ANC 5A

ADVISORY NEIGHBORHOOD COMMISSION 5A

SLOWE SCHOOL DEMOUNTABLE
14TH & IRVING STREETS, N.E. • WASHINGTON, D.C. 20017
TELEPHONE (202) 635-6563 • FAX (202) 635-6565

February 15, 2000

'00 FEB 17 P12:44

OFFICE OF ZONING
DISTRICT OF COLUMBIA

Ms. Jerrily R. Kress
Director
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210
Washington, D.C. 20001

Re: BZA Case No. 16531, Father Flanagan's Boys Town of Washington

Dear Ms. Kress:

This is the report of Advisory Neighborhood Commissioner Raymond L. Dickey Sr. on the public hearings investigation and recommendations on application number 16531, BZA case, of Father Flanagan's Boys Town of Washington, pursuant DCMR 3104.1 for a special exception for the construction of four residential care buildings under Section 303.

On Monday, January 10, 2000, at the Queens Chapel Civic Association, Union Wesley AME Zion Church, 1860 Michigan Avenue, NE, a public hearing was held on BZA Case No. 16531. See Exhibit "A", flyer which was distributed in the Queens Chapel area.

On Wednesday, January 12, 2000 at the North Michigan Park Recreation Center, 13th and Emerson Streets, NE, a public hearing was held again on BZA Case No. 16531. See Exhibit "B".

On Wednesday, February 2, 2000, the North Michigan Park Civic Association at its monthly meeting, considered BZA Case No. 16531. The result of that meeting is reflected in the letter of the President, Mrs. Grace Lewis. See Exhibit "C".

On February 14th at its monthly meeting the Queens Chapel Civic Association considered BZA Case No. 16531 also. The result of that meeting is reflected in the letter of the President, Mr. James Ardrey. See Exhibit "D".

Proper notice was given in all of the above meetings.

The main issues and concerns on this BZA application are, parking, noise, and water drainage. There is no issue on parking. There is adequate parking. There is a noise issue in that a large cooling generator causes neighbors living near the Boys Town facility, some sleepless nights because of the noise. There has been a serious water problem caused by drainage from the applicant's property. This drainage is causing damage to several homes located along the northern boundry of the applicant's property.

BZA
Case No. 16531
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16531
EXHIBIT NO.31

OFFICERS

Norma M. Broadnax
Chairperson

Ruth Y. Goodwin
Vice Chairperson

James W. Johnson
Recording Secretary

Mary M. Baird Currie
Correspondence Secretary

William Terry Forrest
Treasurer

Raymond L. Dickey, Sr.
Parliamentarian

COMMISSIONERS

5A01 James W. Johnson
5A02 Norma M. Broadnax
5A03 Joseph L. Bowser
5A04 Raymond L. Dickey, Sr.
5A05 Dareck D. Parks
5A06 Mary M. Baird Currie
5A07 William Terry Forrest
5A08 Allen L. Robinson, Jr.
5A09 Betty Floyd
5A10 Ruth Y. Goodwin
5A11 Karen M. Lancaster
5A12 Robert (Bob) King

To resolve the noise problem, the applicant is committed to building a noise barrier around the generators. See Exhibit "E" paragraph number 4. We are confident the present Director will follow through on these proposals.

The water drainage problem has carefully been investigated by the D.C. Department of Public Works, the Department of Consumer and Regulatory Water and Sewer Authority (WASA) and D.C. Department of Health, Environmental Service, See Exhibits "F", "G", and "H". Work permits to cut a v-ditch along the northern side of the applicant's property, have been submitted to the District Government. We are aware that as soon as these permits are received by the applicant, the work will begin. This work will be in close consultation with the work of DPW.

Having held two public hearings, having made a "walk-through" with DPW, DCRA and D.C. Health Environmental Service along with the applicant, the applicant's Engineer, and members of the public who are affected by the water drainage: It is recommended as follows:

Approval of the application with the stipulation that the problem of the noise from the generator be eliminated. That the water drainage problem resolution begin immediately before the construction of the four houses.

This report is submitted by Commissioner Raymond L. Dickey Sr., Advisory Neighborhood 5A04.

Thank you for your support.

