chairs/Lounge seating
 - 5 Hydroponic towers
 - 6 Table with chairs
 - 7 Raised garden beds
 - 8 Open space for outdoor games and performances
 - 9 Shade tree
 - 10 Evergreen Hedge
 - 11 Plant bed
 - 12 Bioretention
 - 13 Community Art
 - 14 Bench
 - 15 Double-Sided Bench
 - 16 Wood Boardwalk
 - 17 Flowering Tree Grove
 - 18 Concrete Path
 - 19 Aggregate Paving with Organic-Lok
 - 20 Brick Border
 - 21 Special Paving
 - 22 Green Screen
 - 23 Raised Planter
 - 24 Loading dock
 - 25 Heritage tree
 - 26 Floating Stage
 - 27 Retaining Wall
 - 28 Catenary Lights
 - 29 Bike Racks
 - 30 Flexi-Pave Path



SITE - ACCESS & ENTRIES



SITE – EXTENTS OF FENCING

The upper garden will be open to the public while the Senior Wellness Center is open.

After-hours, the perimeter gates will be locked for site security.



Existing Low Fence to Remain



Existing Walk Enclosure to Demolish



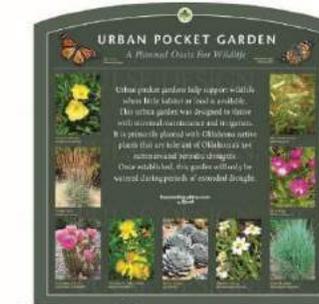
FENCE HEIGHT KEY

