



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: February 7, 2012
SUBJECT: BZA Case 18309 – 1474 Columbia Rd. NW – Jubilee Housing, Inc.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of Special Exception Relief to permit a child development center and two community service centers subject to the following conditions:

Child Development Center – Jubilee Jumpstart

- The hours of operations of operation shall be between 7:00 am to 6:30 pm
- The number of attendees shall be no more than 70 children and the number of employees shall be 25 full-time staff.

Two service community center uses, including:

- The Teen Renaissance Center for 30 teens and 4 full-time staff with hours of operation between the hours of 3:00 pm to 6:00 pm
- A Family Resource Center to be served by 2 employees with hours of operation between 9:00 am and 6:00 pm

II. LOCATION AND SITE DESCRIPTION

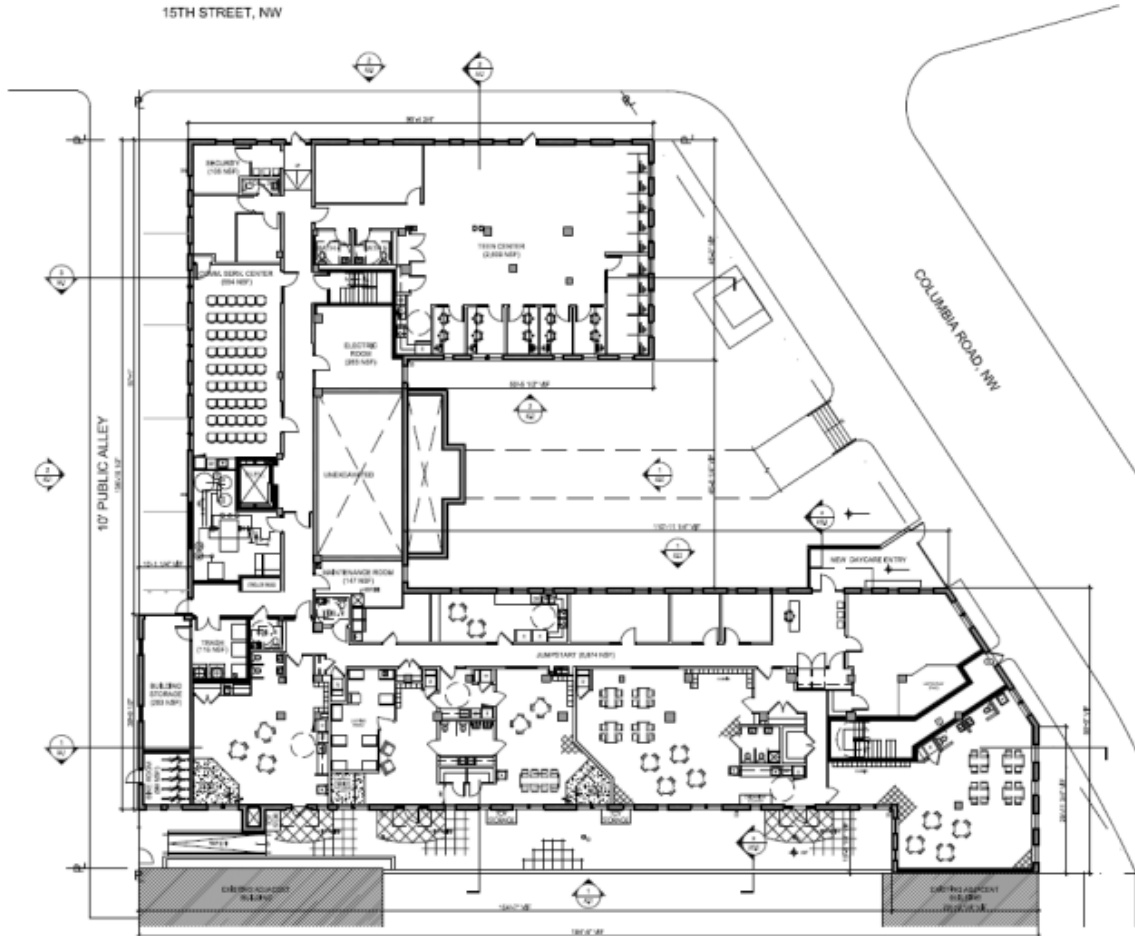
Address:	1474 Columbia Rd. NW
Legal Description:	Square 2669, Lot 825 , WARD 1
Lot Characteristics:	Irregularly shaped (quadrilateral), flat lot, 23,337 sf in area.
Zoning:	D/R-5-B – predominantly medium density apartment uses. The proposed use(s) would have no impact on the Diplomatic Overlay.
Existing Development:	Non-conforming, four-story, red-brick residential apartment building, a one-car garage and four parking spaces at the rear. The building is non-conforming with respect to the FAR, parking and loading requirements for the District.
Historic District:	Not in a historic district. However, the building was designated as a historic landmark and recommended for listing in the National Register of Historic Places (December 15, 2011).
Adjacent Properties:	Alley to the south: 15th Street to the west: Columbia Road to the north: and an apartment house to the east.
Surrounding Neighborhood Character:	The area is a mix of moderate and medium density apartment and institutional uses.