Sincerely,

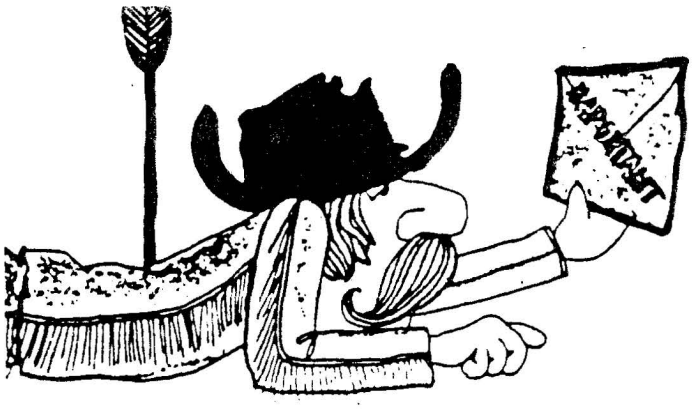
Raymond L. Dickey Sr.
Commissioner

Exhibit "A"

ANC 5A

ADVISORY NEIGHBORHOOD COMMISSION 5A

SLOWE SCHOOL DEMOUNTABLE
14TH & IRVING STREETS, N.E. ◆ WASHINGTON, D.C. 20017
TELEPHONE 202.635.6563 ◆ FAX 202.635.6565



SINGLE MEMBER DISTRICT 5A-04
Community Meeting
Raymond Dickey, Commissioner

Dear Neighbors,

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application which is located within the boundaries of ANC 5A-04 area:

> **Application of Father Flanagan's Boys Town of Washington, pursuant to DCMR 3104.1 for a special exception for the construction of four residential care buildings under Section 303 each housing no more than six persons and an addition to an administrative building, or in the alternative; the construction of four residential care building units, each housing not more than six persons and the conversion of the existing residential unit into administrative use in the R-2 District at premises 4801 Sargent Road, N.E. (Square 3977, Lot 81).**

This hearing will be held on Wednesday, January 19, 2000, in suite 220, 441 4th Street, N.W., Washington, D.C. 20001, between 1:00 pm and 6:00 pm.

To receive the community comments, a public hearing is scheduled on the above application on:

Monday, January 10, 2000
7:30 pm
Queens Chapel Civic Association Meeting
Union Wesley AME Zion Church, 1860 Michigan Ave, NE

PLEASE PLAN TO ATTEND!

ANC 5A ADVISORY NEIGHBORHOOD COMMISSION 5A
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Exhibit B



IMPORTANT MESSAGE!

SINGLE MEMBER DISTRICT 5A-04
Community Meeting
Raymond Dickey, Commissioner

Dear Neighbors,

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application which is located within the boundaries of ANC 5A-04 area:

> **Application of Father Flanagan's Boys Town of Washington, pursuant to DCMR 3104.1 for a special exception for the construction of four residential care buildings under Section 303 each housing no more than six persons and an addition to an administrative building, or in the alternative; the construction of four residential care building units, each housing not more than six persons and the conversion of the existing residential unit into administrative use in the R-2 District at premises 4801 Sargent Road, N.E. (Square 3977, Lot 81).**

This hearing will be held on Wednesday, January 19, 2000, in suite 220, 441 4th Street, N.W., Washington, D.C. 20001, between 1:00 pm and 6:00 pm.

To receive the community comments, a public hearing is scheduled on the above application on:

Wednesday, January 12, 2000
7:30 pm
North Michigan Park Recreation Center
13th and Emerson Streets, NE

PLEASE PLAN TO ATTEND!

Exhibit "C"

North Michigan Park Civic Association
P. O. Box 29181
Washington, DC 20017-0181

February 14, 2000

To Whom It May Concern:

Re: Boys Town Expansion

The North Michigan Park Civic Association voted at its February 2, 2000 meeting to support the proposed Boys Town expansion at its 4801 Sargent Road site.

Even though the association voted in favor of the project, there was much discussion regarding the water/drain problems that adversely affect some residences in the community. We have been assured that these problems will be corrected in a timely fashion.

It is our desire to work with Boys Town in its efforts to provide a wholesome environment for our troubled young people as well as make sure that the community concerns are properly resolved.

Sincerely,

Grace J. Lewis
President

Exhibit 'D'

Queen Chapel Civic

Association meeting

Letter from President

Missing.



BOYS TOWN USA®

Caring for America's Girls and Boys

Exhibit "E"

January 17, 2000

Advisory Neighborhood Commission 5A-04
North Michigan Park Civic Association
Concerned Citizens of North Michigan Park
Queens Chapel Civic Association

Ladies and Gentlemen:

Following recent community meetings of the Queens Chapel Civic Association and North Michigan Park residents at the North Michigan Park Recreation Center, we felt that it was important to address your concerns regarding Father Flanagan's Boys Home of Washington.