- EXISTING FENCE TO REMAIN
- PROPOSED BASKETBALL FENCE
- PROPOSED SHORT FENCE
- GATE

SITE - WAYFINDING



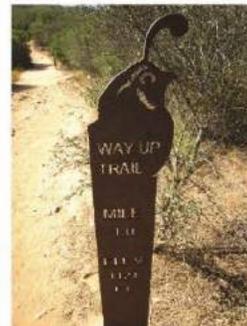
Gate & Wayfinding Signage



Educational Signage



Exercise Path Markers



ADA Accessible Entrance Path

SITE - WAYFINDING

Site Signage Key

- Gate Signage
- Wayfinding Signage
- Educational Signage
- ADA Accessible Path



SITE - SEATING

Seating

● 1 Person

Number of People: 38



Bench



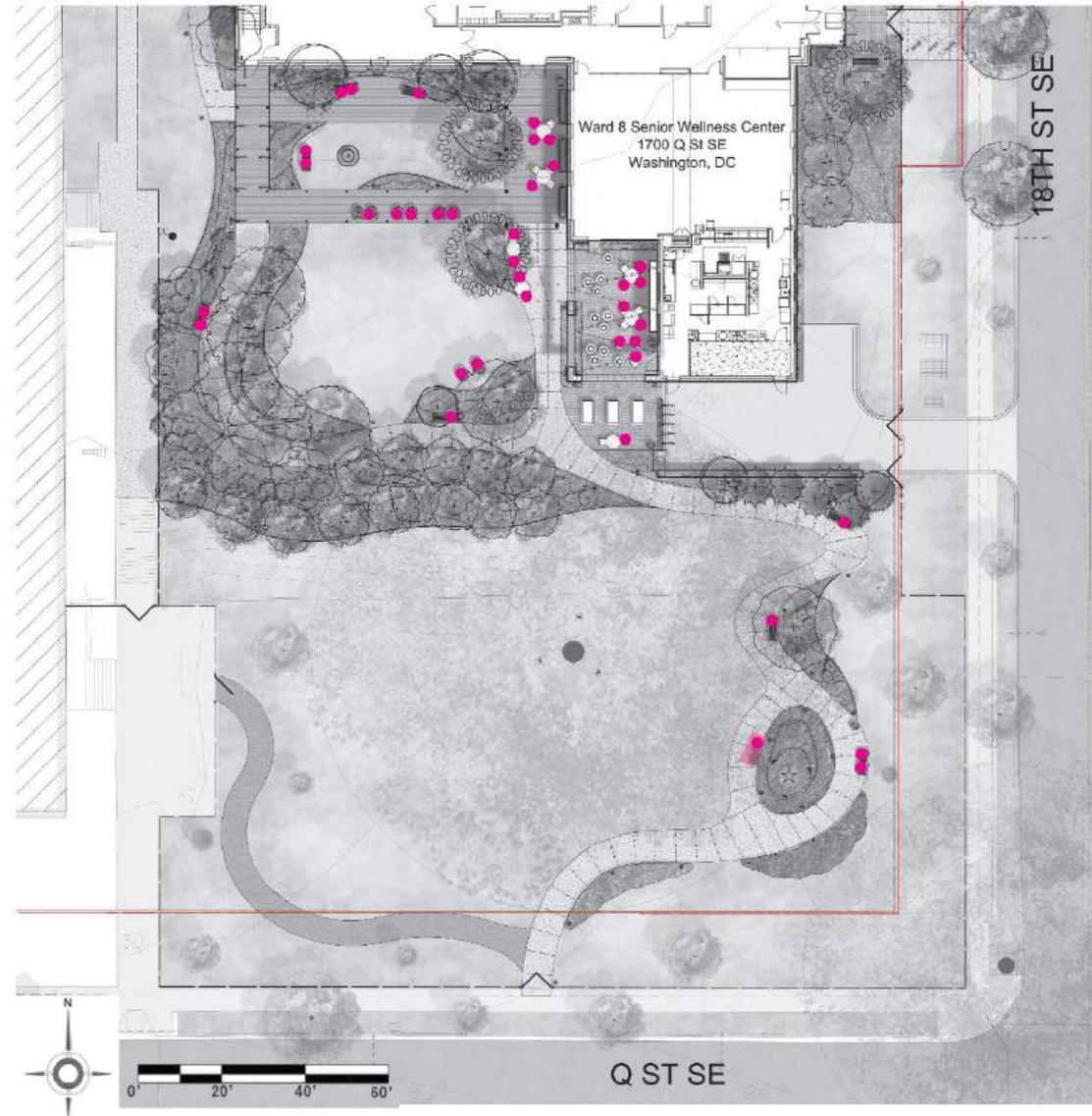
Special Bench



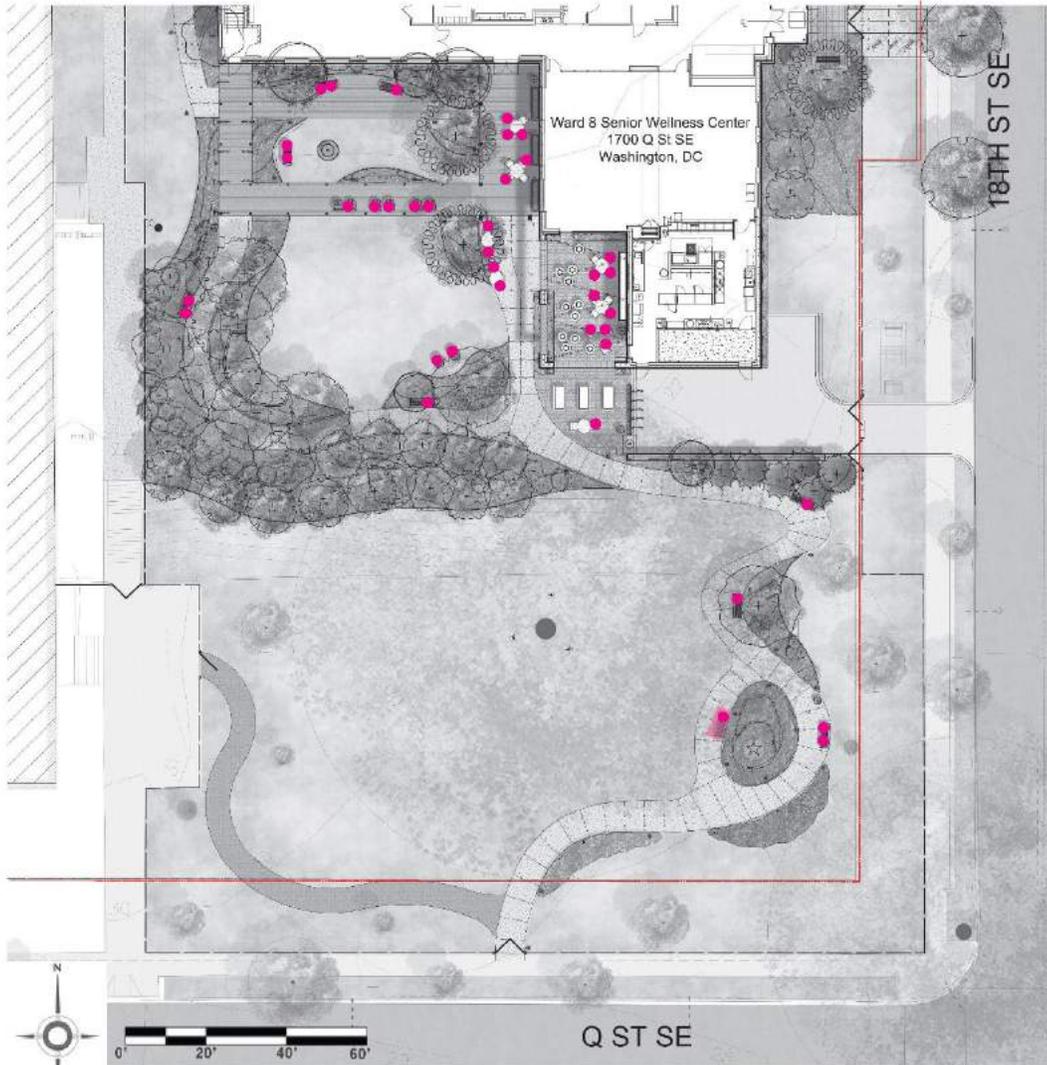
Dining Table & Chairs



Lounge Chair

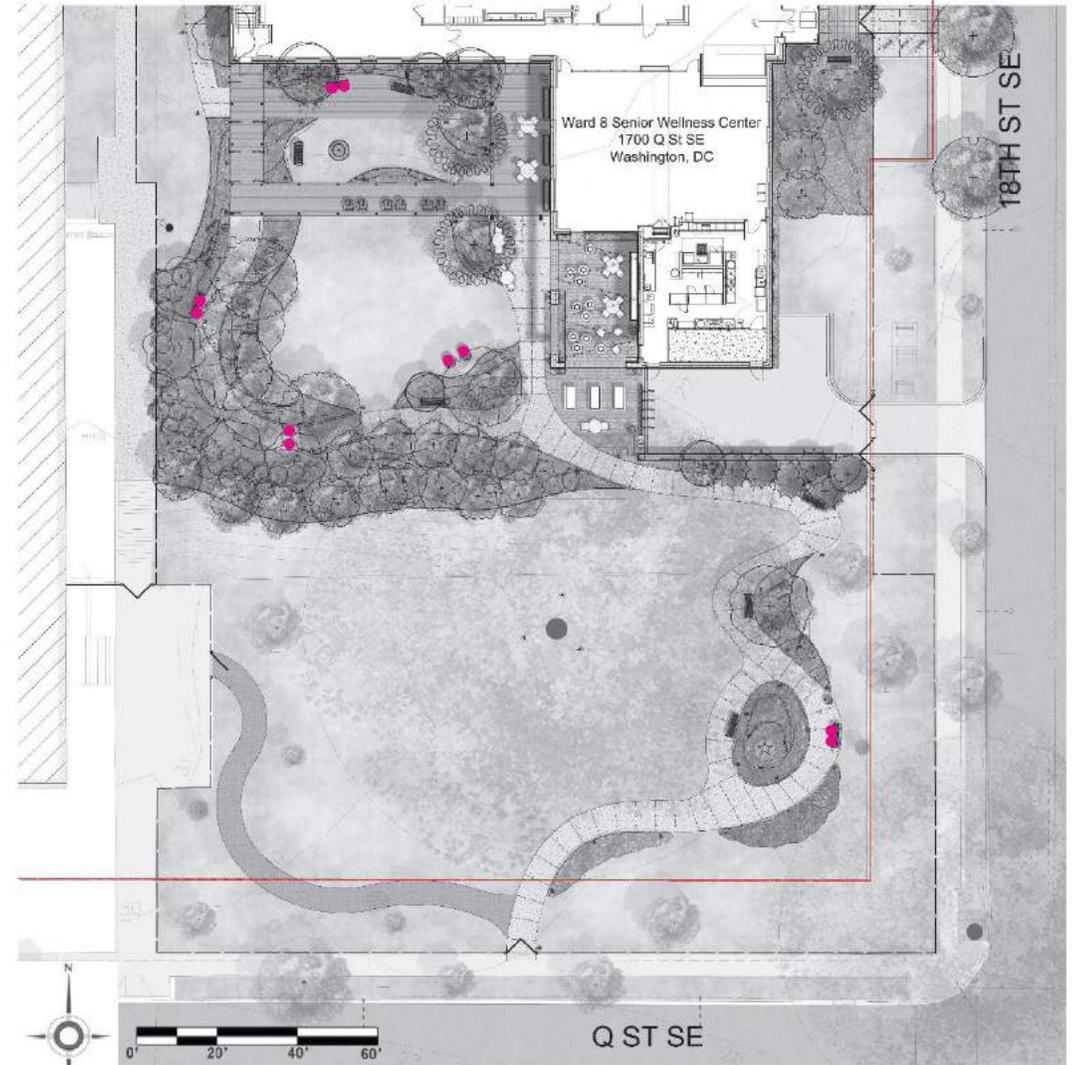


SITE - SEATING & MENTAL HEALTH



PROGRAMMING DIAGRAM - SEATING
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

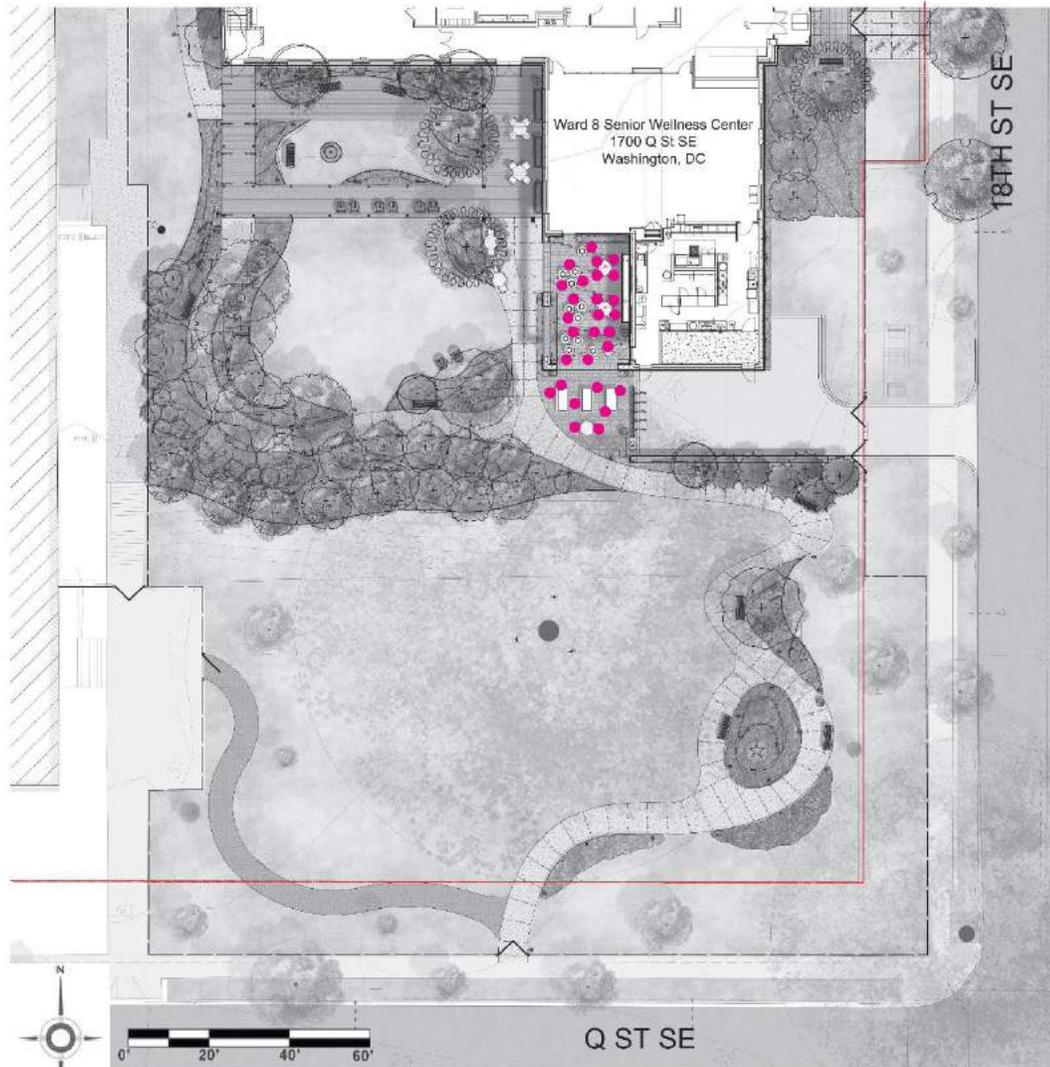
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PROGRAMMING DIAGRAM - OUTDOOR MENTAL HEALTH SESSIONS
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