III. BACKGROUND

This is an application by Jubilee Housing, Inc., pursuant to § 3104.1, for a special exception to allow a:

- Child development center (Jubilee –Jump Start for 70 infants and children and 25 staff) under Section 205;
- Community service center (Teen Renaissance Center) serving 30 high school-aged children with four (4) full-time staff and 10 volunteers at a time; and another
- Community service center (The Family Resource Center) that will offer workshops and classes for up to eight persons at a time, to be staffed by two (2) employees.

Jubilee Housing proposes to renovate the existing 66-unit apartment building known as the Maycroft Apartments, with 64 apartment units, and ground floor uses noted above. The Family Resource Center (FRC) is an existing Jubilee Housing program which assists families or individuals with the public benefits process. Flexible space identified in the applicant’s original submission would now be assigned to the FRC. (Note that this space was previously 1,400 sf, but due to redesign of the first floor level, it was reduced to approximately 730 sf.) The applicant has submitted an updated plan for this space, as shown below.



Site Plan of Ground Floor Uses

The proposed space at this location will offer workshops and classes covering similar subject matter. Jubilee anticipates approximately 5 to 8 visitor appointments per day to the Center. Regular operating hours will be from approximately 9am to 6pm, Monday through Friday.

The FRC would be staffed by 1 or 2 employees, and volunteers from the main Jubilee facility at 1640 Columbia Road. Employees would walk to 1474 Columbia Road from the main facility. It is anticipated

that the Center would be utilized by residents of 1474 Columbia and other residents of the nearby neighborhood.

The space would also be utilized for occasional building resident functions when the Family Resource Center is not in use. Five parallel parking spaces are proposed along the alley which abuts the south of the building.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

Special exception relief would be required to permit the child development center (Section 205) and the community service center (Section 334) on the ground floor of the renovated apartment building.

V. OP ANALYSIS

a. 205 CHILD/ELDERLY DEVELOPMENT CENTER

205.1 *Use as a child/elderly development center or adult day treatment facility shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

205.2 *The center or facility shall be capable of meeting all applicable code and licensing requirements. The Office of the State Superintendent of Education, Division of Early Childhood Education, Compliance and Integrity Division, Child Care Licensing Unit (OSSE/ECE/CID/CCLU) recommends that the applicant be granted.*

205.3 *The center or 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.*

Traffic

The applicant has worked with DDOT to examine issues that may arise due to traffic associated with the proposed uses on the site. A traffic study dated January 24, 2012 was submitted to DDOT for their review and analysis. The study area was limited to three intersections along 15th Street, including at Harvard Street, at the alley which is located mid-block and at Columbia Road. It was determined that peak hour during the morning occurred between the hours of 8:00 am and 9:00 am and from 6:00 pm to 7:00 pm during the evening. The operations of the existing child development center operated by Jubilee at Ontario Road were compared to the operations that might be expected at the new Maycroft facility. The study concluded that traffic due to trip generation from this facility is not expected to further erode the level of service at the intersection during peak times. DDOT has not expressed concerns to OP regarding the applicant's findings.

