ANC 3F Forest Hills/North Cleveland Park

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December 9, 2002

Board of Zoning Adjustment
for the District of Columbia
441 4th Street NW
Suite 210-S
Washington, DC 20001

Re: Board of Zoning Adjustment Application No. 16836, The Washington Home

Dear Members of the Board:

Enclosed is ANC 3F Resolution 02-39 adopted at a duly noticed public meeting on November 18, 2002. Resolution 02-39 states that ANC 3F does not object to the Washington Home's request for a four bed addition in the referenced application so long as the approval of a four bed addition by the Board is not linked to changing the existing parking lot (defined as the existing perimeter, shape, and height of the currently paved parking area including the existing islands as landscaped). The Resolution also recommends that the applicant be encouraged to improve the existing parking situation by: (1) re-striping of spaces; (2) developing parking lot management procedures and controls that would utilize the parking lot more efficiently and improve the availability of parking spaces for Washington Home visitors and staff; and (3), in accordance with testimony presented by ANC 3F and DDOT and in conformance with the Ward 3 Comprehensive Plan (DCMR 1403.5), implementing a program to reduce demand for parking to include incentives and guidelines for increasing the use of mass transit and decreasing reliance on automobiles by visitors and staff. ANC 3F continues to adhere to its resolution of June 17, 2002, opposing the requested parking lot expansion and design.

Our ANC is very supportive of the Washington Home for the quality of care it provides in serving our community and our city. It is principally for this reason that we reviewed and modified our position on the referenced application and it is the principal reason we are now recommending approval of the four bed addition. However, we have also reviewed the requested parking lot expansion and we must continue to oppose this request and recommend that the BZA deny this part of the application. The proposed nearly one and a half acre parking lot which would hold 173 vehicles is inappropriate in an R-1-B residential zone. Further, we have demonstrated to the Board that the Home has done little to improve the existing parking situation and to reduce demand for parking at the Upton Street site.

The Board's consent to the Home's request for expansion of the parking lot would mean that the residential neighborhood surrounding the Home's would bear the burden of the Home's inaction in addressing its own parking problem. In effect, the neighborhood would have to accept an oversized parking lot which is inappropriate for a residential R-1-B zone because the Home has

BZA
Case No. 16836
Exhibit No. 119

P.O. Box 39290, Washington, D.C. 20016-9290
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Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.119

failed to implement measures that would address its parking problem. We strongly recommend that the Board not consent to the requested parking lot expansion and not place the burden of such a parking lot on this residential R-1-B neighborhood in our ANC.

Sincerely,



Phil Kogan
Commissioner, ANC 3F01

Enclosure

CERTIFICATE OF SERVICE

A copy of this letter has been provided to the parties or their representatives:

George Keys, Jessamy Jordan and Keys
Jon Graham, Citizens Concerned about the Home's Expansion
Ken Laden, District Division of Transportation, DDOT
Karen Thomas, Office of Planning

Res 02-39

ANC3F RESOLUTION ON THE WASHINGTON HOME'S APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR A SPECIAL EXCEPTION (CASE NO. 16836)

Advisory Neighborhood Commission 3F
North Cleveland Park and Forest Hills
P.O. Box 39290, Washington, D.C. 20016-9290

WHEREAS: The Washington Home and Hospice of Washington (TWH) located at 3720 Upton Street NW has applied to the Board of Zoning Adjustment (BZA) for a special exception for "construction of a 4-bed addition to hospice facility and the enlargement of existing parking lot from 75 to 173 parking spaces"; and

WHEREAS: The Board of Zoning Adjustment (BZA) held public hearings on Application 16836 on April 2, June 25, July 9, and October 15, 2002; and

WHEREAS: In a June 17, 2002, resolution and in testimony before the BZA ANC 3F stated its finding that The Washington Home had not justified the need for a 173 car parking lot in an R-1-B residential zone; and

WHEREAS: Parking for the additional four beds could be obtained without changing the size and shape of the existing parking lot which as currently marked exceeds the authorized level of 75 parking spaces; and

WHEREAS: ANC 3F has expressed concern about the impact of a nearly one and a half acre parking lot on a number of mature large trees, the visual effect that a very large asphalt parking lot would have in a residential neighborhood, storm water management issues that are raised in creating such a parking lot, and concern about additional traffic generated by the increase in parking; and

WHEREAS: Many of ANC 3F's concerns were reinforced by the October 15, 2002, testimony of Mr. Jim Urban, an expert in landscape architecture, at the October 15, 2002, BZA hearing in which Mr. Urban confirmed that the design of the proposed parking lot would endanger a number of mature large trees, also testified as to shortcomings in the applicant's storm water management plan, and demonstrated that the parking lot design is not appropriate for this R-1-B residential neighborhood; and

WHEREAS: The District's Comprehensive Plan for Ward 3 cites "protection of [the Ward's] healthful verdancy" and "encouragement of design solutions that promote both conservation and improvement of the Ward's resources" as environmental goals for Ward 3 and specifies that "all discretionary construction approvals should be conditioned on an affirmative answer to the question: Does the proposed project provide a net gain for the ward environmentally" which the Plan defines to include both the natural and the visual environment (10 DCMR Section 1403.3); and

WHEREAS: The Ward 3 Comprehensive Plan in Section 1403.5 further states that the District government should "encourage institutional and large corporate residents to promote public transit usage and discourage employee reliance on single-occupant vehicles and this should be a condition when possible in connection with discretionary government approvals. . . .The Land Use Element is drafted in part to minimize reliance on automobiles and instead promote pedestrian transit and public transportation"; and

WHEREAS: ANC 3F believes that a four bed addition to The Washington Home should be approved together with a long term resolution of the parking situation; and

WHEREAS: The appropriate long term resolution of the parking situation at the Home is to maintain the parking lot in its present design and landscaping, as approved by the BZA in 1985, which would achieve several important objectives including preserving existing trees, maintaining green space, balancing the use of on and off street parking, and minimizing neighborhood traffic; and

WHEREAS: The existing parking situation can be improved by better management of the parking lot, restriping of spaces, allocation of spaces for carpools along with a program to encourage carpooling, restriction of the lot to those

working at and visiting the Home, use of transit subsidies, instituting shuttle service from the Home to Metro, and implementing other measures that will reduce dependency on automobiles.

THEREFORE, BE IT RESOLVED THAT: ANC 3F does not object to the applicant's request for a four bed addition, along with additional parking spaces that the BZA may deem appropriate to support the four additional beds, so long as the approval of a four bed addition is not linked to changing the existing parking lot which is defined as the existing perimeter, shape, and height of the currently paved parking area including the existing islands as landscaped; and

BE IT FURTHER RESOLVED THAT: ANC 3F recommends that the applicant be encouraged to improve the existing parking situation by: (1) restriping of spaces; (2) developing parking lot management procedures and controls that would utilize the parking lot more efficiently and improve the availability of parking spaces for Washington Home visitors and staff; and (3), in accordance with testimony presented by ANC 3F and DDOT and in conformance with the Ward 3 Comprehensive Plan (DCMR 1403.5), implementing a program to reduce demand for parking to include incentives and guidelines for increasing the use of mass transit and decreasing reliance on automobiles by visitors and staff; and

BE IT FURTHER RESOLVED THAT: ANC 3F adheres to its resolution of June 17, 2002, opposing the requested parking lot expansion and redesign.

Adopted November 18, 2002, at a duly noticed public meeting with a quorum present by a vote of 7-0-0.

Cathy Wiss

Cathy Wiss, Chair

David J. Bardin, Secretary