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March 8, 2004

HAND-DELIVERED

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 16836 - The Washington Home and Hospice

Dear Mr. Griffis:

Enclosed in compliance with the directions of the Board of Zoning Adjustment (the "Board") issued at its October 7, 2003 public meeting, the Applicant herewith submits:

(1) a Concept Site Improvements Plan (C-02), dated March 4, 2004, showing further revisions to the parking lot layout, including: (a) perimeter of the existing parking lot; and (b) revisions to the details of the stormwater management system including the areas of porous pavement and the location of the underground detention vault (the "Second Revised Parking Layout"); and

(2) an Existing Conditions Plan, dated March 4, 2004, for comparison purposes showing the existing parking lot, landscaping and contours.

The Applicant previously submitted on September 23, 2003, several exhibits, including a Concept Site Improvements Plan, a Pavement Marking & Signing Plan, a revised Landscape Plan, a Landscape Plan Narrative, and a Parking Management and Transportation Plan. As a result of further discussions with the community, only the Parking Management and Transportation Plan remains essentially intact with only a minor revision in the number of parking spaces allocated for visitor use (+ 2 to a total of 33) and employee use (-2 to a total of 97). Accordingly, the Applicant

BZA
Case No. 16836
Exhibit No. 135

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.135

requests that the Board disregard all of the other previously filed exhibits.

At the conclusion of the Board's public meeting of December 17, 2002, the Board approved the Applicant's special exception application to construct a 4-bed addition to the hospice portion of the facility (in accordance with the plans filed with the application) and to enlarge the existing parking lot subject to certain conditions in the number of parking spaces, design, operation, management and landscaping of the parking lot. Based upon our review of the transcript of the public meeting, the Applicant has attempted to extract the specific criteria incorporated into the Board's motion approved at the above-referenced public hearing. Accordingly, the Applicant has taken into account the following instructions from the Board (identified by their source in the transcript):

1. The enlarged parking lot shall be limited to spaces for 130 vehicles. Tr. at pp. 44, 58 and 59.

2. The Applicant will adopt a parking and transportation management plan to address parking demand and the actual management of the parking lot. Tr. at pp. 45-46 and 48.

3. In redesigning the parking lot, the Applicant will preserve the large berm on Upton Street and "the area at the corner of the end of that row in the cupola." Tr. at p. 44.

4. The Applicant will provide controlled access to the parking area during weekdays between the hours of 7:00 a.m. to 3:00 p.m. Tr. at p. 49.

5. The Applicant will provide separate areas of controlled parking for visitors and employees. Tr. at pp. 49-51.

6. The Applicant's redesign of the parking lot will include a new landscaping plan that adequately screens the parking lot. Tr. at p. 53-55, and 58.

The Applicant has worked over the past month in concert with the community to arrive at a new site concept which is embodied in the enclosed exhibits.

Description of the Second Revised Parking Layout

The Second Revised Parking Layout is a refinement of a site plan design prepared by Joseph Handwerger, a neighbor and an architect who lives directly across Upton Street, N.W. from the parking lot. The double-dashed line on the Second Revised Parking Layout shows the perimeter of the existing parking lot. While the general layout follows the shape of the existing parking lot, the parking lot does extend in the direction of 37th Street, the existing facility and toward Upton Street, but only to the depth of approximately 20 feet, the length of a parking space.

Finally, the Board's and the community's interest in effective screening also motivated the Applicant to retain the existing mature trees within the island in the middle of the parking lot, to enlarge the size of this central island to accommodate planting of additional significant trees, and to grade this central island in such a way that a 3-foot high landscape berm is established. All of these revisions will provide the interior "scrim" effect that filters views into the site.