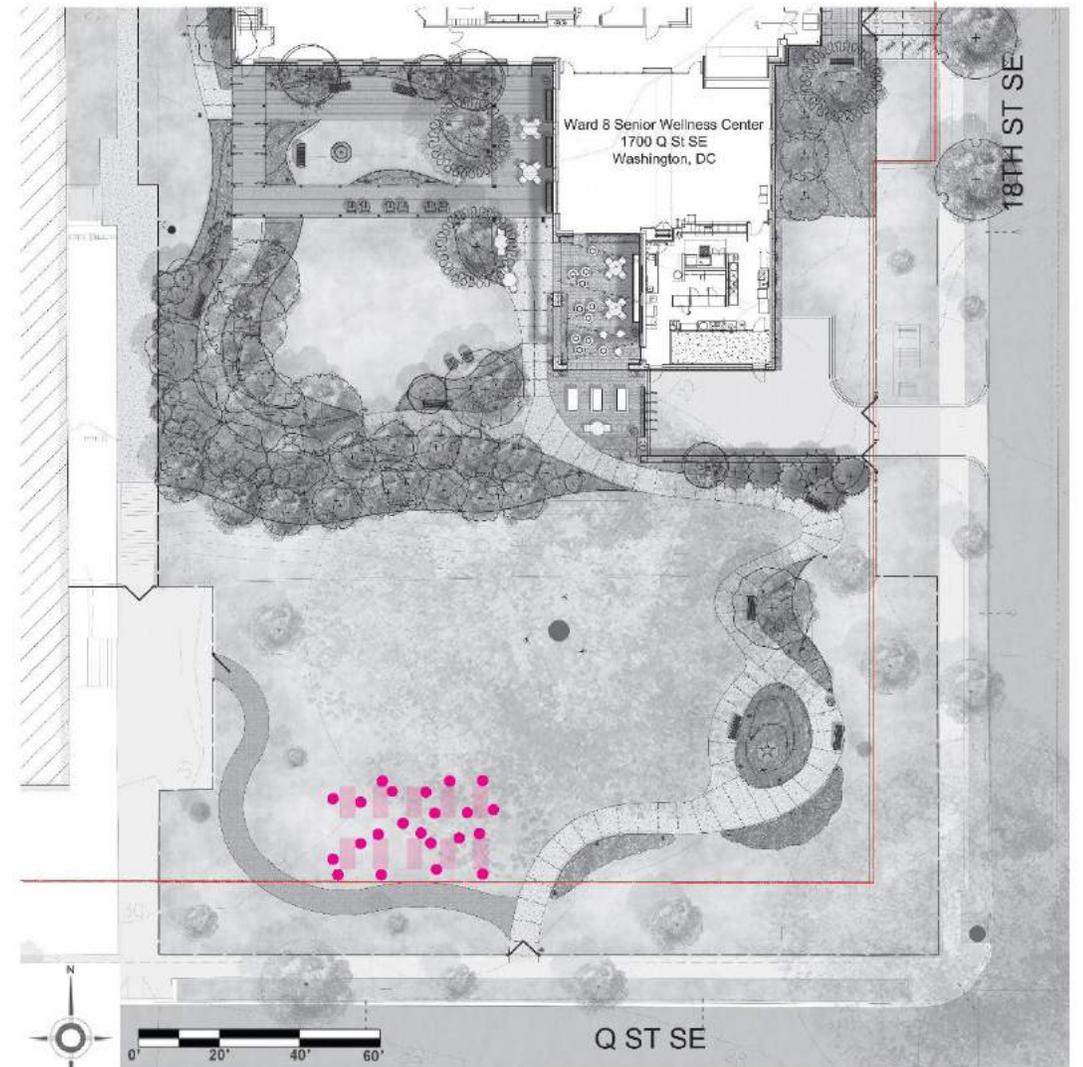
17

SITE - GARDENING



PROGRAMMING DIAGRAM - GARDENING ACTIVITIES
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

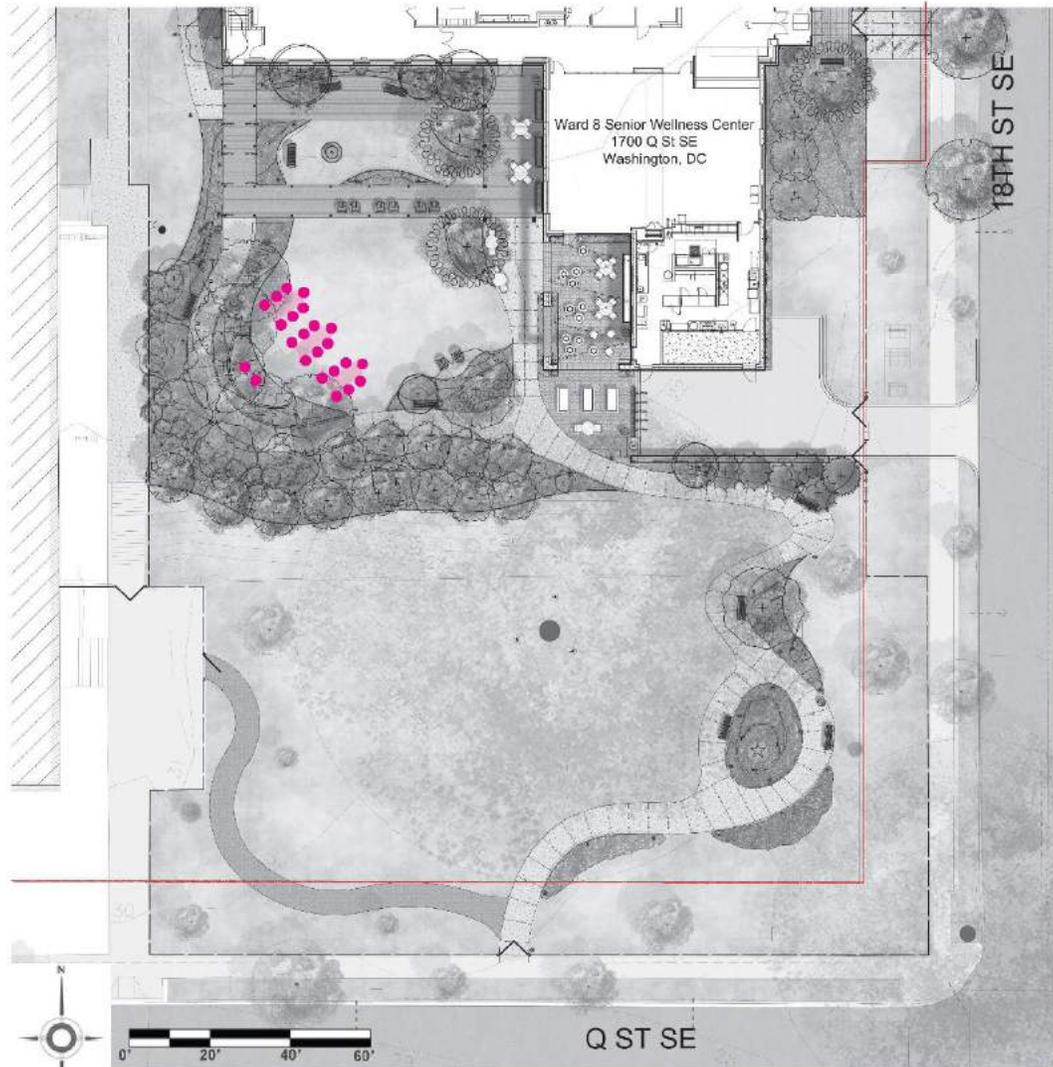
7



PROGRAMMING DIAGRAM - POTENTIAL GARDEN EXPANSION
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

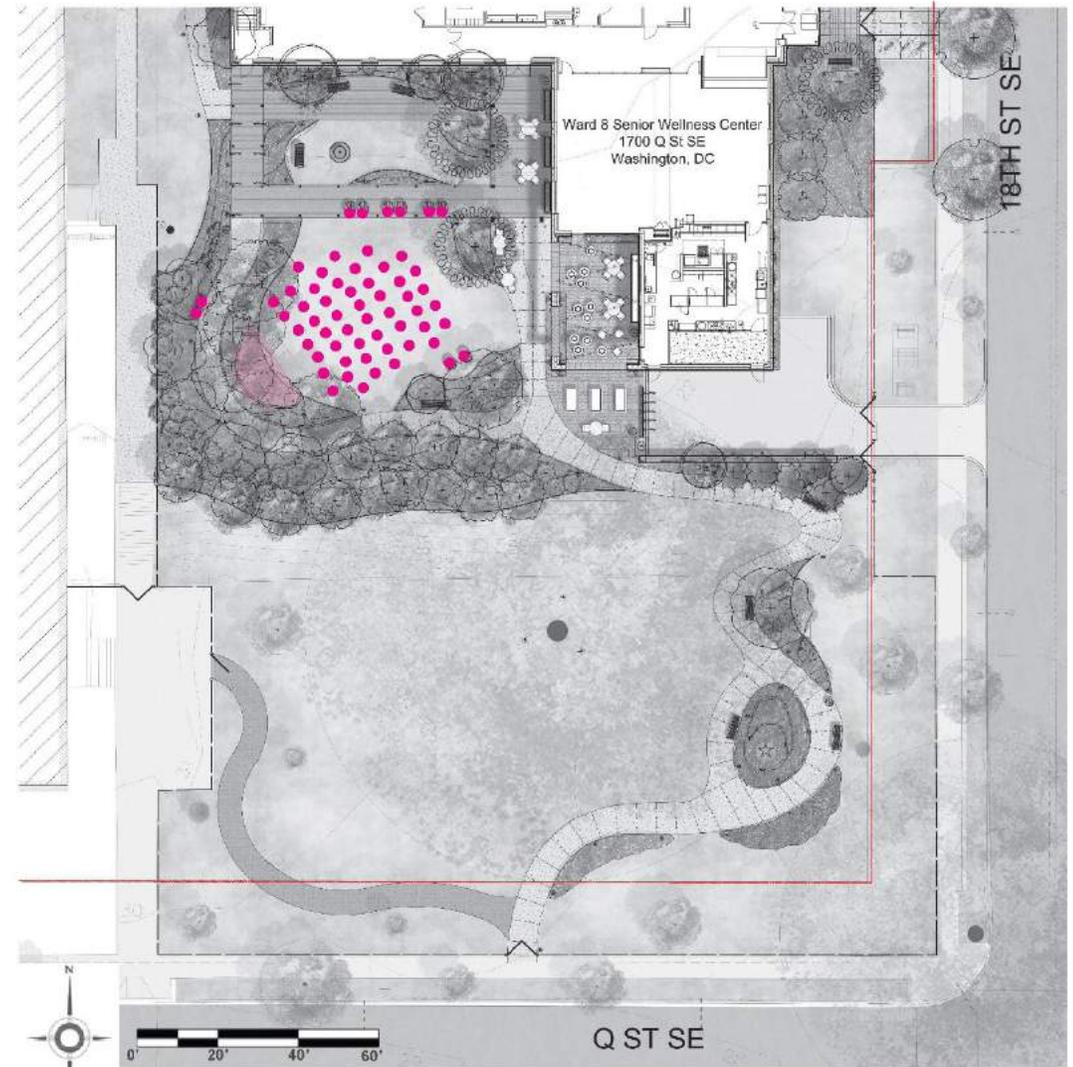
8