Drop-Off and Pick Up

Two pick-up/drop-off spaces are proposed on 15th Street, as recommended by DDOT. The maximum queues for the pick-up and drop-off operations at the proposed JumpStart center are anticipated to be three to four vehicles for very short periods of time during the morning and evening periods. The study determined that approximately 20 minutes during the morning drop-off time period and approximately 30 minutes during the evening pick-up time period, the maximum queue would be only two vehicles at this facility. At times, however, if more than two vehicles are picking up or dropping off at the same time, and both pick-up/drop-off spaces are occupied, parents would have to find an available on-street parking space.

Drop-off and pick-up would not create an unsafe condition to attendees of the center, since it would take place on the west-side of the building which provides a connected sidewalk to the building's entrance. There would be no need to cross the busy intersection at 15th and Columbia Road for those who may arrive by car.

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

The Historic Preservation Review Board (HPRB) declared the property known as the Maycroft Apartments, a historic landmark in December 2011. Section 2120.3 exempts a historic resource from the requirement of § 2100.4 to provide additional parking as a result of a change of use, and from the requirement of § 2100.6 to provide additional parking as a result of an increase of intensity of use. No change of the apartment use is proposed and no addition to the building is proposed which would increase the gross floor area by 50% or more (§ 2120.3 (a)).

The proposed plan includes five striped parallel parking spaces to be located off the 10-foot wide public alley, accessed off 15th Street. Based on the number of staff, 6 spaces would be required per Section 2101, if the facility were not a designated historic structure. The applicant has estimated that a total of twelve (12) employees would drive to the center each day. Of the twelve, two employees would continue parking at the 1640 Columbia Road facility and walk to this location. Five employees would utilize the five spaces located off the alley. Pending an agreement with the National Baptist Memorial Church to utilize their parking lot at the northeast corner of the intersection of Columbia Road and 15th Street, the traffic study assumes that the five other employees would park at this location. If the agreement is not realized, then the applicant has indicated that the employees would be encouraged to utilize the public parking lot at DC USA, located at the 14th and Irving Street intersection (approximately 0.2 miles or 1100 feet from the facility).

OP has no information that a recently operated daycare at this facility had an adverse impact on the neighborhood's parking capacity. Based on DDOT's support of the proposed parking arrangement for the intended facility, OP does not anticipate an adverse impact due to parking on neighborhood streets by staff who may need to drive to this facility. The applicant has proposed a Transportation Management Plan (TMP) as follows:

- Employees of the Maycroft JumpStart center will be offered a \$25 SmarTrip card at the time of hire.
- All parents will be notified of pick-up/drop-off procedures, including the following:
 - Children may be dropped-off and picked-up only during the designated times.
 - If unoccupied, the designated zone on 15th Street must be used when picking-up or dropping-off children,
 - When parking for more than 15 minutes, parents must park in a legal parking space in lieu of using the designated pick-up/drop-off area, and
 - Parents are not permitted to double-park on 15th Street or Columbia Road when picking-up or dropping-off children.
- Transportation policies will be included in the Parent's Handbook. Additionally, a quarterly letter or flyer will be sent to staff and parents reminding them of the transportation policies.
- Jubilee JumpStart will provide a map to parents showing on-street parking options (including various restrictions) and locations of nearby off-street public parking.
- A secure, enclosed bicycle room will provide parking for approximately 10 bicycles and will be available for use by employees, residents, volunteers, and visitors.
- *The shower and changing facilities at Jubilee Housing's main office will be available for use by employees of Jubilee Jumpstart. The main office is located just two blocks from the Maycroft site. (Based on the location of the shower facility, this may not be feasible for daycare employees whose time may be very limited.)*

205.5 *The center or facility, 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, activity, visual, or other objectionable conditions.*

The applicant has proposed the installation of acoustic panels along screening walls at the east property line which abuts the apartment building to buffer potential noise from the play area. The applicant has submitted the sound wall details, as requested by OP.

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 deems necessary to protect adjacent and nearby properties.*

OP does not recommend any other special design or screening beyond the acoustic screening proposed in the playground area. This building previously accommodated a day care facility on the ground floor, and there is to date no indications that the operations of the center would adversely impact the residents of the adjacent apartment building to the east of the property.