Stormwater Management and Environmental Controls

The Applicant is intent upon providing stormwater quantity and quality management for the entire parking lot, where none is currently provided. In consultation with the community, the Applicant has completely revised the stormwater management plan for the site. The bioretention area on the interior island and the oil-grit-debris separator, known as a "1K Baysaver," for water quality treatment have both been eliminated. In their stead, the Applicant proposes to employ "porous pavement" for approximately 45 parking spaces to which stormwater run-off will be directed and which will permit water to percolate naturally back into the soil. For those portions of the site which cannot be served by the porous pavement, the Applicant will install an underground detention chamber which is of sufficient capacity to retain the run-off from a "50-year storm event" and slow the movement of stormwater into the public sewer system.

Landscape Plan

Given the Second Revised Parking Layout, a new landscape concept was necessary to adapt to the new parking configuration. Jane MacLeish, a landscape designer who lives across Upton Street, N.W. from the site, has assumed personal responsibility for the

landscape plan. An initial version of her landscape plan was the subject of some discussion between the Applicant and the community, but final revisions made within the past few days in the Second Revised Parking Layout will require additional changes to the landscape plan which could not be completed in time for this submission by the Applicant. Ms. MacLeish intends that the revised landscape plan will be submitted to the ANC 3F for its March 15, 2004 regular meeting, and then submitted to the Board on or before March 23, 2004, as part of the community's response to the Second Revised Parking Layout.

The Applicant believes strongly that the instant submissions respond fully to the Board's instructions and merit approval. We would further request that the Board's Decision and Order incorporate some degree of flexibility in adjusting the landscape plan as construction exigencies arise and in the long-term management of the parking lot as indicated herein.

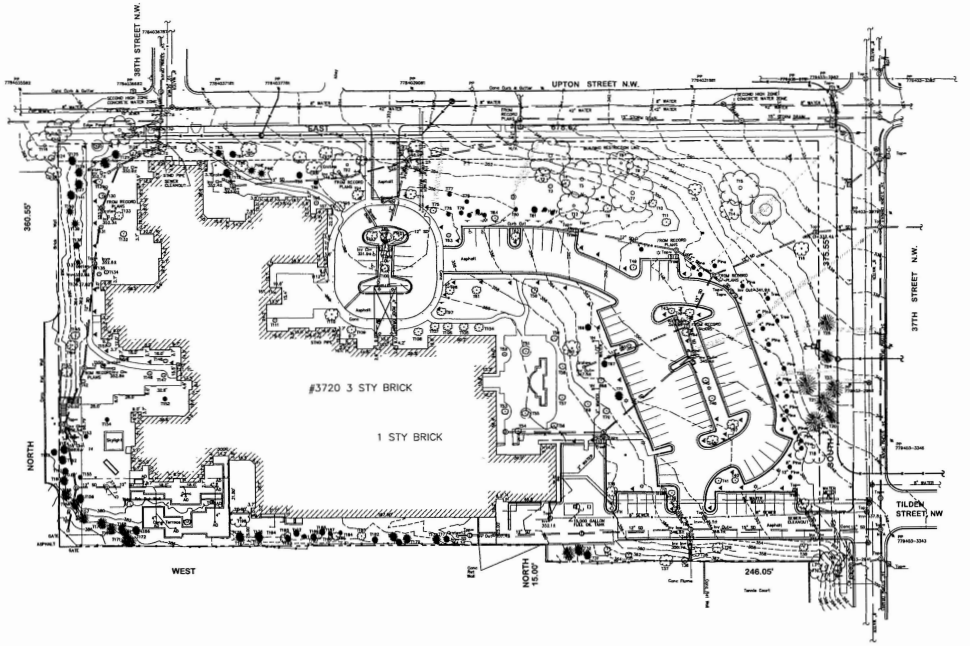
Respectfully submitted,

George R. Keys, Jr.
Counsel for the Applicant

Exhibit:

1. Concept Site Improvements Plan
2. Existing Conditions Plan

cc: Jonathan P. Graham, Esq. (w/exhibits)
Advisory Neighborhood Commission 3F (w/exhibits)
Karen Thomas, D.C. Office of Planning (w/exhibits)