SITE - CLASSES & LIVE PERFORMANCE



PROGRAMMING DIAGRAM - OUTDOOR CLASSES/DEMONSTRATIONS
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

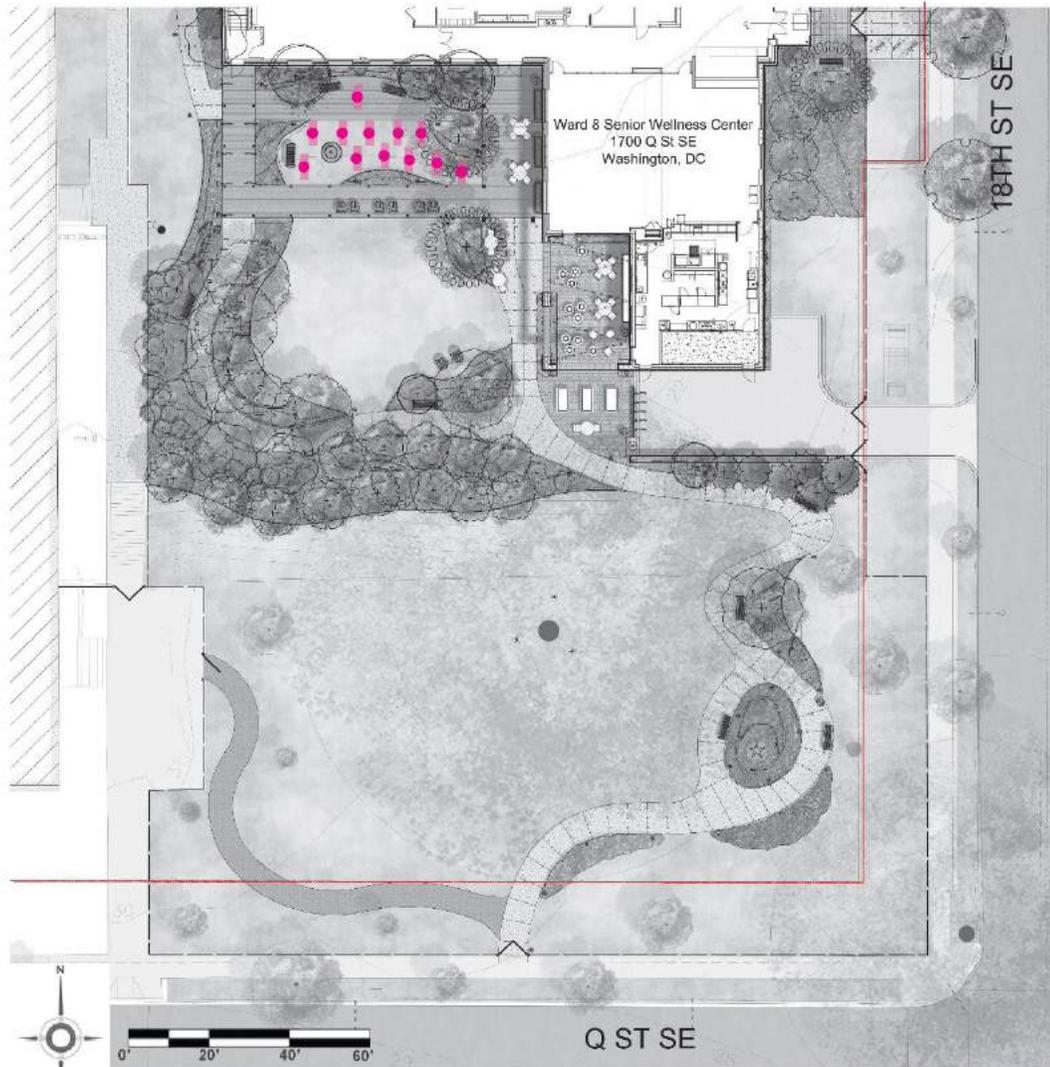
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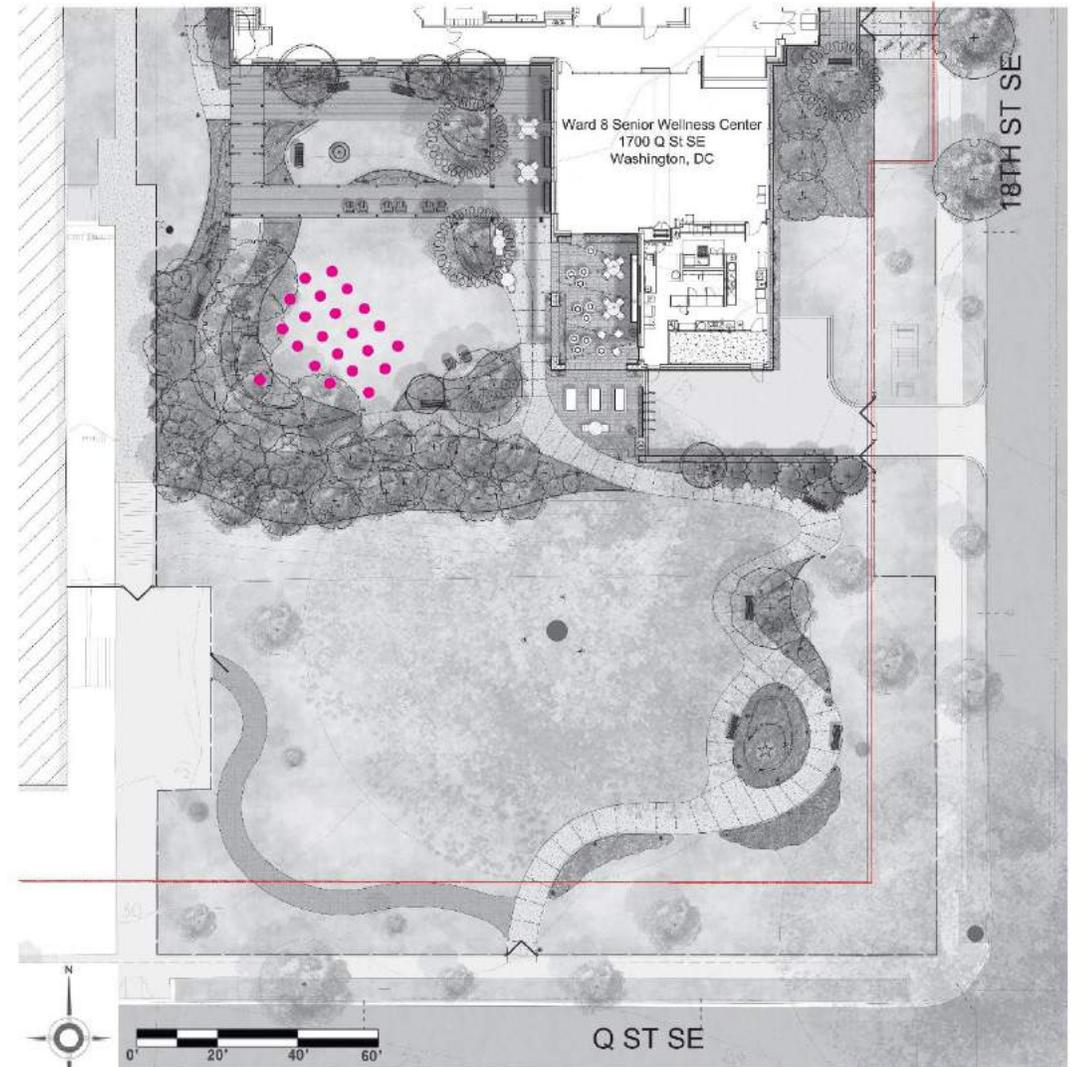
PROGRAMMING DIAGRAM - LIVE PERFORMANCE
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