205.7 *Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at center or facility in traveling between the play area and the center or facility itself.*

The applicant has not indicated that an off-site play area would be used.

205.8 *The Board may approve 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 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.*

There are a number of educational facilities within the immediate neighborhood and adjacent squares. A child development center is located at 1474 Irving Street NW, which is within the defined radius. The majority of children in this long-established program reside in the Adams Morgan, Mt. Pleasant and Columbia Heights neighborhoods which are within walking distance of this facility. The hours of operation are from 7:00 am to 6:00 pm and the program caters to children between the ages of 2 1/2 to 5 years of age. OP does not anticipate an adverse impact due to traffic and queuing at drop-off and pick-up times as the centers are located on different squares a block apart and the directional traffic-flow (east bound on Irving and west bound on Columbia Road), would easily disperse the vehicular traffic that may be associated with each center at these times.

205.9 *Before taking final action on an application for use as a child/elderly development center or adult day treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.*

The application was submitted to the relevant agencies.

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

The application was submitted to the Office of the State Superintendent of Education, Division of Early Childhood Education as stated under 205.2

b. 334 COMMUNITY SERVICE CENTER

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.

The Teen Center currently located at 1631 Euclid Street NW, serves approximately 30 teens and operates between 3:30 pm and 7:00 pm weekdays. When the center is relocated to the subject property, its hours of operation and the number of teens served would remain the same. No teens currently drive to the center and the majority are not of driving age. Therefore, no traffic and parking impacts are anticipated due to the center's operations or attendees.

Of the four staff persons who would operate the center, three would drive daily but would arrive after the morning rush hour between 9:00 am and 11:00 am and before 3:00 pm. Up to 10 volunteers would also serve the center but they generally reside in the neighborhood and would continue to use alternative modes of transportation rather than drive to the center. Similarly, OP does not anticipate traffic and parking impacts due to staff persons at the center.

The applicant's traffic study indicated that trips associated with the use of the community service centers would not have a significant level of impact on the levels of service, as it would remain unchanged, except for cars which may exit the alley during the afternoon peak rush hour. Cars exiting the alley may cause a slight delay which may be imperceptible. DDOT has not expressed concerns regarding the community service center use.

Jubilee Housing has developed a formal TMP for the Teen Renaissance Center. The TMP includes the following:

- Continue offering employees of the Teen Renaissance Center SmartTrip benefits.
- A secure, enclosed bicycle room will provide parking for approximately 10 bicycles and will be available for use by employees, residents, volunteers, and visitors.
- Jubilee Housing will issue a quarterly letter or flyer to staff and volunteers reminding them of the transportation policies.

The Family Resource Center would cater to families within the neighborhood and is not expected to create adverse traffic or parking impacts to the neighborhood.

334.3 No structural changes shall be made except those required by other municipal laws or regulations. No structural changes including additions to the building are proposed in order to accommodate the Teen Center or the Family Resource Center. The interior space at the ground level only would be reorganized to accommodate the proposed uses.

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

The proposed programs for the Family Resource Center and the Teen Center are intended to serve the immediate neighborhood and residents of the building, as it now provides at its existing location on Euclid Street.

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.

The community service center programs including the Family Resource Center and the Teen Center would be operated by Jubilee Housing, which is a recognized non-profit within the community and the District.

Special Exception

i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Map as it satisfies the criteria set forth in Sections 205 and 334.

ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal should not adversely affect the use of neighboring property as it would relocate existing neighborhood programs to better serve the community and would overall reduce potential traffic and parking impacts on the neighborhood. Although the Columbia Road /15th Street intersection is at capacity during peak hours, the additional vehicle trips due to the child development center would be negligible, as the facility is intended to serve families within the immediate neighborhoods and within walking distance of the program. The proposed renovation of the apartment building would enable installation of contemporary acoustic materials to mitigate noise and other objectionable conditions which may arise from the teen center's use or the child development center. The applicant has initiated TMPs for the proposed uses on the site and OP supports the initiative to encourage alternative transportation modes by the employees of the child development center and the community service center uses.