In an effort to more fully serve the neglected and abused children of the District of Columbia, Boys Town has an opportunity to construct four youth residential care homes, each housing six children in a family setting, on its property at 4801 Sargent Road, N.E. This addition will allow us to serve more District children than we currently have room for in our long-term program. We, obviously, feel this is important for the children and it is, of course, the mission of Boys Town, which has been helping neglected and abused children for over ninety years.

Father Flanagan's Boys Town of Washington (202) 832-7343
4801 SARGENT ROAD NORTHEAST WASHINGTON, DC 20017

Boys Town greatly values a positive relationship with its neighbors. We have heard your concerns regarding stormwater runoff, noise and tree maintenance on the Boys Town property.

We regret any lack of communication or failure on our part to implement solutions to these issues earlier. However, we would like to take this opportunity to assure the community that these concerns will be addressed immediately and to the best of our ability. Specifically, Boys Town will take the following action:

1. To install a stormwater drainage system on the north side of the property pursuant to plans designed by the civil engineering firm of A. Morton Thomas and Association, Inc. It is the opinion of the civil engineer that the installation of this system, as designed, will drastically reduce the amount of stormwater drainage and run-off coming from the Boys Town property. These plans have been filed with the Department of Consumer and Regulatory Affairs (DCRA) and are currently awaiting review for building permit issuance. The stormwater system will be installed, in accordance with the approved plans, as soon as possible following such issuance.

2. Boys Town will establish a community liaison committee to provide a continuity vehicle for dialogue between Boys Town and the community. We anticipate hosting the first meeting in March 2000.

3. Boys Town has already pruned the trees located on the north side of the property. We will continue to monitor the growth of these trees and take appropriate steps to protect against property damage caused by their overgrowth. In addition, we are happy to continue to allow community members to park on Boys Town property across the public alley from the houses on Delafield Place.

Noise (4.) Boys Town will erect sound- baffling walls, also as soon as possible, around the existing emergency generator and HVAC mechanical unit on the north side of the property in order to reduce noise disturbance.

We have carefully considered your request to postpone the scheduled public hearing on Boys Town's expansion before the District of Columbia Board of Zoning Adjustment. However, we cannot agree to it. We believe postponing the hearing would be costly to the children who so desperately need our services. Moreover, a delay of the hearing will have no effect on the actions described

above, which Boys Town is anxious to complete. The actions promised above will take place regardless of BZA approval or postponement of the hearing.

We are committed to forging a stronger relationship with the surrounding community and hope that our commitment evidenced here will be the first step in that direction. We believe that, beyond zoning hearings and construction issues, the support of the community is ultimately necessary for the complete success of our programs and our children. To that end, we welcome your continuing involvement in creating an atmosphere of trust between the neighborhood and Boys Town.

Sincerely,

Constance J. Washington

Constance J. Washington
Site Director
Boys Town of Washington

CC: Father Val Peter

Exhabit F"

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
DISTRICT DIVISION OF TRANSPORTATION
2000 14TH STREET, N.W.
WASHINGTON, D.C. 20009



DIVISION DIRECTOR
(202) 673-6794

Mr. Raymond L. Dickey
1256 Emerson Street, N.E.
Washington, D.C. 20017

FEB 2 2000

Dear Mr. Dickey:

This letter is to confirm actions which the Department of Public Works will take as a result of our January 5, 2000 site visit to your neighborhood.

1. Department staff will investigate drainage in the alley behind the 1200 block of Delafield Place, N.E. including any subsurface drainage problems as soon as weather permits. If correctable within the public right-of-way, the Department will correct the drainage problem later this year.

2. The Department will replace the existing asphalt sidewalk on the east side of Sargent Road, N.E. between Delafield Place, N.E. and South Dakota Avenue N.E. during the summer of 2000.

3. The Department will correct the existing drainage problem near the intersection of 14th Street, N.E. and Gallatin Street, N.E as soon as weather permits.

Mr. Laden and I appreciated the opportunity to meet with your and other community leaders to discuss your needs.