16

SITE - YOGA & ZUMBA

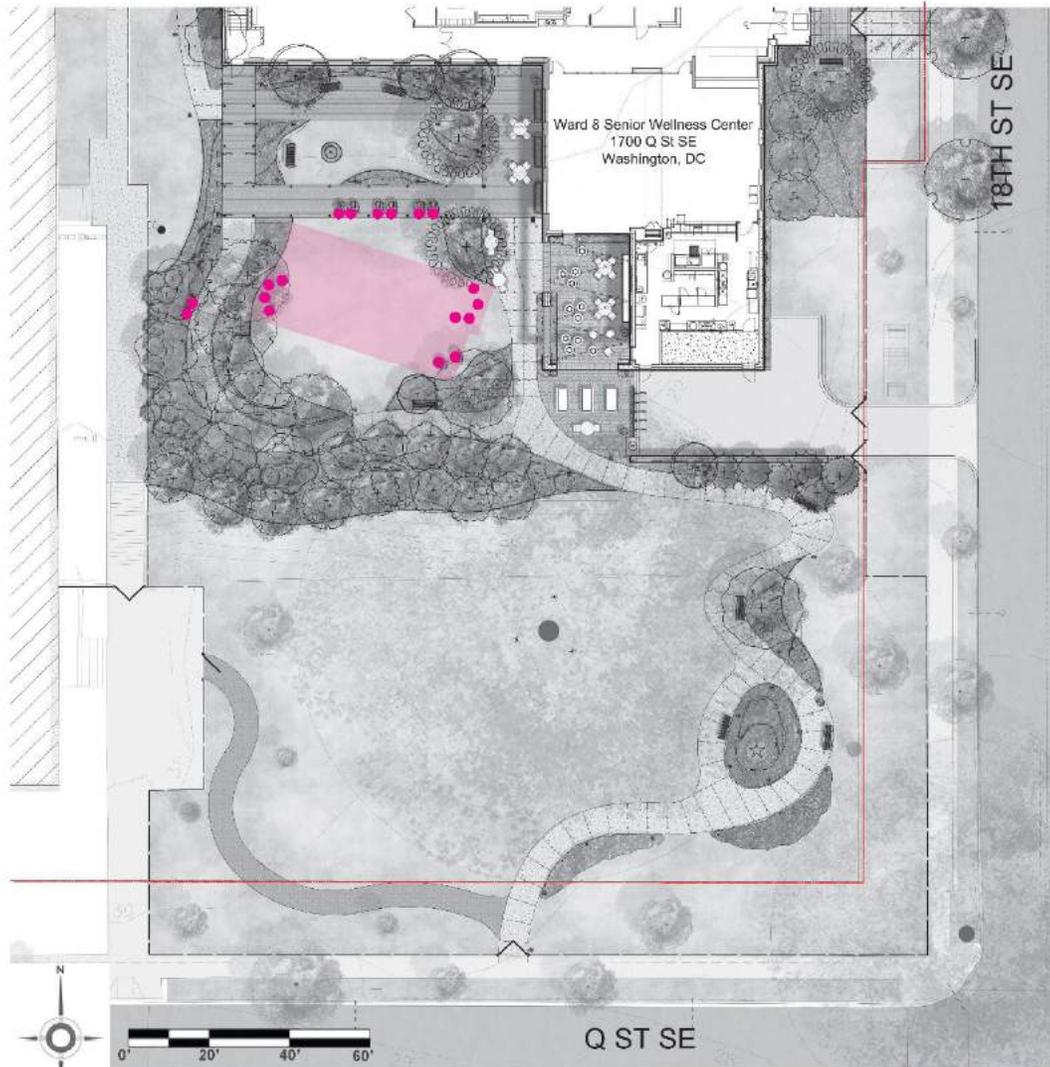


WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 10

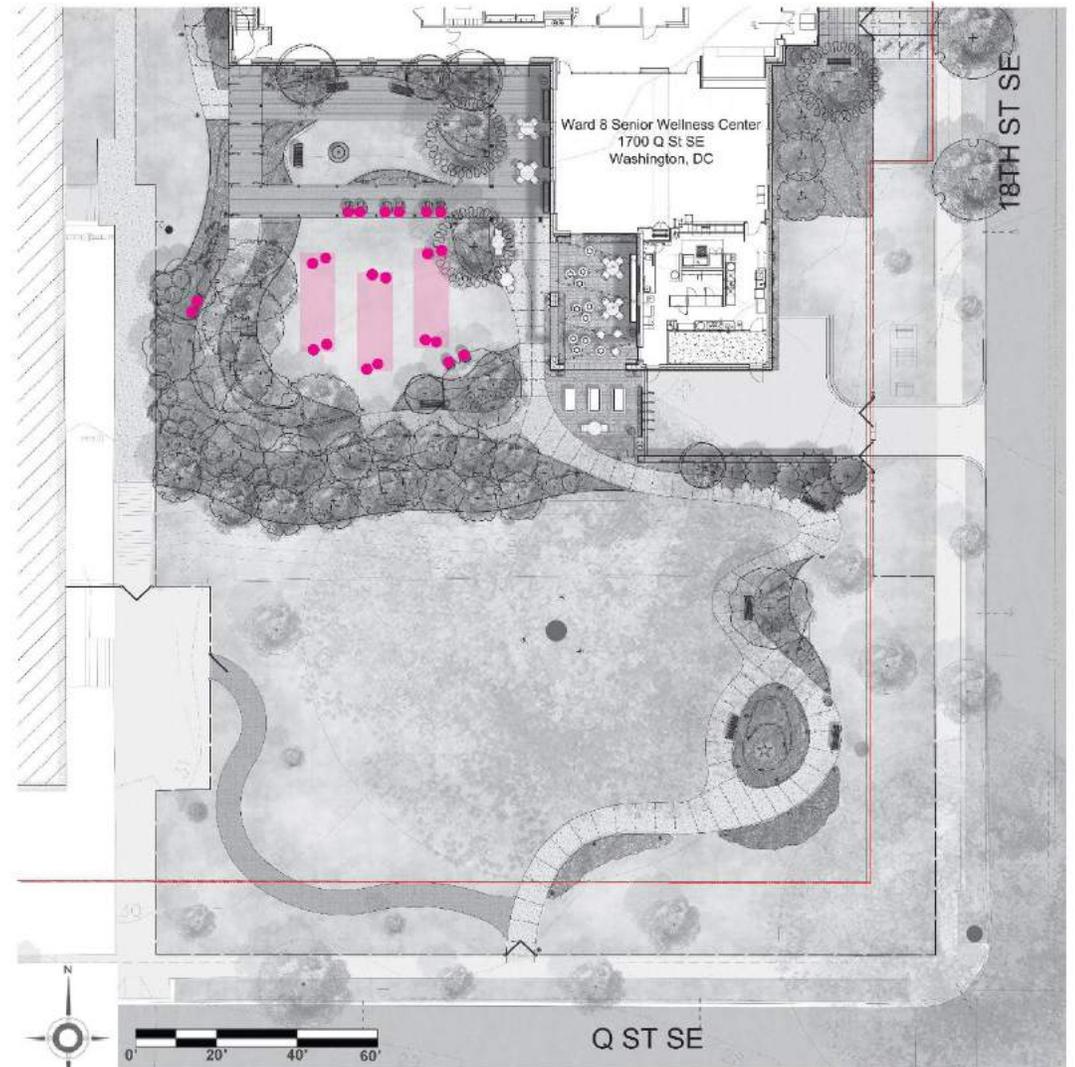


WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 12

SITE – BOCCE AND CORN HOLE

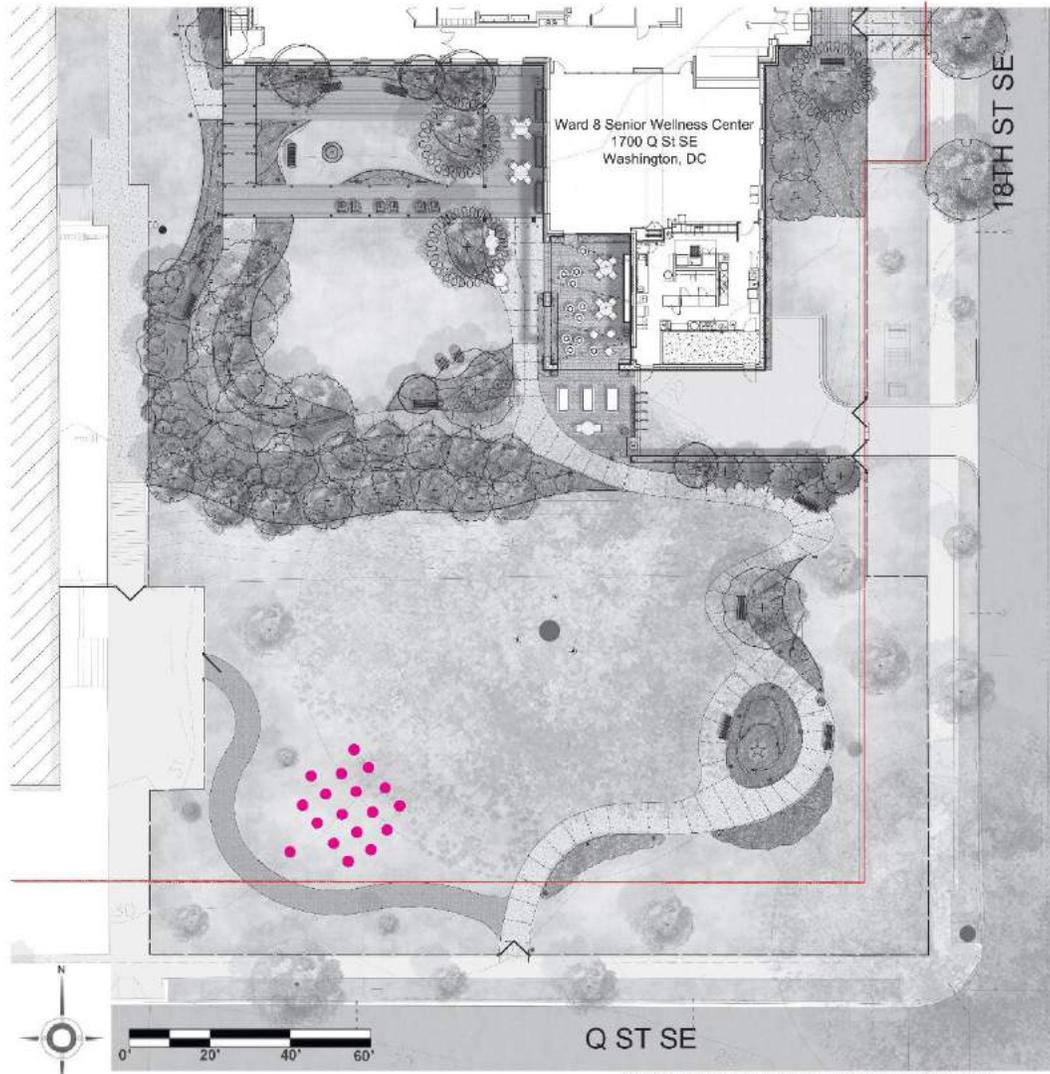


PROGRAMMING DIAGRAM - BOCCE GAMES
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 13