VI. HISTORIC PRESERVATION

The Historic Preservation Review Board, having held a public hearing on December 15, 2011 on the application for historic designation of the property known as the Maycroft Apartments at 1474 Columbia Road, NW, designated the property as a historic landmark to be entered in the *District of Columbia Inventory of Historic Sites*.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT has provided comments to the applicant regarding the proposed drop-off and pick up for the child care center on 15th Street, to the west of the building. DDOT's Field Visit report of January 18, 2012 is attached for reference.

VIII. COMMUNITY COMMENTS

The ANC 1A voted unanimously to support the application at its regularly held meeting on January 11, 2012.

IX. CONCLUSION

OP **recommends approval** of the child development center –Jubilee Jumpstart, and the community service centers uses, including the Family Resource Center and the Teen Center. These are established uses in the community and the renovated building would consolidate the non-profit's resources to better serve the families of the surrounding neighborhoods of Columbia Heights, Adams Morgan and Mt. Pleasant.

Attachments

1. Historic Preservation Review Board Report
2. DDOT's Field Visit Report

DESIGNATION
by the District of Columbia

HISTORIC PRESERVATION REVIEW BOARD
in Historic Landmark Designation Case No. 12-02

The Maycroft Apartments
1474 Columbia Road, NW
Square 2669, Lot 825

The Historic Preservation Review Board, having held a public hearing on December 15, 2011 on the application for historic designation of the property known as the Maycroft Apartments at 1474 Columbia Road, NW, hereby designates the property as a historic landmark to be entered in the *District of Columbia Inventory of Historic Sites*. The Board further recommends that the nomination be forwarded to the National Register of Historic Places with a recommendation for listing at the local level of significance, with a period of significance dating to the time of the building's completion.

The property meets D.C. designation Criterion D for "architecture and urbanism" as representative of an important type of Washington apartment building and one that has played an important role in the development and character of Columbia Heights. It is thus eligible for listing in the National Register of Historic Places under Criterion C for its architectural character as an important apartment type. Specifically, it is eligible under the multiple-property document "Apartment Buildings in Washington, D.C., 1880-1945" under the property subtype "conventional, low-rise apartment building."

The Maycroft was constructed in 1922-1923 by owner Isadore Freund, to a design by the prolific apartment architects Stern & Tomlinson. Before this time, Freund had been almost exclusively a developer of rowhouses. Still considered a speculative and uncertain gamble in 1900, the large, purpose-built apartment building had become a ubiquitous alternative to single-family dwellings by the 1920s, abetted by the far-reaching streetcar system and motor transport. Apartment buildings proliferated in Columbia Heights, for example, in a third wave of development following, and filling in around, the initial low-density, detached residential pattern, and then the first strings of rowhouses.

The Maycroft was characteristic of contemporary apartments worked into existing inner suburbs: of only medium height, entered by a single, main door, and generally configured in U, H or I plans providing light courts and some surrounding green margin. It was also typical in its architecture, indicative of a conservatism that favored the classical and colonial revival. Such buildings under five stories' height have thus been classified in the multiple-property document as the "conventional, low-rise apartment building."

The four-story, red-brick building has a modified, U-shaped plan fitted to the irregular-quadrilateral lot. The building is derived mostly from the Italian Renaissance villa, with its horizontal emphasis, attic story, keystone flat arches, and a pressed metal cornice featuring relief arches to suggest late-Gothic corbels. Only the entry porch's roof replacement balustrade and posts are suggestive of American colonial and neoclassical architecture. In all, the Maycroft is a very competent and typical apartment of the time, both handsome and cost-conscious, it would have appealed to and been affordable to tenants, principally working-class, who were transient or unable to purchase their own homes.

The building retains high integrity inside and out and is notable for its lovely, original lobby with its heavy, classical, plaster moldings, and paneled walls over a marble wainscot and floor. The building's corridors have period octagonal-tiled floors.

The multiple-property document for apartment buildings was prepared in order to preserve a variety of the unusual and the typical of this class of buildings that has been so important to the historical, economic, social and architectural development of Washington. It was done with the understanding that not all apartments would be designated, but that significant examples, particularly in neighborhoods not otherwise protected by the preservation law, could be protected and also even repaired, by making them eligible for rehabilitation tax credits, as is the intention for the Maycroft.