Sincerely,

Gary A. Burch

Gary Burch
Chief Engineer

Exhibit "G"

Government of the District of Columbia
Department of Health
Environmental Health Administration
Bureau of Environmental Quality
Watershed Protection Division

Drainage Complaint at Boystown
2801 Sargent Road, NE

On January 6, 2000, Commissioner Dickey called the Watershed Protection Division (WPD) and requested representative(s) attend a "walk through" field meeting on January 7, to discuss drainage issues at the Michigan Park Recreation Center, the alley located south of Delafield Street, NE and the Saint Gertrude/Boystown site.

PARTIES INVOLVED

Constance Washington - Boystown
Raymond Dickey ANC-5A
Joseph L. Bowser- ANC-5A
Phillip J. Thomas - Department of Consumer and Regulatory Affairs (DCRA)
Rev. David Tursor, Jr. QCCA
Sabcoh O. Hopkins - Urban Integrated Environmental
Ethan P. Norman - 1269 Delafield Place, NE
Joseph Jackson, Sr. - 1253 Faraday Place, NE
Collin Burrell, Watershed Protection Division, Department of Health (WPD, DOH)
Norris Etienne (WPD, DOH)

NATURE OF COMPLAINT

Historical Background
The issues are the high groundwater table and/or underground springs in the area of the Recreation Center, the alley located south of Delafield Street and the Boystown site. These issues have been ongoing since the mid-to-late 1970's and early 1980's.

In the early 1980's, the Boystown site was used as a metro landfill and it was during this period that additional drainage issues began to surface. Several of the issues have been solved with the installation of a drainage pipe across the site and installation of two inlets in the alley that terminated in Delafield Street. However, the issue of groundwater seepage had not been completely resolved and it has been an outstanding issue since the mid-to-late 1970's.

Field Meeting Summary
The meeting was opened with Commissioner Dickey and Ms. Washington showing the group plans with a proposed retaining wall and a concrete v-ditch to be installed at the eastern end of the alley to collect seepage from the slope adjacent to the alley, and direct it into the sewer line. Another concrete v-ditch is also proposed to collect overland stormwater runoff which is flowing

in the alley from the northwest portion of the Boystown site, and directs it into the existing inlet in the alley.

During the meeting, Commissioner Dickey reported that the D.C. Department of Recreation and Parks is proposing the construction of an addition to the existing Recreation Center in the near future. Ms. Washington indicated that at least four (4) new buildings will be constructed on the Boystown site. Commissioner Dickey and Ms. Washington were advised by Mr. Burrell to coordinate their efforts during construction to address the drainage issues in the design phase. Mr. Burrell also informed the group that WPD will review all plans submitted to D.C. Government during the permit processing phase, to ensure that all drainage, stormwater management and sediment control issues are adequately addressed.

At this time, Commissioner Dickey is coordinating efforts to address the groundwater seepage into the alley from the slope that boarders southeast side of the Boystown site. It was reported that groundwater impact several of the properties adjacent to the alley. The Commissioner reported that he met with Gary Burch from the Department of Public Works (DPW) on Monday, January 3, 2000 to discuss the resolution of these issues. It is our understanding that DPW intends to install a subsurface drain along the southeast side of the alley to collect seepage from the slope and discharge it into the sewer line. Mr. Burrell recommends that Boystown's engineers should coordinate their efforts with DPW.

Commissioner Dickey also reported that DPW is proposing to relocate the inlet in the alley (originally installed by the DPW) to collect the runoff that comes from the Boystown site. Currently, runoff from the Boystown site bypass the inlet and cause significant flooding problems in the vicinity.

The final stop on the "walk through" meeting was at the church located at the southwestern corner of the alley adjacent to the Boystown site. At this site, a heavy flow of groundwater was observed coming from the grounds of the church. In addition, there is a large crack in the rear wall of the church that extends from the middle of the wall to the ground. The Commissioner asked Phillip Thomas, (a Construction Inspector from DCRA) to contact the property owner and take appropriate action to correct the existing problems.

PROBABLE CAUSES

A history of high groundwater table, underground springs and the presence of Christiana - Sunnyside association soils (generally found to be clayey and unstable) in the area, is the probable cause.

RECOMMENDATION

Commissioner Dickey should continue to coordinated efforts between government agencies and Boystown to correct the outstanding drainage issues.