PROGRAMMING DIAGRAM - CORN HOLE GAMES
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 14

SITE - OUTDOOR EXERCISE & BADMINTON



PROGRAMMING DIAGRAM - OUTDOOR EXERCISE
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

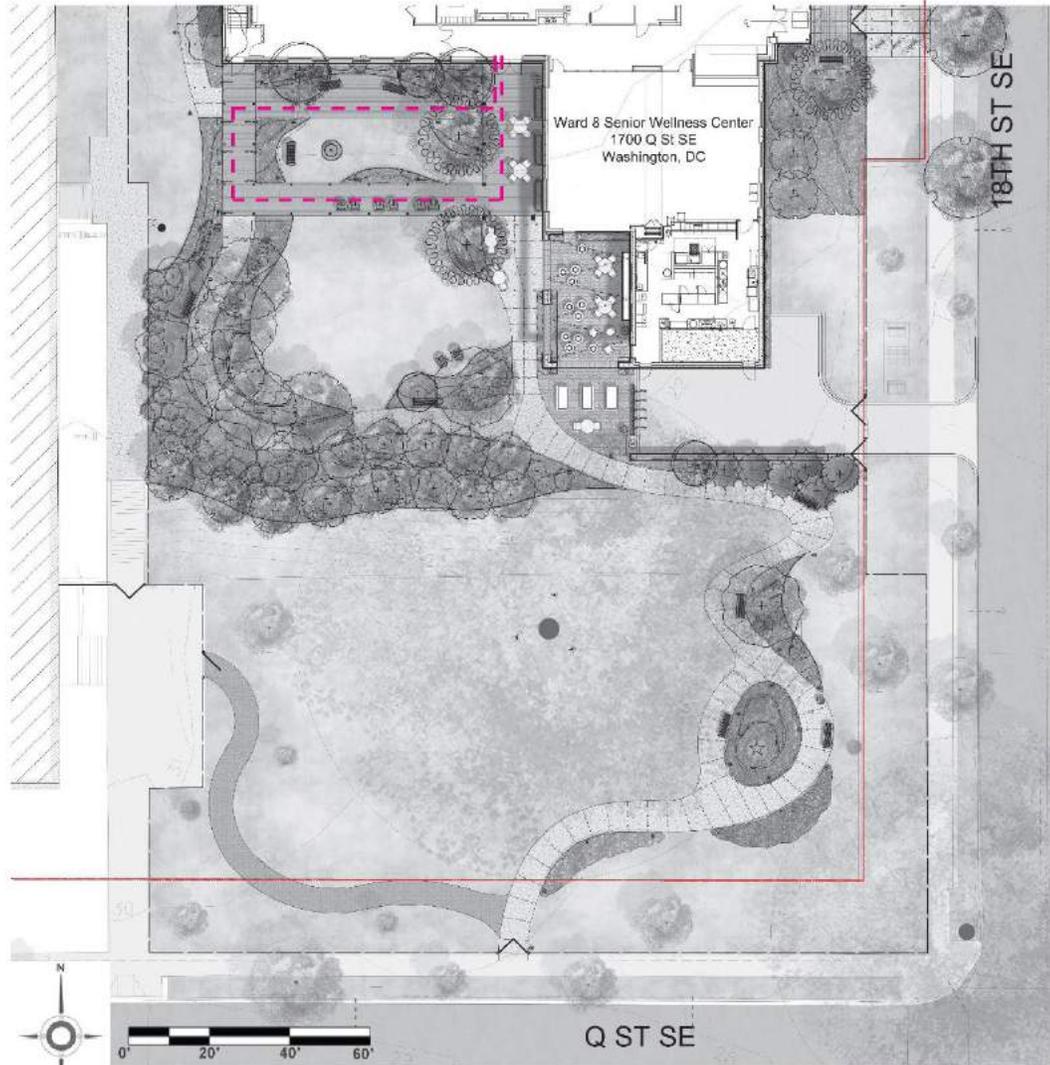
11



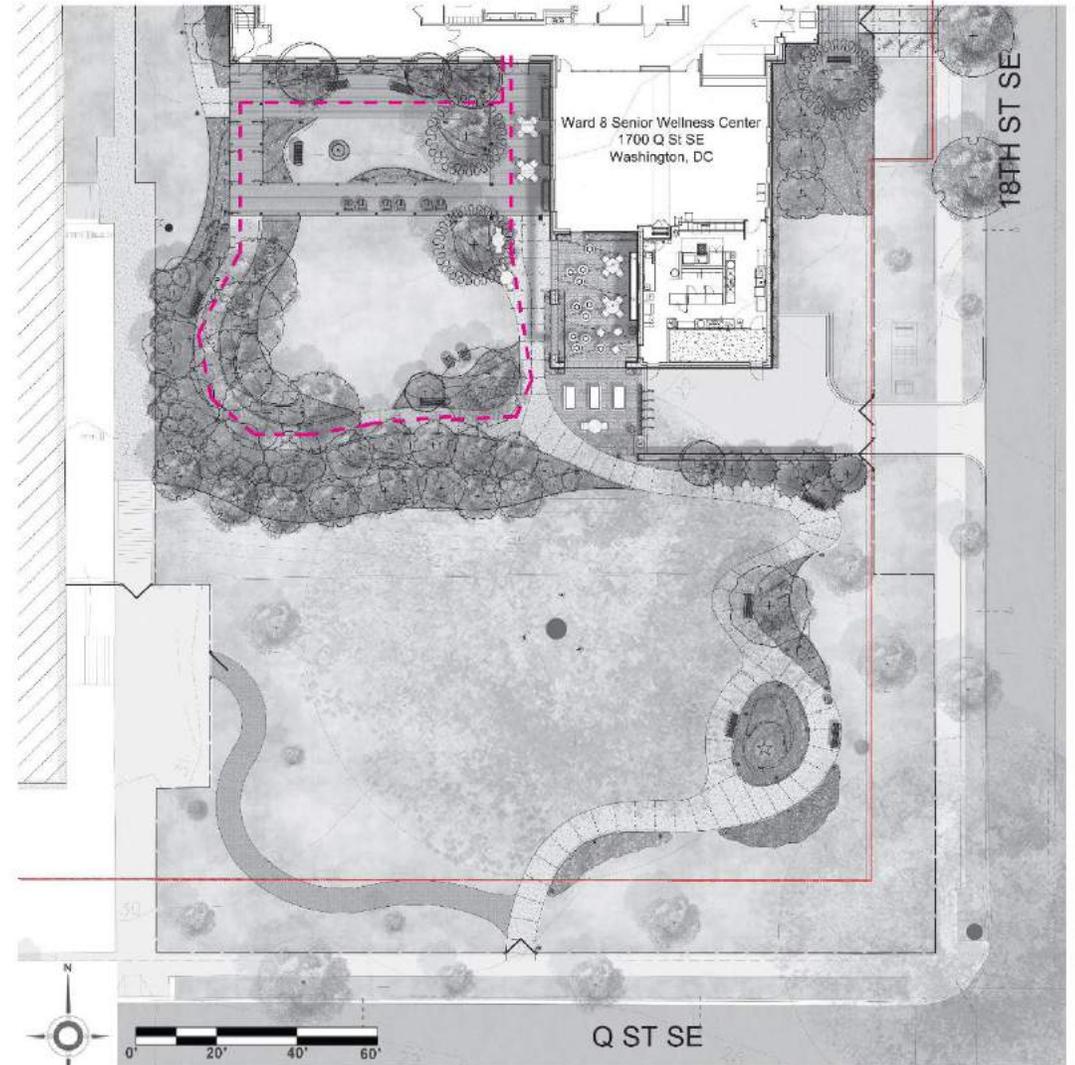
PROGRAMMING DIAGRAM - BADMINTON GAMES
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