Catherine Buell

Chair, District of Columbia Historic Preservation Review Board

15th Street and Columbia Road, NW

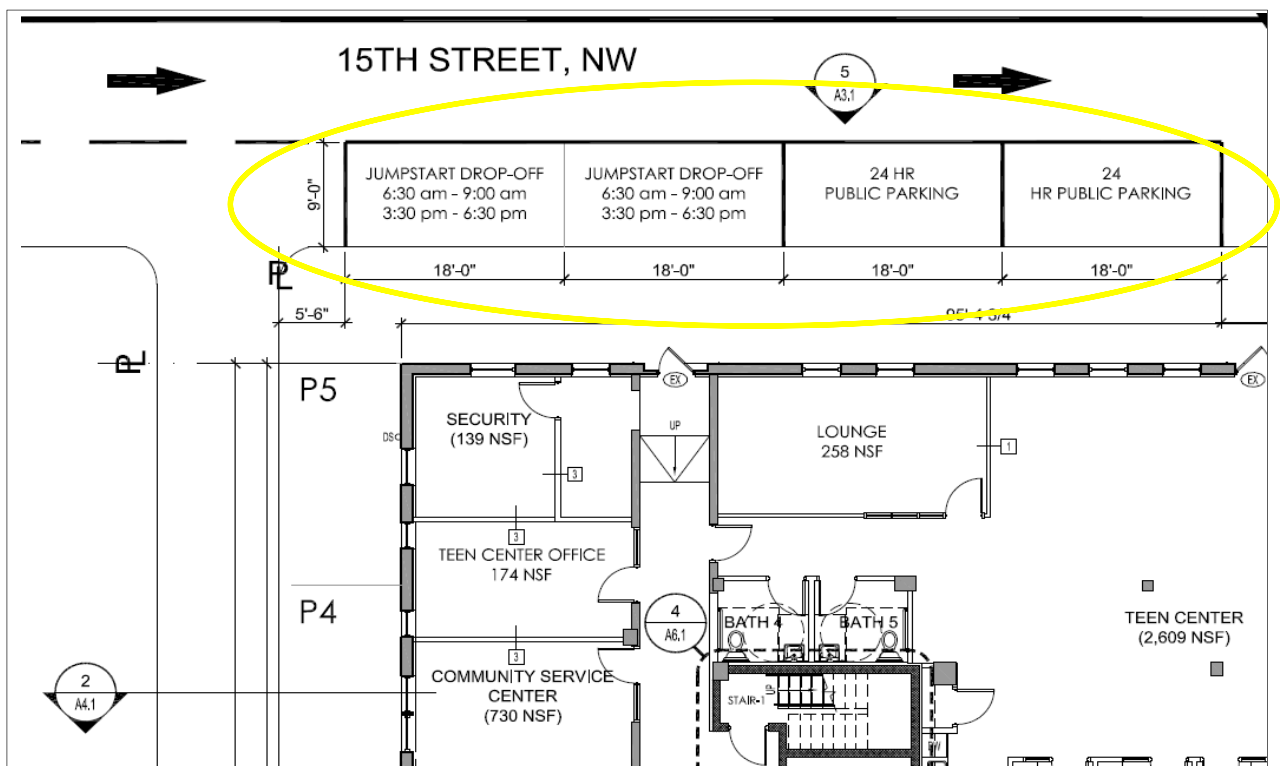
FIELD VISIT

Friday Jan. 18, 2012

Request Description: It is proposed to extend the existing parking space to make it long enough for 4 car parking and designate 2 out of 4 car spaces for pick-up/drop-off zone during the morning and afternoon peak hours (from 7:00 – 9:00 AM and from 3:30 – 6:30 PM) for the proposed new daycare. See proposed plan below.

Observations:

- There were 4 cars parked at the proposed space on 15th Street.
- No parking restrictions within the proposed area.



Recommendations:

Assuming it is within DDOT policy to designate pick up/drop off zone for daycares, the following are recommended.

- Proposed plan appears reasonable and doable.
- Extend the parking pavement marking closer to the alley within 5' 6" of it.
- Move the existing sign pole to the end of new parking pavement marking.
- Install 2 new 15 minute parking restriction signs on each side of 2 car pick up/drop off space.