EXISTING CONDITIONS PLAN



VICINITY MAP

GRAPHIC SCALE

LOT #818
SQUARE 1825

DHA JOB NO. 1478

TREE TABLE

11 36" SYCAMORE	751 8" TREE	1101 10" TREE	1151 4" TREE
12 36" SYCAMORE	752 6" TREE	1102 10" TREE	1152 4" PINE
13 4" TREE	753 8" TREE	1103 10" TREE	1153 4" PINE
14 4" TREE	754 6" TREE	1104 8" TREE	1154 4" PINE
15 36" POPLAR	755 6" TREE	1105 8" TREE	1155 4" PINE
16 8" TREE	756 6" TREE	1106 8" TREE	1156 8" PINE
17 40" POPLAR	757 6" TREE	1107 8" TREE	1157 10" PINE
18 24" SYCAMORE	758 6" TREE	1108 8" TREE	1158 10" PINE
19 20" TREE	759 6" TREE	1109 8" TREE	1159 10" PINE
710 8" TREE	760 6" TREE	1110 8" TREE	1160 10" PINE
711 8" TREE	761 8" TREE	1111 4" TREE	1161 8" PINE
712 30" SYCAMORE	762 6" TREE	1112 4" TREE	1162 8" PINE
713 12" QUAD	763 6" TREE	1113 8" PINE	1163 8" PINE
714 20" TREE	764 6" TREE	1114 36" TREE	1164 8" PINE
715 36" SYCAMORE	765 4" DOGWOOD	1115 24" TREE	1165 8" PINE
716 14" TWN	766 6" PINE	1116 36" TREE	1166 8" PINE
717 10" SYCAMORE	767 6" PINE	1117 10" TREE	1167 10" PINE
718 24" TREE	768 6" MAGNOLIA	1118 8" TREE	1168 8" PINE
719 18" PINE	769 6" MAGNOLIA	1119 8" TREE	1169 10" PINE
720 12" PINE	770 6" MAGNOLIA	1120 6" TREE	1170 10" PINE
721 18" PINE	771 6" PINE	1121 8" PINE	1171 10" PINE
722 18" PINE	772 12" TREE	1122 10" PINE	1172 10" PINE
723 14" PINE	773 10" TREE	1123 6" TREE	1173 6" TREE
724 12" PINE	774 10" TREE	1124 6" TREE	1174 4" TREE
725 15" PINE	775 6" TREE	1124 8" PINE	1175 6" PINE
726 24" TREE	776 4" PINE	1125 8" PINE	1176 6" PINE
727 36" TREE	777 4" PINE	1126 8" PINE	1177 6" PINE
728 10" TREE	778 4" PINE	1127 14" TREE	1178 6" PINE
729 10" TREE	779 4" PINE	1128 8" TREE	1179 6" PINE
730 8" TREE	780 4" PINE	1130 8" TREE	1180 6" PINE
731 8" PINE	781 4" PINE	1131 8" TREE	1181 6" PINE
732 15" PINE	782 10" TREE	1132 8" TREE	1182 6" PINE
733 15" PINE	783 8" PINE	1133 8" TREE	1183 6" TREE
734 8" TREE	784 6" PINE	1134 4" TREE	1184 4" PINE
735 8" TREE	785 14" TREE	1135 4" TREE	1185 6" TREE
736 8" TREE	786 12" TREE	1136 4" PINE	1186 6" TREE
737 12" TREE	787 13" TREE	1137 4" PINE	1187 4" PINE
738 10" TREE	788 6" PINE	1138 6" PINE	1188 6" PINE
739 8" TREE	789 14" TREE	1139 12" TREE	1189 6" TREE
740 8" TREE	790 12" TREE	1140 8" TREE	1190 6" TREE
741 6" TREE	791 12" TREE	1141 8" PINE	1191 4" PINE
742 6" TREE	792 28" GAK	1142 4" TREE	1192 6" PINE
743 6" TREE	793 10" TREE	1143 10" TREE	1193 8" PINE
744 6" TREE	794 10" TREE	1144 10" TREE	1194 6" TREE
745 6" TREE	795 10" TREE	1145 8" TREE	1195 6" TREE
746 6" TREE	796 4" HOLLY	1146 4" TREE	1196 6" PINE
747 10" TREE	797 8" TREE	1147 4" TREE	1197 6" PINE
748 10" TREE	798 8" TREE	1148 4" TREE	1198 16" TREE
749 6" TREE	799 8" TREE	1149 4" TREE	
750 6" TREE	1100 8" TREE	1150 4" TREE	