15

SITE - WALKING PATHS

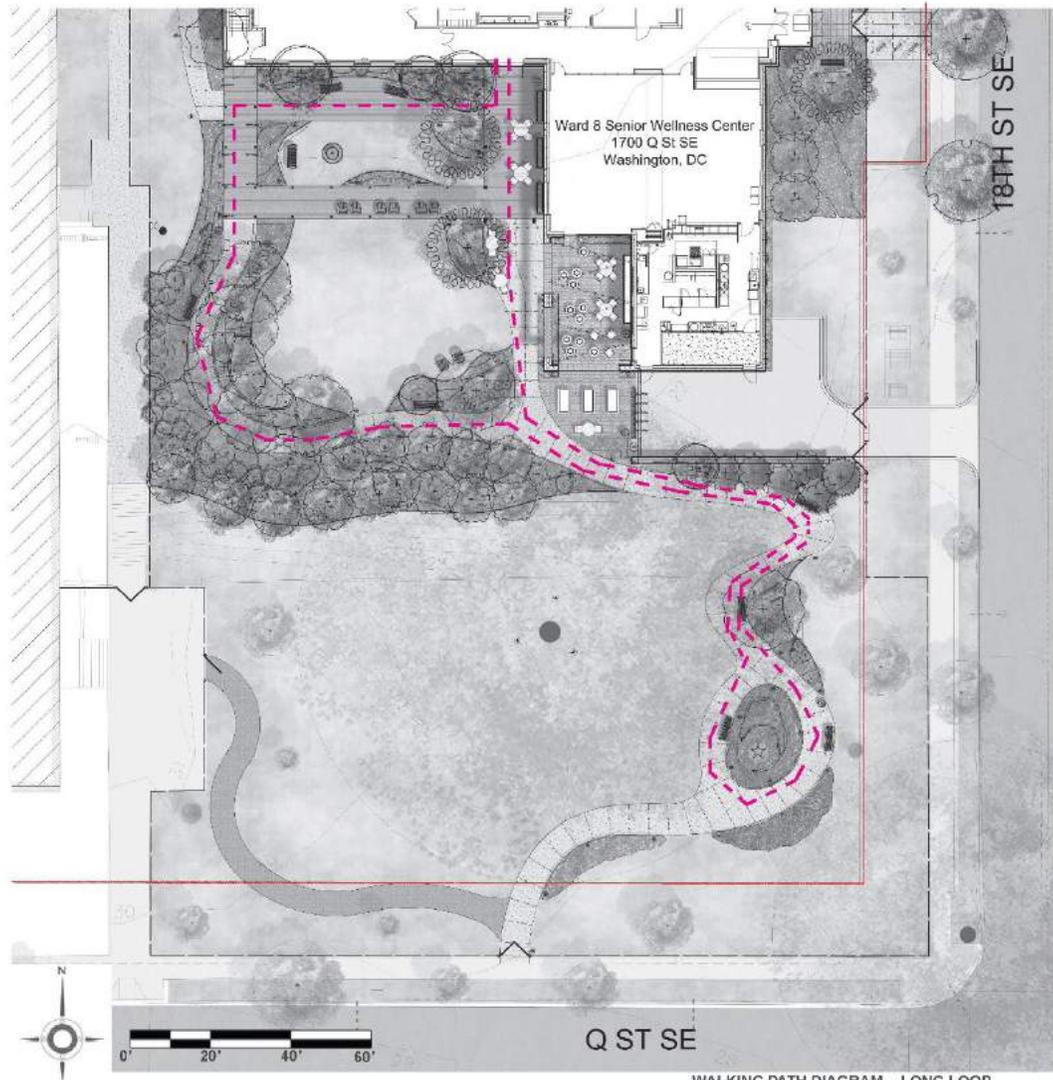


WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams



WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams

SITE - WALKING PATHS



WALKING PATH DIAGRAM - LONG LOOP
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 22



WALKING PATH DIAGRAM - LAWN LOOP
WARD 8 SENIOR WELLNESS CENTER | NOVEMBER 3, 2022 Landscape Diagrams 23

PERSPECTIVES

18TH STREET SE



PERSPECTIVES

MAIN ENTRANCE

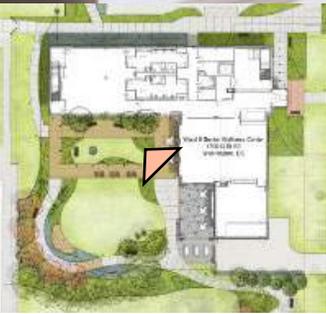


PERSPECTIVES



PERSPECTIVES

MINOR COURTYARD



PERSPECTIVES



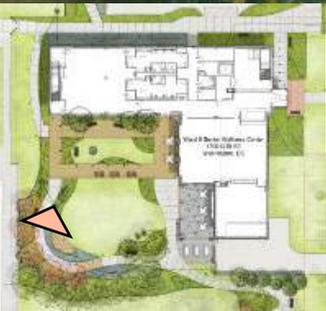
PERSPECTIVES

MINOR COURTYARD

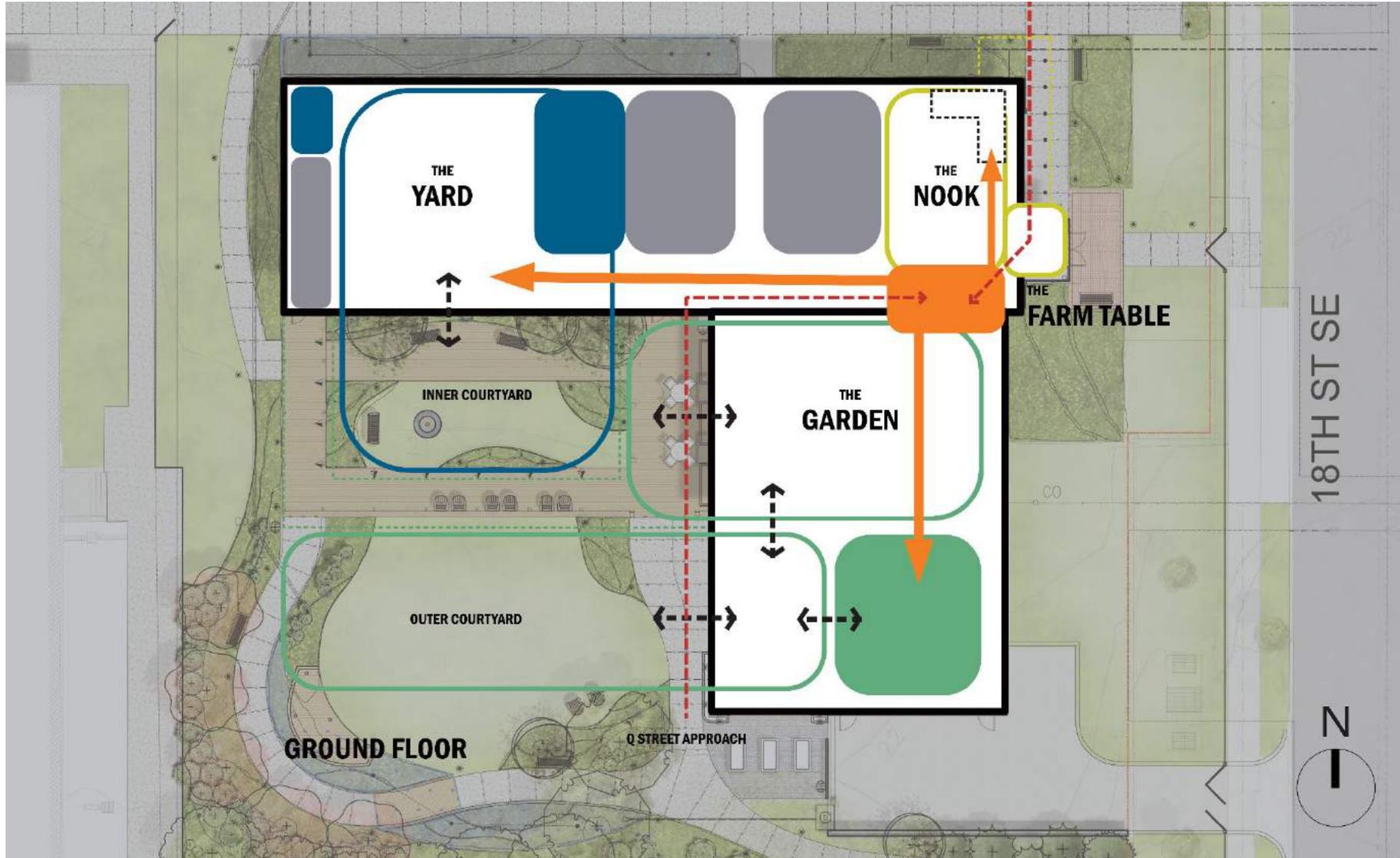


PERSPECTIVES

MAJOR COURTYARD



CONNECTED PLACES



PERKINS EASTMAN DC

DESIGNING THE DISTRICT

Tab C

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

23 November 2022

Dear Mr. Anderson:

In the Commission of Fine Arts public meeting of 17 November conducted by videoconference, the Commission members present, based on their prior review of the submission materials, recommended approval of the final design for the new Ward 8 Senior Wellness Center, to be located on the campus of Kramer Middle School at 1700 Q Street, SE. As a quorum was not present, this recommendation will be placed on the administrative agenda for confirmation at the Commission's next meeting. Please consult with the staff to complete the documentation of the final design. As always, the staff is available to assist you with future submissions.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Keith A. Anderson, Director
D.C. Department of General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

cc: Karen Gioconda, Perkins Eastman DC
Mila Antova, Moody Graham Landscape Architecture
Garret King, D.C. Department of Aging and Community Living

Tab D



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

Office of the Chancellor

July 21, 2023

Department of Buildings
1100 4th Street SW
Washington, DC 20024

Re: Project Name: DGS Ward 8 Senior Wellness Center
Building Permit Number: B2302875
Zoning Matter-of-Right Use

To whom it may concern,

The District of Columbia Department of General Services (DGS), in partnership with the District of Columbia Department of Aging and Community Living (DACL) and District of Columbia Public Schools (DCPS), is excited for the opportunity to build a new Ward 8 Senior Wellness Center in the Southeast neighborhood of Fairlawn. The new building, and extensive site improvements, will be a great asset to the neighborhood and Kramer Middle School communities.

The Ward 8 Senior Wellness Center – a public recreation center focusing on an elderly demographic – will be constructed adjacent to Kramer Middle School, located at 1700 Q Street SE (Square 5568, Lot 801). The property is zoned R-3. DGS will own and operate the center, while DACL will provide programming and staffing. The co-location of the Ward 8 Wellness Center and Kramer on this site is to assist in facilitating strategic initiatives of DACL and DCPS to provide joint programming for seniors and students.

As part of the project's building permit approvals process, the following Zoning comment was provided:

Pursuant to U-203.1(h), the proposed use must be approved by the Board of Zoning Adjustment as a special exception.

Pursuant to the Ward 8 Wellness Center's location on a site currently utilized by a District of Columbia public school, it is our understanding that this project will fall under DC Zoning Code section U-202.1(g):

The following uses shall be permitted as a matter of right in R-Use Groups A, B, and C subject to any applicable conditions:

(g) Child development / elderly development center located in a District of Columbia public school or a public recreation center operated by the District of Columbia Government; provided, that written permission to use the premises shall have been granted by the Chancellor of the District of Columbia Public Schools or the Director of the managing government agency, respectively.

This letter serves as written permission to use the premises for the outlined Ward 8 Senior Wellness Center.

Sincerely,

Lewis D. Ferebee, Ed.D.
Chancellor

Tab E



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/Fairlawn/Hillsdale



Exec Officers

November 30, 2023

Jamila White
Chair

RE: Fairlawn Senior Wellness Center, Public Space Support Letter

Robin McKinney
Vice-Chair

Department of Transportation
Public Space Regulation Division
1100 4th Street SW – 3rd Floor
Washington, DC 20024

Tonya Crawford
Secretary

LaVern Glenn
Treasurer

Dear Public Space Hearing Committee:

Laneice Moore
Sergeant at Arms

At its regularly scheduled, properly noticed meeting on October 3, 2023, with a quorum of five Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted unanimously to support the construction of the Department of Aging and Community Living's new Senior Wellness Center in Fairlawn. This project provides essential resources to seniors living East of the River and fosters intergenerational programming that benefits both older adults in the community and the students at Kramer Middle School.

Commissioners

Tonya Crawford
SMD 8A01

DACL's Senior Wellness Center in Fairlawn will help address seniors' healthcare and well-being needs. It will serve as a hub for seniors to access vital services, engage in various activities, and connect with peers. This center will enhance their quality of life and provide a dedicated space for socialization, health promotion, and community support. Furthermore, the co-location of DACL's Senior Wellness Center with Kramer Middle School hopefully will create valuable opportunities for intergenerational programming. This collaborative effort will enable older adults to share their wisdom and experiences with students, contributing to their educational and personal growth. In turn, students will benefit from exposure to the rich experiences of older adults, fostering empathy, understanding, and a sense of community.

Barbara J. Clark
SMD 8A02

Holly Muhammad
SMD 8A03

Laneice Moore
SMD 8A04

For these reasons, we encourage full support for the construction of this center. This project aligns with our commitment to our seniors' well-being and youth's growth and development, ensuring a stronger, more connected community.

Jamila White
SMD 8A05

Robin McKinney
SMD 8A06

Thank you for the opportunity to provide this letter.

LaVern Glenn
SMD 8A07

Regards,

DocuSigned by:

FF533BF18C12458...
Jamila White
Chair
Advisory Neighborhood Commission 8A

Tab F

Karen Gioconda

NCIDQ, LEED AP ID+C | ASSOCIATE PRINCIPAL



EDUCATION

Bachelor of Science in Interior Design, Virginia Polytechnic Institute and State University, Blacksburg, Virginia

ASSOCIATIONS

Karen is a LEED AP for Interior Design and Construction (LEED AP ID+C) and maintains a National Council for Interior Design Qualification (NCIDQ) certification.

Karen is a member of the DACKids (District Architecture Center) Programs Committee.

Karen is a multi-talented professional who provides design leadership to clients and her colleagues in the interior design and architecture industries. She is adept at building trust and forging relationships with clients and applying new skills to the interior design of each project that she undertakes. Her education and experiences have helped to develop strong skills in client and consultant coordination, stakeholder engagement, and budget and schedule management. Her approach to design ensures that all aspects of a project, from strategy and planning to materiality and furnishings, embody the character of the client's mission.

Relevant Experience

DC DGS Ward 8 Senior Wellness Center

Washington, District of Columbia

The Ward 8 Senior Wellness Center is sited adjacent to Kramer Middle School with the intent of establishing a multigenerational campus to foster inclusive community engagement, gathering, and access to amenities. As a place for all DC seniors, the programming of the facility is centered around nutrition, health, and wellness with gardens, a commercial kitchen to serve meals, and a fitness center to host yoga and exercise classes. of the Fairlawn neighborhood.

DC DGS Northeast Heights Headquarters

Washington, District of Columbia

A new 290,000 gsf headquarters office for the DC Department of General Services (DGS) office in Ward 7. The five-story office building is designed as Class-A with an occupiable penthouse above grade and one story of parking below grade. Amenities will include outdoor

terraces at the main roof and the second floor, a fitness center with locker rooms and yoga room, a bike room, mothers' rooms, and a public café.

DCPS John Lewis Elementary School

Washington, District of Columbia

Design of a replacement building for an existing elementary school located on a compact urban campus with an actively engaged community. The 500 student, 90,000 sf building is slated to become the first school in the District of Columbia to achieve Net Zero Energy (NZE).

ACPS Beauregard Middle School Conversion

Alexandria, VA

Project Manager. Transformation of existing commercial office space into a high-performance school for 400 students. The swing space design will be able to accommodate permanent use of the building for 600 students.

MCPS Neelsville Middle School

Germantown, Maryland

Design of a 160,000sf replacement middle school for Montgomery County Public Schools. Key design principles include creating a high performance learning environment, a welcoming and secure arrival, and a place for middle schoolers. Scope includes design and construction of the new building, demolition of the existing building, and site and circulation improvements.

Federal City Council

Washington, District of Columbia

Design services for 4,312 sf of office space for a non-profit focused on the improvement of Washington, DC. The entry is defined by color and finish to provide visual separation between “public” and “private” zones. Ample open and closed collaboration space is available and visible to guests and employees. Employees can take advantage of natural light and views from their modular workstations. Budget was a key consideration and was balanced through collaboration across the client, architectural, MEP, and contracting teams.

Meridian International Center

Washington, District of Columbia

Currently conducting strategic planning for this “nonprofit, global leadership organization” in preparation for expansion of their campus into the 2300 16th Street building. Services include facilitating a leadership vision session, employee workshops, an online workplace survey, and departmental interviews. The final report will detail the findings from the exercises and include recommendations for use of existing and new real estate.

Edlavich DC Jewish Community Center

Washington, District of Columbia

Renovation of 57,500 sf of the DC JCC including early childhood and youth programs, classrooms, multi-purpose space, fitness facility and rooftop event space.

Woolly Mammoth Theatre Company

Washington, District of Columbia

Interior design and architecture services of lobby, concession, and public spaces to transform the entryway and storefront. The refresh expresses the progressive mission and core values for an innovative and thought provoking theater company.