Exhibit "H"

OPTIONAL FORM 99 (7-90)
FAX TRANSMITTAL # of pages ▸ 3

To Raymond Dickey	From DPW
Dept./Agency ANC	Phone # 671-1366
Fax # 526-2439	Fax # 939 8281

NSN 7540-01-317-7368 5099-101 GENERAL SERVICES ADMINISTRATION
638 6565

Reverend David Turner
4889 Queens Chapel Terrace, N.E.
Washington, D.C. 20017

December 22, 1999

Dear Reverend Turner:

This is in further response to our discussions concerning infrastructure improvement activities in your community. As discussed in our tour of the Queen's Chapel community last Summer, there are several projects under development that will correct deficiencies in your community, as listed below.

16th Street, N.E., from Buchanan Street to Gallatin Street

This location is included for rehabilitation utilizing funds redirected from discontinued federally-funded contracts. The work will include construction of permanent concrete curbs on the west side of 16th Street, N.E. as well as extension of existing storm sewer lines.

The design for this location is expected to be completed by Summer, 2000, and construction should begin by late Fall, 2000.

Eastern Avenue, from Michigan Avenue to Gallatin Street and Gallatin Street, from Eastern Avenue to Sargent Road

This location is scheduled for total reconstruction, including curbs, gutters, sidewalks, street trees and roadway. Also included is extension of existing storm water system. This contract, in conjunction with the 16th Street contract, will greatly improve storm water collection in the area.

The design for this location is expected to be completed by late Fall, 2000, and construction to begin by Spring, 2001.

Michigan Avenue, N.E., from Varnum Street to Eastern Avenue

This location is scheduled for total reconstruction, including permanent curbs, gutters, street trees and sidewalks. The design is complete at this time, and it is expected that construction will start by late Spring, 2000

Resurfacing of Crittenden Street, N.E., from 16th Street to Gallatin Street

This location is included in the Fiscal Year 1999 First Regular Cover, which is fully funded with District funds. The work will include roadway resurfacing and repair/replacement of curbs, gutters and sidewalks. Design is underway on this contract, and construction will start by Fall, 2000.

Reconstruction of 17th Street, N.E., from Allison Street to Buchanan Street

This location, like 16th Street, will be funded utilizing redirected federal funds. The contract will include total reconstruction of the roadway, curbs, gutters and sidewalks, as well as street trees and streetlight upgrading.

Design will start in early 2000, and construction will start in early 2001.

Resurfacing of Queen's Chapel Terrace, N.E., from Buchanan Street to Michigan Avenue

This location is also funded with redirected federal funds. The contract will include roadway resurfacing, street trees, streetlight improvements, and repair/replacement of curbs, gutters and sidewalks.

Design will start in early 2000, and construction will start in late Fall, 2000.

Alley from 16th Street, N.E. to Queen's Chapel Terrace, between Buchanan Street and Crittenden Street

This alley is included in an alley resurfacing contract which has recently been executed. Construction will occur in Spring, 2000.

As you can see, there is a significant amount of rehabilitation planned in your community. Within the next few months, work will begin on numerous projects aimed at correcting infrastructure deficiencies of long standing. Your efforts to bring these

problems to our attention has been very helpful, and accounts for the large amount of work scheduled in your area. Your efforts in this regard are very much appreciated. We ask now for your patience as we work to rehabilitate the transportation infrastructure in the Queen's Chapel community.

Sincerely,

Gary A. Burch
Chief Transportation Engineer

DPW/DECA/GAB

cc: Reading File
G.Burch/DOT
H.Sandhu/DOT
P.Jenkins/DOT

SITE MEETING 1/7/2000

BOYS' TOWN OF WASHINGTON

4801 SERGENT ROAD, NE

Meeting Attendees

1.	Collin Burrell	D.C. Dept. of Health	Fax (202) 535-1364 Ph (202) 535-2243
2.	Norris Etienne	" " "	(202) 535-2696
3	Philip J Thomas	DCRA	(202) 442-4605
4.	Ethan P. Norman	1269 Delafield Pl. NE.	202-529-6297
	Joseph Jackson Sr	125 3 Tuesday PL NE	202-396-2353
	William Wilson	454 Shaw NO	2. 2832-7343
ANC5A	Joseph L Bowser	4809 7th St. NE	202-635-3757
	Deborah O'Hara	URBAN INTEGRATED ENVIRONMENTS Son.	202-832-1766
ANC-5A	Raymond L Dudley G.	125 Emerson NW	526-2875
	Constance Washington	BoysTown	(202) 832-7343
	Reverend David Turner	Jr	QCCA