SURVEY NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS TAKEN FROM A MARCH, 2002 SURVEY PREPARED BY MEDINA SURVEYS, INC. SPECIFICALLY FOR THIS PROJECT.
2. HORIZONTAL DATUM BASED UPON ASSUMED COORDINATES
3. VERTICAL DATUM BASED UPON BM S-113 LOCATED AT THE S.W. CORNER 1ST CONC. STEP TO BASEBALL FIELD OF SIDWELL FRIENDS SCHOOL. ELEVATION OF B.M. 400.01
4. UTILITY INFORMATION SHOWN HEREIN WAS OBTAINED FROM AVAILABLE WASHINGTON HOME & HOSPICE, DC GOVERNMENT, AND VARIOUS UTILITY COMPANY RECORDS AND MAY NOT BE COMPLETELY RELIABLE. ALL UTILITIES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORK.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH.

EXISTING SYMBOLS LEGEND

PROPERTY LINE
UNDERDRAIN LINE
ABANDONED UTILITY LINE
RETAINING WALL
SIGN
MISC.
UNKNOWN UTILITY MH
POWER POLE
LIGHT POLE
GUY WIRE
ELEC. MH
ELEC.
BUILDING
GAS VALVE
GAS LINE
CLEAN OUT
SANITARY MH
SANITARY LINE
STORM MH
STORM DRAIN LINE
WATER METER
WATER LINE
HYD
WATER MH
TRAF. CNTRL CBNT
CURB & GUTTER
CURB
CHAIN LINK FENCE
BOLLARD
TREE
GROUND SHOT
FLY STATION
TRAVERSE
GROUND LIGHT
HC MARKINGS
WOOD FENCE

aba ARCHITECTS
Amos Bailey Arnold + Associates, Inc.
2600 Clipper Mill Rd., Baltimore, MD 21211
Phone: 410.235.6810 Fax: 410.235.3750

Consultants:

DHA
Delon Hampton & Associates
8403 Colesville Road
Suite 500
Silver Spring, Md. 20910
P 301.585.8100
F 301.585.8485

Project Title:
HOSPICE ADDITION & PARKING EXPANSION
The Washington Home & Community Hospices

3720 Upton Street NW
Washington, DC 20016

Revisions:

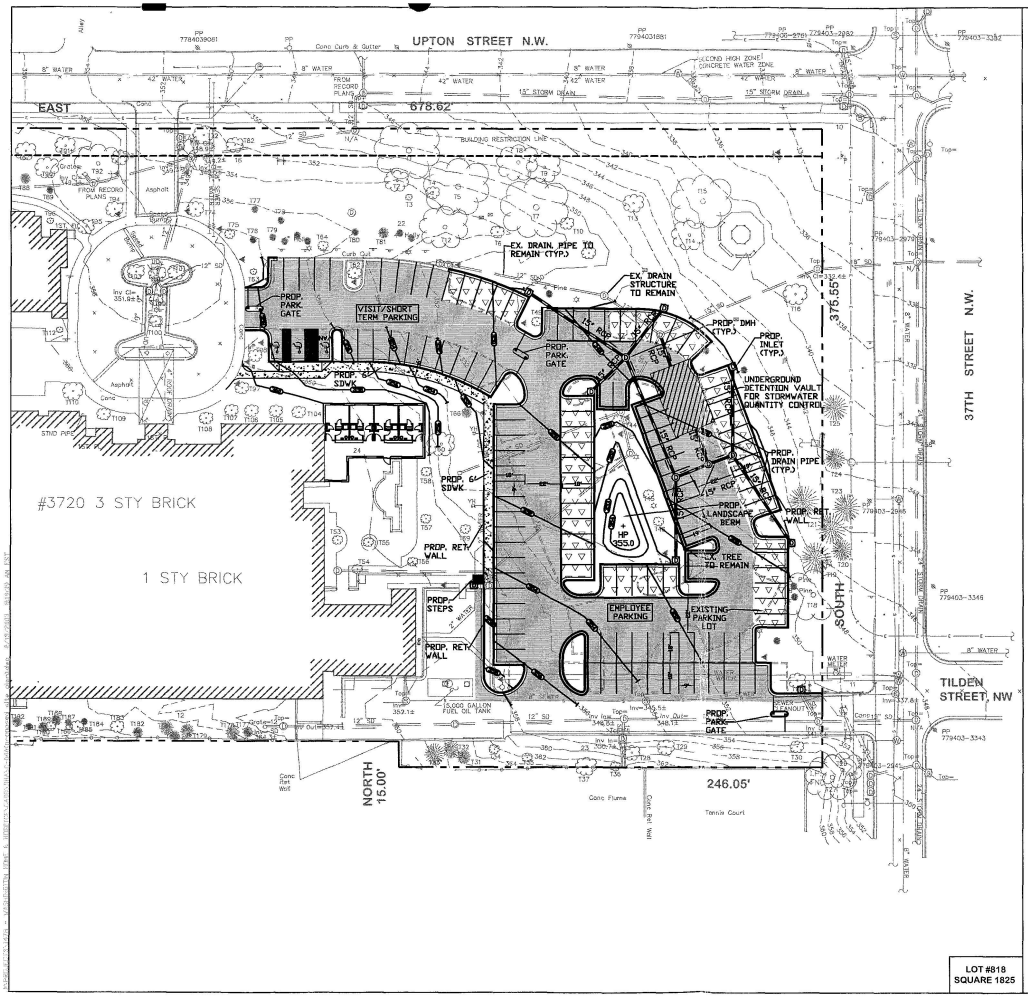
Certification:

Issued for:
☐ REVIEW ☐ NOT FOR CONSTRUCTION
☐ BID ☐ CONSTRUCTION
☐ PERMIT ☐ ____

Drawing Title:
EXISTING CONDITIONS PLAN

Project No.: 0108
Scale: AS SHOWN
Date: 03-04-04
Sheet No.: C-01
Sheet ___ of ___

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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



VICINITY MAP

PARKING TABULATION

VISITOR/SHORT TERM PARKING (INCL. 5 HC SP.)	33 SP.
EMPLOYEE	97 SP.
TOTAL PARKING	130 SP.

LEGEND

- NEW SIDEWALK
- POROUS PAVEMENT FOR STORM WATER QUALITY CONTROL
- NEW ASPHALT PAVEMENT
- PROPOSED CONTOUR
- EXISTING LOT LINE

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT CONSISTS OF POROUS PAVEMENTS AS SHOWN FOR WATER QUALITY TREATMENT, AND AN UNDERGROUND VAULT FOR WATER QUANTITY CONTROL FOR A 100 YEAR STORM EVENT. THE DESIGN IS BASED ON THE REQUIREMENTS OF ENVIRONMENTAL HEALTH ADMINISTRATION, DCDOH.

DHA JOB NO. 1478

aba ARCHITECTS
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Project Title:
HOSPICE ADDITION & PARKING EXPANSION
The Washington Home & Community Hospices
3720 Upton Street NW
Washington, DC 20016

Revisions:

Certifications:

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- ☐ REVIEW
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- ☐ NOT FOR CONSTRUCTION
- ☐ CONSTRUCTION
- ☐ _____

Drawing Title:
CONCEPT SITE IMPROVEMENTS PLAN

Project No. 01106
Scale: AS SHOWN
Date: 03-04-04
Sheet No.: C-02
Sheet ___ of ___